

(R-97-1445)

RESOLUTION NUMBER R- 288905

ADOPTED ON JUN 30 1997

WHEREAS, on December 18, 1996, Pardee Construction Company submitted an application to Development Services for a Carmel Valley Neighborhood 10 Precise Plan Amendment, Carmel Valley Community Plan Amendment, General Plan Amendment, Amendment to the Carmel Valley Planned District Ordinance (Rezone), Planned District Development Permit Amendments, two vesting Tentative Map Amendments (Parkview East/VTM 91-0834 and Carmel Valley Neighborhood 10 North/VTM 96-0561), Resource Protection Ordinance (RPO) Permits, and Consideration of Interim Habitat Loss Findings; and

WHEREAS, the amendments were 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 June 30, 1997; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Subsequent Environmental Impact Report Nos. 96-0736 and 96-0737; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Subsequent Environmental Impact Report Nos. 96-0736 and 96-0737, in connection with the Carmel Valley Neighborhood 10 Precise Plan Amendment, Carmel Valley Community Plan Amendment, General Plan Amendment, Amendment to the Carmel Valley Planned District

Ordinance (Rezone), Planned District Development Permit Amendments, two vesting Tentative Map Amendments (Parkview East/VTM 91-0834 and Carmel Valley Neighborhood 10 North/VTM 96-0561), Resource Protection Ordinance (RPO) Permits, and Consideration of Interim Habitat Loss Findings have 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 reports reflect the independent judgment of The City of San Diego as Lead Agency and that the information contained in said reports, together with any comments received during the public review process, has been reviewed and considered by this Council.

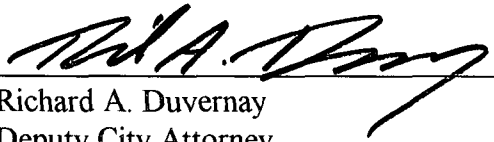
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is on file in the office of the City Clerk as Document No. RR- **288905**, 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 on file in the office of the City Clerk as Document No. RR- **288905**, 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: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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**Mitigation Monitoring and Reporting Program
for Neighborhood 10 Precise Plan Amendment,
Parkview East Amended VTM, and
Neighborhood 10 North Amended VTM
LDR Nos. 96-0736 and 96-0737**

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The mitigation monitoring and reporting program for the Neighborhood 10 Precise Plan Amendment is under the jurisdiction of the City of San Diego and other agencies as specified below. The following is a description of the mitigation monitoring and reporting program to be completed for the project. Tables and figures from the EIR for the project (State Clearinghouse No. 97-011032) are referenced in the following text.

1) Transportation/Traffic

Impact: The Neighborhood 10 North amended VTM and Parkview East amended VTM would be consistent with the approved precise plan and would provide the traffic improvements required to implement the requirements cited in the updated transportation phasing plan; therefore, impacts would be reduced to below a level of significance.

Including the additional 128 units proposed for the precise plan amendment and the Neighborhood 10 North and Parkview East amended VTMs, the proposed total average daily traffic (ADT) is 18,379, or 1,614 trips more than the adjusted total for the adopted precise plan. This incremental increase to the region's buildout traffic is considered a significant cumulative impact.

Mitigation: The following mitigation measures have been included in the proposed precise plan amendment. Implementation of the required measures on a fair-share basis shall be a condition of the Neighborhood 10 North and Parkview East amended VTMs and any subsequent TMs or VTMs.

- a. Provide traffic signals at the intersections of Carmel Mountain Road and Carmel Country Road; Carmel Country Road and the commercial center/Area 7 access street;

Carmel Mountain Road and the school site access street; and Carmel Mountain Road and Street "A."

- b. For Carmel Mountain Road, construct as a four-lane collector from the western project boundary to Street "A"; construct as a four-lane collector from Street "A" to Carmel Country Road; and construct as a two-lane collector from Carmel Country Road to the eastern project boundary.
- c. For Carmel Country Road, construct as a four-lane collector from Carmel Mountain Road to SR-56.
- d. For Street "A," construct as a two-lane collector from Carmel Mountain Road to the northern project boundary.

Implementation of these mitigation measures reduces the proposed project's traffic impacts to below a level of significance.

2) Air Quality

Impact: The City's Significance Determination Guidelines (1993a) state that a development would result in a significant cumulative air quality impact if 930 or more single-family residences are proposed in an area where traffic flow is not generally below level of service (LOS) D or if 650 single-family units are proposed where traffic flow is below LOS D. Emissions associated with the 1,438 residential units of the adopted precise plan were previously identified as resulting in significant cumulative air quality impacts. Construction of an additional 128 single-family units would cumulatively add to the previously identified significant cumulative air quality impact, and would further contribute to the San Diego Air Basin's status as a nonattainment area for some pollutants and would be considered a significant cumulative impact.

The additional 128 units proposed for development under the amended precise plan would be in excess of the total number of units allowed under the adopted community plan and the project would be inconsistent with the growth assumptions in the Regional Air Quality Standards (RAQS). Development of these additional units would fail the second criteria of the California Air Resources Board guidelines discussed above. However, with implementation of the precise plan, provisions for pedestrian pathways, bicycle lanes, and public transportation opportunities within the area, impacts would be reduced to below a level of significance.

Mitigation: The amended precise plan would implement a number of regional air pollution control tactics; these measures would reduce direct impacts to air quality to below a level of significance for the amended precise plan. These measures would not reduce cumulative impacts to air quality to below a level of significance.

