(R-96-1109)

RESOLUTION NUMBER R- 287235

ADOPTED ON APR 22 1996

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in the Environmental Impact Report DEP No. 94-0567, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, 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 Carmel Valley Community Park - Town Center.

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 Code of Regulations section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

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 _____
for John K. Riess
Senior Deputy City Attorney

JKR:pev
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CANDIDATE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

CARMEL VALLEY COMMUNITY PARK (DEP No. 94-0567)

November 15, 1995

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

1. Changes or alterations have been required in, or incorporated into, such project which mitigate or avoid the significant environmental effects thereof as identified in the completed environmental impact report.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, social, or other consideration make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(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 (Section 15093 of the CEQA Guidelines).

The following Findings and Statement of Overriding Considerations have been submitted by the project applicant as candidate findings to be made by the decision making body. The Environmental Analysis Section 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.

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CANDIDATE FINDINGS AND
STATEMENT OF OVERRIDING CONSIDERATIONS

CARMEL VALLEY COMMUNITY PARK

(DEP No. 94-0567)

The following findings are made relative to the conclusions of the Final Environmental Impact Report (FEIR) for the proposed Carmel Valley Community Park project in the City of San Diego (DEP No. 94-0567). The discretionary actions associated with the proposed project include approval of a (an):

- National Pollutant Discharge Elimination Systems Permit (NPDES); and
- Release of construction funds.

The project proposes the construction of a community park on 18.8 acres of City-owned property in the Carmel Valley Community Plan area. The site is located at the southeast corner of El Camino Real and Townsgate Drive.

The park would be constructed in three phases. Phase I would include the construction and development of two large multi-purpose playing fields (soccer, baseball and softball), basketball, tennis and volleyball courts, a restroom/concession building, an amphitheater and stage, a children's play area, picnic areas, landscaped walkways, three parking lots, and a park and ride lot. Phase 2 would include the construction of a recreational building with restrooms, and a tennis support building. Phase 3 would include a swimming pool and deck area.

The following findings are made pursuant to Section 21081 of the California Public Resources Code and Section 15091 of Title 14 of the California Administrative Code.

FINDINGS

A. Public Resources Code Section 21081 (a).

The decisionmaker(s), having reviewed and considered the information contained in the Final EIR for the proposed Carmel Valley Community Park project and associated discretionary actions, and having reviewed and considered the information in the public record, find that changes have been incorporated into the project which mitigate or avoid or substantially lessen the significant environmental impacts thereof, except for biology impacts, as identified in the Final EIR. Specifically:

BIOLOGY

Impact: The development of the community park would result in significant impacts to 2.57 acres of southern maritime chaparral, 4.30 acres of scrub oak chaparral, and 0.1-acre of wetlands. The proposed project would also result in significant impacts to white coast ceanothus (*Ceanothus verrucosus*), Nuttall's scrub oak (*Quercus dumosa*), coast wallflower

(*Erysimum ammophilum*), Del Mar manzanita (*Arctostaphylos glandulosa* ssp.*crassifolia*), Del Mar mesa sand-aster (*Corethrogyne filaginifolia* var. *linifolia*), and the orange-throated whiptail (*Cnemidophorus hyperythrus*). The proposed project would result in less than significant impacts to the San Diego desert woodrat (*Neotoma lepida intermedia*), prostrate spineflower (*Chorizanthe procumbens*), torrey pine (*Pinus torreyana* ssp. *torreyana*), ashy spike-moss (*Selaginella cinerascens*), and western dichondra (*Dichondra occidentalis*).

If all of the following mitigation measures were implemented, impacts would be reduced to a level less than significant. However, the project proponent, the City of San Diego Park and Recreation Department, proposes to incorporate only the wetlands mitigation measure into the project. The Department proposes to enhance and/or create 0.2-acre of wetlands on city owned property in the Los Penasquitos Canyon Preserve Master Plan area prior to the issuance of a Notice to Proceed. This mitigation measure would reduce wetlands impacts to a level less than significant.

Partial mitigation for impacts to Del Mar manzanita, but not proposed by the Park and Recreation Department, could be accomplished by producing Del Mar manzanita rooted cuttings obtained from the Carmel Valley Community Park site prior to grading of the site. The cuttings could be transplanted in suitable habitat acquired by the City for off-site mitigation. A monitoring period of 10 years would be required.

Partial mitigation for the impacts to Del Mar sand-aster, but not proposed by the Park and Recreation Department, could be accomplished by making scrapes in suitable habitat acquired by the City for off-site mitigation or at another off-site low quality habitat approved by the Environmental Analysis Section. Del Mar sand-aster seeds and plants collected from the Carmel Valley Community Park site could be planted in the scrapes. A monitoring period of 5 years would be required.

Mitigation for the loss of southern maritime chaparral (2.57 acres), scrub oak chaparral (4.3 acres), Del Mar manzanita, Del Mar sand-aster, white coast ceanothus, Nuttall's scrub oak, and coast wallflower, but not proposed by the Park and Recreation Department, could be accomplished by acquiring, and dedicating as biological open space, comparable habitat at an off-site location. A total of 13.74 acres (2:1 mitigation ratio) of off-site habitat preservation would be required to mitigate the biological impacts to a level below significance.

Five sites have been identified as suitable for off-site mitigation based on: 1) similar vegetation; 2) species composition; 3) number of target species; 4) acreage; 5) proximity to the Carmel Valley Community Park; 6) location well inside the proposed preserve planning area envisioned in the Draft Multiple Species Conservation Plan and Multiple Habitat Conservation Program; and 7) site connectivity with proposed preserve areas. The five sites are:

- McComic property (Site 1);
- Carmel Valley Neighborhood 8A (Site 2);
- Carmel Valley Neighborhood 8B (Site 7);
- Manchester Avenue (at Trabert Ranch Road) (Site 10); and
- El Camino Real (north of La Costa Avenue) (Site 11).

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Finding: The Park and Recreation Department shall enhance and/or create 0.2-acre of wetlands on city owned property in the Los Penasquitos Canyon Preserve Master Plan area prior to the issuance of a Notice to Proceed. This mitigation measure would reduce wetlands impacts to a level less than significant.

Development of the Carmel Valley Community Park would result in significant, and unmitigated, impacts to 2.57 acres of southern maritime chaparral, and 4.30 acres of scrub oak chaparral. Significant, and unmitigated, impacts to white coast ceanothus (*Ceanothus verrucosus*), Nuttall's scrub oak (*Quercus dumosa*), coast wallflower (*Erysimum ammophilum*), Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), Del Mar mesa sand-aster (*Corethrogyne filaginifolia* var. *linifolia*), and the orange-throated whiptail (*Cnemidophorus hyperythrus*) would also result.

CULTURAL RESOURCES

Impact: Three cultural resource sites (SDI-11,786, SDI-10,284, SDI-13,904) were discovered at the Carmel Valley Community Park site. One previously recorded site (W-3208) could not be relocated. Other sites may be present, but are not visible because of thick vegetation. Without mitigation, the project could result in significant impacts to W-3208, and any as yet undiscovered sites.

Finding: The three cultural resource sites were determined not to be unique cultural resources based on testing data. Testing has exhausted the research potential of these sites. Therefore, the project would not result in a significant impact to the cultural resources. Monitoring of brushing and grading is required to attempt to relocate site W-3208, or other, as yet undiscovered, sites. If this site, or any other previously unknown site, is discovered during brushing and grading, grading will be temporarily stopped or redirected while the site is evaluated for significance and mitigated to a level below significance based on an Environmental Analysis Section approved research design and data recovery program.

HYDROLOGY/WATER QUALITY

Impact: Temporary impacts due to construction-related erosion would be reduced to a level less than significant by the implementation of the required erosion control guidelines adopted by the City of San Diego for the Los Peñasquitos drainage basin. The Carmel Valley Community Park General Development Plan includes conceptual grading and landscape plans that would minimize potential runoff and erosion impacts. The existing off-site storm drain and detention basin would further reduce the potential for significant impacts.

Finding: Project features required by existing city regulations require the preparation of a hydrology/hydraulic analysis to verify that the storm drain system does in fact reduce the peak runoff from the entire basin to acceptable flows, a grading plan, and an erosion control plan. Grading shall occur during the non-rainy season (April 15 - November 15). Grading during the rainy season would require additional review of siltation control methods and monitoring procedures according to City Clerk Document 00-17068. Additional control measures may include the use of on-site sedimentation basins, sand bagging, hay bales, slope protection fabrics, and bonding for potential off-site damage. A Stormwater Pollution Prevention Plan

(SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities.

CUMULATIVE EFFECTS

Impact: The cumulative loss of southern maritime chaparral as a result of the development of the projects listed in the Final EIR would be 279 acres. The original extent of southern maritime chaparral (coastal mixed chaparral) in San Diego County is estimated to have been 20,620 acres (Oberbauer, Thomas A. and Vanderwier, Julie M., The Vegetation And Geologic Substrate Association And Its Effect On Development In Southern California, in Abbott, Patrick L. and Elliott, William J., eds., "Environmental Perils: San Diego Region", October 20, 1991). Approximately 90-percent of the southern maritime chaparral is estimated to have been lost; less than 2,000 acres remain in the San Diego region. Biological surveys of six of 24 projects listed in the Final EIR report the presence of Del Mar sand-aster, Del Mar manzanita, coast wallflower, orangethroat whiptail. However, the number of plant and animals affected was not reported in most of the surveys. Prior to development, the Carmel Valley area has historically supported many more plants and animal species.

Finding: All of the approved cumulative projects considered were required by the City of San Diego to either avoid, mitigate impacts, contribute to the City Habitat Fund, or have overriding considerations adopted for the biological resources. Although the individual projects may have had direct impacts that were determined to be less than significant, the cumulative loss of habitat and sensitive species is significant. The additional loss of southern maritime chaparral, Del Mar manzanita, Del Mar sand-aster, white coast ceanothus, and Nuttall's scrub oak at the Carmel Valley Community Park are cumulatively significant.

Mitigation for the cumulative biological impacts described above are beyond the scope of the Carmel Valley Community Park, or any individual project. An offset for the cumulative loss of southern maritime chaparral could only be achieved through the implementation of a plan for the maintenance of regional biodiversity such as the MSCP. However, individual projects should participate in the implementation of regional planning efforts such as the MSCP.

B. Public Resource Code Section 21081 (b)

The decisionmaker(s), having each reviewed and considered the information contained in the Final EIR for the proposed Carmel Valley Community Park project and associated discretionary actions, and having reviewed and considered the information contained in the public record, find that there are no changes or alterations to the project that would substantially lessen the significant environmental impacts of the project that are the responsibility and jurisdiction of another public agency and should be adopted by such other agency.

C. Public Resources Code Section 21081 (c)

As discussed above, the Final EIR concludes that development of the project as proposed would result in significant, unmitigated biology impacts. However, pursuant to Public Resources Code Section 21081 (c), the decisionmaker(s), finds that the following independent

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economic, social and other considerations make infeasible biological mitigation measures and each project alternative identified in the EIR. The decisionmaker(s) further finds that each independent consideration, standing alone, would be sufficient to make infeasible the biological mitigation measures and project alternatives identified in the EIR.

(1) Biological mitigation measures are economically infeasible because of the cost required to purchase a minimum of 13.74 acres of off-site habitat to mitigate the biological impacts at a 2:1 ratio. The cost of acquiring 13.74 acres of suitable habitat at one of the five sites identified in the DSEIR would range from a low of $737,954 to a high of $2,758,015 (see Table 1). These costs are based on preliminary low and high estimates of the fair market value of the potential mitigation sites provided by the City of San Diego Real Estate Assets Department, Acquisition Services Division in a memorandum dated July 18, 1995. The estimates were averaged to arrive at costs listed above. Based on the preliminary fair market value estimates, the average cost to mitigate the biological impacts at a 2:1 ratio is $1,391,856.

The cost to partially mitigate the impacts at a 1:1 ratio (6.87 acres) would range from a low of $368,977 to a high of $1,379,015, with an average cost of $695,928 (see Table 1). The cost to partially mitigate the impacts at a 0.5:1 ratio (3.44 acres) would range from a low of $184,488 to a high of $689,507, with an average cost of $347,964.

The cost estimate to accomplish the Del Mar manzanita root cutting and transplantation, and Del Mar sand-aster transplantation, partial mitigation measures within the Los Penasquitos Canyon Preserve Master Plan area (city-owned property) is $52,731 (see Table 2). This estimate is based on field surveys prepared by Merkel & Associates, a biological consulting firm with expertise in transplantation programs.

Funds for the development of the Carmel Valley Community Park will be appropriated in the Carmel Valley Facilities Benefit Assessment (FBA) fund upon adoption of the draft Public Facilities Financing Plan. A total of $19,841,000 will be appropriated for the development of the park (see Table 3). The estimated total cost of the park is $21,263,571. Thus, the cost of developing the park exceeds the appropriated funds by $1,421,771. Currently expended funds to acquire the 18.8-acre park site, and preliminary engineering and construction costs total $9,551,178.

There are no reserve funds currently available within the CIP appropriated funds that could be used to implement the biological mitigation measures. The Carmel Valley FBA District has no other funds available to purchase land to mitigate the impacts to southern maritime chaparral and scrub oak chaparral located on the proposed park site. Thus, the Carmel Valley FBA District is financially incapable of mitigating the biological impacts.

(2) The No Project, and Alternative Site alternatives, present untenable economic impacts as a result of the loss of currently expended funds.

No Project Alternative

When adopted, the Carmel Valley Facilities Benefit Assessment (FBA) will appropriate $19,841,800 to acquire and develop a community park. The Carmel Valley Community Park project site was purchased at a cost of $9,139,414, and an additional $411,764 has been spent in preliminary engineering and construction costs (see Table 3). If the No Project alternative were adopted, and the site retained in its current condition, the currently expended $9,551,178 of Facilities Benefit Assessment (FBA) District Capital Improvement Program (CIP) Community Park funds would not result in the development of a community park.

As described below, the remaining $11,712,393 in the CIP funds would not be sufficient to purchase either of the alternative sites park sites identified in the Final EIR. An additional $9.7 to $10.3 million would be needed to acquire and develop either of the alternative sites.

Alternative Site #1 Alternative

The purchase and development of Alternative Site #1 as a community park would result in the expenditure of an estimated $22.0 million (see Table 4A). The engineering and construction costs are estimated to be 150% of the costs for the proposed project site due to the topographic configuration of the alternative site. The mitigation costs associated the Diegan coastal sage scrub, mule fat scrub, and southern willow scrub located on Alternative Site #1 are estimated to be $918,665.

If the proposed project site were sold at the average fair market value of $4.4 million[1] the additional expenditure to develop Alternative Site #1 would be $17.6 million (see Table 4B). If the loss of $4.7 million ($9.1 million purchase price minus $4.4 million estimated sale price) involved in the sale of the proposed project site is accounted for, the additional expenditure to develop Alternative Site #1 would be $22.4 million (see Table 4C).

Alternative Site #2 Alternative

The purchase and development of Alternative Site #2 as a community park would result in the expenditure of an estimated $21.4 million (see Table 4A). The engineering and construction costs are estimated to be the same as the proposed project site, even though Alternative Site #2 has been rough graded.

[1] The Real Estate Assets Department, Acquisition Services Division provided a preliminary estimate of the fair market value of the proposed Carmel Valley Community Park site (low and high values) in a memorandum dated July 18, 1995. Estimated fair market values were also provided for the alternative park sites, and the mitigation sites identified on pg. 37-48 of the EIR.

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Some regrading would be required to make the site suitable for the construction of park facilities. No mitigation costs would be incurred because Alternative Site #2 does not contain sensitive vegetation.

If the proposed project site were sold at the average fair market value of $4.4 million the additional expenditure to develop Alternative Site #2 would be $17.0 million (see Table 4B). If the loss of $4.7 million ($9.1 million purchase price minus $4.4 million estimated sale price) involved in the sale of the proposed project site is accounted for, the additional expenditure to develop Alternative Site #2 would be $21.8 million (see Table 4C).

(3) Social considerations that make infeasible the No Project and Alternative Sites alternative involve the loss of recreational opportunities for the Carmel Valley Community Plan area.

No Project Alternative

The No Project Alternative would provide no community park facilities in the Carmel Valley Community Plan area.

Alternative Site Alternatives

The proposed Carmel Valley Community Park is one of two community parks designated within the Carmel Valley Community Plan. The Carmel Valley Town Center Precise Plan identifies a community park and an adjacent junior high school site to be located within the Town Center Precise Plan Unit. The criteria for locating the junior high school required a physical tie to a community park. A joint-use of athletic facilities would be provided by locating tennis courts, track and other sports facilities adjacent to the school/park boundary.

Locating the proposed community park at an alternative location would be inconsistent with the "joint-use relationship between the Park and Junior High School" identified in the Carmel Valley Town Center Precise Plan (p. 30), and adjacent location of the park and school identified in the Carmel Valley Community Plan (p. 96). Separating the park from the planned junior high school would also preclude the "contiguous physical tie with the 17.7-acre Community Park" criteria identified in the Carmel Valley Town Center Precise Plan (p.29).

D. Statement of Overriding Considerations

The decisionmaker(s), having reviewed and considered the information contained in the Final EIR, and having reviewed and considered the public record, find that the following factors support approval of the project despite any significant impacts identified in the Final EIR and, therefore, we make the following statement of overriding considerations:

(1) An expenditure of $9,139,414 has been made from the Capital Improvement Program (CIP) funds in the Carmel Valley Facilities Benefit Assessment (FBA) District account to acquire the property for the proposed community park. An additional $411,764 has been expended in planning the development of the Carmel Valley Community Park. The total expended funds to acquire the park site, and preliminary engineering and construction costs total $9,551,178.

(2) Upon approval of the FBA, a total of $19,841,800 will be appropriated for the development of the park and no additional funding is currently available in the FBA. The estimated total cost of the park is $21,263,571. Thus, the cost of developing the park exceeds the appropriated funds by $1,552,871. There are no reserve funds currently available within the CIP appropriated funds that could be used to implement the biological mitigation measures, or to acquire an alternative park site. The Carmel Valley FBA District has no other funds available to purchase land to mitigate the impacts to southern maritime chaparral and scrub oak chaparral located on the proposed park site. Thus, the Carmel Valley FBA District is financially incapable of mitigating the biological impacts.

(3) To acquire, plan, and develop property at one of the identified alternative locations would require the expenditure of an additional $9.7 to $10.3 million. If the proposed park site were sold at the estimated fair market value of $4.4 million, the additional cost to purchase and develop either of the alternative sites would require the expenditure of an additional $17.0 to $17.6 million. If the loss of $4.7 million ($9.1 million purchase price minus $4.4 million estimated sale price) involved in the sale of the proposed park site is accounted for, the additional expenditure to develop either of the alternative sites would range from $21.8 to $22.4 million.

(4) Biological mitigation measures are economically infeasible because the cost of acquiring 13.74 acres of suitable habitat at one of the five sites identified in the Final EIR would range from a low of $737,954 to a high of $2,758,015. Based on the preliminary fair market value estimates of the sites, the average cost to mitigate the biological impacts at a 2:1 ratio is $1,391,856.

The cost to partially mitigate the impacts at a 1:1 ratio (6.87 acres) would range from a low of $368,977 to a high of $1,379,015, with an average cost of $695,928. The cost to partially mitigate the impacts at a 0.5:1 ratio (3.44 acres) would range from a low of $184,488 to a high of $689,507, with an average cost of $347,964.

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The cost estimate to accomplish the Del Mar manzanita root cutting and transplantation, and Del Mar sand-aster transplantation, partial mitigation measures within the Los Penasquitos Canyon Preserve Master Plan area is $52,731.

(5) The provision of recreational facilities in the Carmel Valley community would be delayed by several years if an alternative site is selected rather than proceeding with the construction of the proposed community park.

(6) The proposed Carmel Valley Community Park would be consistent with, and fulfill the goals of, the Carmel Valley Community Plan's Park, Recreation and Open Space Land Use Element.

TABLE 1
CARMEL VALLEY COMMUNITY PARK
MITIGATION COSTS

Prepared 11/08/95

Site	Preliminary Appraisal High	Low	Average	Acres	Cost/Acre	Acres to Mitigate(1)	Mitigation Ratio 2:1 100%	1:1 50%	0.5:1 25%
1	$2,300,000	$1,900,000	$2,100,000	39.1	$53,708	13.74	$737,954	$368,977	$184,488
2	$31,200,000	$26,000,000	$28,600,000	413.0	$69,249	13.74	$951,487	$475,743	$237,872
7	$36,000,000	$30,000,000	$33,000,000	164.4	$200,730	13.74	$2,758,029	$1,379,015	$689,507
10	$6,600,000	$5,500,000	$6,050,000	66.7	$90,705	13.74	$1,246,282	$623,141	$311,570
11	$3,800,000	$3,200,000	$3,500,000	38.0	$92,105	13.74	$1,265,526	$632,763	$316,382
				Average	$101,300		$1,391,856	$695,928	$347,964

Notes:
(1) 2:1 mitigation ratio.

TABLE 2
CARMEL VALLEY COMMUNITY PARK
PARTIAL MITIGATION COST ESTIMATE
DEL MAR MANZANITA & DEL MAR SAND-ASTER

Engineering Costs	
Preliminary Engineering	$5,000
Professional Services	$5,400
Construction Engineering	$6,000
Subtotal	$16,400
Construction Costs	
Construction Contract	$33,028
Contingencies (1)	$3,303
Subtotal	$36,331
TOTAL	$52,731

Notes:
(1) 10% of construction contract.

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TABLE 3
CARMEL VALLEY COMMUNITY PARK
PROJECT COST ESTIMATE & EXPENDED FUNDS

Prepared 11/08/95

Cost Category	Park Improvements	Recreation Center	Swimming Pool	Total	Currently Expended
Land Acquistion	$9,139,414	$0	$0	$9,139,414	$9,139,414
Engineering Costs	$882,614	$552,483	$510,120	$1,945,217	$324,064
Construction Costs	$4,973,560	$2,715,500	$2,364,734	$10,053,794	$87,700
Equipment & Furnishings	$0	$100,000	$25,146	$125,146	$0
	$14,995,588	$3,367,983	$2,900,000	$21,263,571	$9,551,178
Currently Expended Funds				$9,551,178	
Remaining Funds				$11,712,393	
CIP Appropriated Funds	$14,526,800	$2,415,000	$2,900,000	$19,841,800	
Estimated Total Cost	$14,995,588	$3,367,983	$2,900,000	$21,263,571	
Fund Balance	($468,788)	($952,983)	$0	($1,421,771)	

TABLE 4A
CARMEL VALLEY COMMUNITY PARK
COMPARISON OF PROPOSED PROJECT AND ALTERNATIVES

Prepared 11/08/95

Cost Category	Proposed Project					Alternatives	
	Park Improvements	Recreation Center	Swimming Pool	Total	Currently Expended	Alternative Site #1(a/b)	Alternative Site #2 (c)
Land Acquistion	$9,139,414	$0	$0	$9,139,414	$9,139,414	$2,895,920	$8,941,789
Engineering Costs	$882,614	$552,483	$510,120	$1,945,217	$324,064	$3,241,890	$2,269,281
Construction Costs	$4,973,560	$2,715,500	$2,364,734	$10,053,794	$87,700	$15,752,590	$10,076,161
Equipment & Furnishings	$0	$100,000	$25,146	$125,146	$0	$125,146	$125,146
TOTAL COST	$14,995,588	$3,367,983	$2,900,000	$21,263,571	$9,551,178	$22,015,545	$21,412,377
Proposed project cost						$21,263,571	$21,263,571
Added cost for alternative						$751,974	$148,806

Notes:
(a) Engineering and construction costs estimated to be 150% of Proposed Project site due to topography of Alternative Site #1.
(b) Alternative Site #1 mitigation cost estimates:
Mule Fat & Southern Willow Scrub - $228,665 (2.5 x estimate for proposed project site).
Diegan Coastal Sage Scrub - $690,000 (2.3 ac. @ 2:1 ratio x $15,000/ac.).
(c) Includes engineering and construction funds already expended at Proposed Project site.

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TABLE 4B
CARMEL VALLEY COMMUNITY PARK
COMPARISON OF PROPOSED PROJECT AND ALTERNATIVES

Prepare
11/08/95

Cost Category	Proposed Project					Alternatives	
	Park Improvements	Recreation Center	Swimming Pool	Total	Currently Expended	Alternative Site #1(a/b)	Alternative Site #2(c)
Land Acquistion	$9,139,414	$0	$0	$9,139,414	$9,139,414	$2,895,920	$8,941,789
(Minus sale of existing site)						($4,400,000)	($4,400,000)
Engineering Costs	$882,614	$552,483	$510,120	$1,945,217	$324,064	$3,241,890	$2,269,281
Construction Costs	$4,973,560	$2,715,500	$2,364,734	$10,053,794	$87,700	$15,752,590	$10,076,161
Equipment & Furnishings	$0	$100,000	$25,146	$125,146	$0	$125,146	$125,146
TOTAL COST	$14,995,588	$3,367,983	$2,900,000	$21,263,571	$9,551,178	$17,615,545	$17,012,377
Proposed project cost						$21,263,571	$21,263,571
Added cost for alternative						($3,648,026)	($4,251,194)

Notes:
(a) Engineering and construction costs estimated to be 150% of Proposed Project site due to topography of Alternative Site #1.
(b) Alternative Site #1 mitigation cost estimates:
Mule Fat & Southern Willow Scrub - $228,665 (2.5 x estimate for proposed project site).
Diegan Coastal Sage Scrub - $690,000 (2.3 ac. @ 2:1 ratio x $15,000/ac.).
(c) Includes engineering and construction funds already expended at Proposed Project site.

TABLE 4C
CARMEL VALLEY COMMUNITY PARK
COMPARISON OF PROPOSED PROJECT AND ALTERNATIVES

Prepared 11/08/95

Cost Category	Proposed Project: Park Improvements	Proposed Project: Recreation Center	Proposed Project: Swimming Pool	Proposed Project: Total	Proposed Project: Currently Expended	Alternatives: Alternative Site #1(a/b)	Alternatives: Alternative Site #2(c)
Land Acquistion	$9,139,414	$0	$0	$9,139,414	$9,139,414	$2,895,920	$8,941,789
(Minus sale of existing site)						($4,400,000)	($4,400,000)
(Loss on sale of existing site)						$4,739,414	$4,739,414
Engineering Costs	$882,614	$552,483	$510,120	$1,945,217	$324,064	$3,241,890	$2,269,281
Construction Costs	$4,973,560	$2,715,500	$2,364,734	$10,053,794	$87,700	$15,752,590	$10,076,161
Equipment & Furnishings	$0	$100,000	$25,146	$125,146	$0	$125,146	$125,146
TOTAL COST	$14,995,588	$3,367,983	$2,900,000	$21,263,571	$9,551,178	$22,354,959	$21,751,791
Proposed project cost						$21,263,571	$21,263,571
Added cost for alternative						$1,091,388	$488,220

Notes:
(a) Engineering and construction costs estimated to be 150% of proposed project site due to topography of Alternative Site #1.
(b) Alternative Site #1 mitigation cost estimates:
Mule Fat & Southern Willow Scrub - $228,665 (2.5 x estimate for proposed project site).
Diegan Coastal Sage Scrub - $690,000 (2.3 ac. @ 2:1 ratio x $15,000/ac.).
(c) Includes engineering and construction funds already expended at Proposed Project site.

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

CARMEL VALLEY COMMUNITY PARK

PROJECT DESIGN APPROVAL
AND
RELEASE OF CONSTRUCTION FUNDS

DEP No. 94-0567

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) during implementation of mitigation measures. This program identifies at a minimum: the department repsonsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the final Environmental Impact Report (DEP 94-0567) shall be made conditions of the Project Design Approval as may be further described below.

Biology

1. The Parks and Recreation Department shall enhance and/or create 0.2-acre of wetlands on city owned property in the Los Penasquitos Canyon Preserve Master Plan area. The wetlands mitigation site shall be located in, or adjacent to, existing riparian habitat in the Los Penasquitos Canyon Preserve. Preferrably the mitigation site would be associated with the proposed mitigation for the Sorrento Valley Road Realignment project. If mitigation for the 0.1-acre wetlands impact at Carmel Valley Community Park cannot be implemented within the Los Penasquitos Canyon Preserve, the Parks and Recreation Department shall provide comparable mitigation at the city owned McComic property or at another location approved by the Environmental Analysis Section. The Parks and Recreation Department shall specify the location of the selected wetlands mitigation site, and the scope of the wetlands enchancement and/or creation program, prior to the public hearing on this Draft Subsequent EIR. The wetlands mitigation measure shall be initiated prior to the issuance of a Notice to Proceed.

Cultural Resources

1. Prior to issuance of a notice to proceed, grading plans shall include the following notes.

2. A qualified archaeologist is defined as an individual who is certified in prehistoric archaeology by the Society of Professional Archaeologists (SOPA). At least 200 hours of the field experience required for certification must be obtained in Southern California.

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An archaeological monitor is defined as an individual who has expertise in the salvage and collection of cultural resources and who is working under the direction of a qualified archeologist.

A qualified archaeologist shall consult with the contractor responsible for clearing/brushing the site and shall make comments and/or suggestions concerning the monitoring program. The archaeologist's duties shall consist of monitoring, evaluation, analysis of collected materials, and preparation of a monitoring results report. These duties are further defined as follows:

a. Monitoring

The qualified archaeologist or archaeological monitor shall be present on-site (or specified stations) during construction activities that involve removal of previously undisturbed native materials from surface level to the depth at which the underlying formations are exposed.

b. Evaluation

In the event that archaeological resources are discovered, the archaeologist shall have the authority to divert, direct, or temporarily halt any ground disturbance operations in the area of discovery to allow evaluation of potentially significant archaeological resources. THE ARCHAEOLOGIST SHALL NOTIFY EAS AND THE RESIDENT ENGINEER AT THE TIME OF DISCOVERY. The process of determining significance and the significance of the discovered resources shall be determined by the archaeologist, in consultation with EAS staff. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts. EAS must concur with the evaluation procedures to be performed before construction activities are allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate native American group for reburial.

c. Analysis

All collected cultural remains shall be cleaned, catalogued, and permanently curated with an appropriate scientific institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specially studies shall be completed as appropriate.

d. Report Preparation

A monitoring results report (with appropriate graphics) summarizing the results, analyses, and conclusions of the above program shall be prepared and submitted to EAS within three months following termination of the archaeological monitoring program. Also, any sites or features encountered

shall be recorded with the South Coastal Information Center at San Diego State University and at the San Diego Museum of Man.

Hydrology/Water Quality

1. The final design plans for the project shall be reviewed by the City Engineering Department and shall include a hydrology/hydraulic analysis to verify that the storm drain system does, in fact, reduce the peak runoff from the entire basin to acceptable flows. If the existing detention facility at the intersection of El Camino Real and High Bluff Drive is inadequate, an on-site detention basin or other method of reducing travel time shall be incorporated into the park project design to supplement the existing detention basin. An on-site detention basin in the form of a field, parking lot or pond could be used.

2. Prior to the issuance of a grading permit, a grading plan and an erosion control plan shall be reviewed and approved by the Environmental Analysis Section.

3. Grading shall occur during the non-rainy season (April 15 - November 15) unless additional review by the City Engineer is provided. Additional review by the City Engineer for grading during the rainy season shall include siltation control methods and monitoring procedures required by City Clerk Document 00-17068.

4. The Carmel Valley Community Park project must comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS00002), waste discharge requirements for discharges as urban water runoff associated with construction activity. In accordance with this permit, a Stormwater Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan must be developed and implemented concurrently with the commencement of grading activities. A complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgement from the SWRB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number shall be filed with the City of San Diego when received.

The above mitigation monitoring and reporting program may 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 program.

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