Direct impacts to air quality from the amended precise plan would be reduced by the incorporation of appropriate tactics as listed in the RAQS and Transportation Control Measures (TCM) Plan at the tentative map and VTM stage. These would include provision of sidewalks along all major and local streets to facilitate pedestrian movement and bicycle lanes along Carmel Country Road, Carmel Mountain Road, and Street "A." The pedestrian and bike lane system would provide access to the neighborhood commercial center, the school/park area, and the existing transit center located in the North Town Center in Neighborhood 9. The major streets within the precise plan area would also be designed to allow for the construction of bus stops, as needed by the Metropolitan Transit Development Board. In addition, implementation of the transportation improvement phasing program detailed in the Transportation section of this EIR would facilitate traffic flow at projected buildout in the area.

Prior to approval of the amended precise plan and as a condition of the amended VTMs, the City Development Services, Transportation Development shall verify that the sidewalks, bicycle lanes, and room for bus stops, as needed, are incorporated in appropriate sections of the amended precise plan and subsequent tentative maps and VTMs. Additionally, the road system and other traffic improvements identified in Chapter 4B, Transportation/Traffic, will conform with the recommended transportation improvement phasing program.

As a condition of the amended Parkview East VTM, the City Development Services, Transportation Development shall verify that the sidewalks, bicycle lanes, and bus stops, as needed, are incorporated in the revised VTM. Additionally, the road system and other traffic improvements identified in Chapter 4B, Transportation/Traffic, will conform with the recommended transportation phasing improvement program.

As a condition of the Neighborhood 10 North amended VTM, the City Development Services, Transportation Development shall verify that the sidewalks, bicycle lanes, and bus stops, as needed, are incorporated in the revised VTM. Additionally, the road system and other traffic improvements identified in Chapter 4B, Transportation/Traffic, will conform with the recommended transportation phasing improvement program.

3) Landform Alteration/Visual Quality

Landform Alteration

Impact: The impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan Amendment

The proposed precise plan amendment would not alter any development guidelines that help to partially reduce the topographic modification resulting from subsequent develop-

ment. Grading, as proposed in the precise plan amendment, would result in additional significant landform alteration impacts because the grading would exceed 2,000 cubic yards per graded acre (City of San Diego 1993a:62). The creation of additional manufactured slopes greater than 20 feet in height ranging to a maximum of 180 feet in height would be a significant impact.

b) Neighborhood 10 North Amended VTM

The extent of landform alteration including the creation of an additional long manufactured fill slope ranging to a maximum of 90 feet in height and maximum of 300 feet in length would be a significant impact. Grading for the amended VTM also exceeds 2,000 cubic yards per graded acre for the additional development areas, which represents a significant impact.

c) Parkview East Amended VTM

The extent of landform alteration including the creation of three manufactured slopes greater than 20 feet in height ranging to a maximum of 180 feet in height and maximum of 950 feet in length would be a significant impact. Grading for the amended VTM also exceeds 2,000 cubic yards per graded acre for the additional development areas, which represents a significant impact.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan

The adopted Neighborhood 10 Precise Plan development guidelines are unaltered by the proposed precise plan amendment. Therefore, it shall be a requirement of the proposed amended vesting tentative maps that all manufactured slopes greater than 10 feet in height be contour graded as shown in the adopted precise plan. The grading guidelines include cutting to the daylight line along the canyon rims to minimize fill on canyon slopes and minimizing the heights of manufactured slopes during engineering design. Final design of each manufactured slope will be determined at the final map stage. The landform alteration impacts would not be reduced to below a level of significance.

Prior to approval of a grading and landscape plan for the two amended VTMs and other future subdivision maps, the City Development Services, Development Coordination shall verify that these conditions have been met. Prior to approval of the final grading of any subsequent final map of the site, the City Development Services, Development Coordination shall verify that these requirements are shown on the VTMs. The City, Development Services, Environmental Analysis Section shall be kept informed in writing of the Development Coordination approvals.

b) Neighborhood 10 North Amended VTM

The amended VTM shall incorporate the mitigation measures listed for the precise plan. All manufactured slopes greater than 10 feet in height shall be contour graded. Other grading guidelines include cutting to the daylight line along the canyon rims to minimize fill on canyon slopes and blending and contour grading of the slopes and rounding and undulating the tops of the slopes. These measures would lessen the landform alteration impact but not to below a level of significance.

Prior to approval of the amended VTM, the City Development Services, Development Coordination shall verify that these measures are shown on the plans. The Development Services, Development Coordination shall be kept informed in writing of Development Coordination approvals.

c) Parkview East Amended VTM

The VTM shall incorporate the mitigation measures listed for the precise plan. All manufactured slopes greater than 10 feet in height shall be contour graded. Other grading guidelines include cutting to the daylight line along the canyon rims to minimize fill on canyon slopes and blending and contour grading of the slopes and rounding and undulating the tops of the slopes. These measures would lessen the impact, but not to below a level of significance.

Prior to approval of the amended VTM, the City Development Services, Development Coordination shall verify that these measures are shown on the plans. The Development Services, Environmental Analysis Section shall be kept informed in writing of the Development Coordination approvals.

Visual Quality

Impact: The impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan

The additional 22.3 acres of development proposed in the precise plan amendment would result in incremental changes to the approved precise plan. The visual impact was considered significant in the approved precise plan Final EIR. The proposed precise plan amendment is considered a significant impact. As discussed in the Cumulative Effects chapter, more intense development of the site, in combination with buildout of the Carmel Valley Community Plan area, would also contribute to a cumulative significant visual impact to the current character of the area.

b) Neighborhood 10 North Amended VTM

The change in visual character of the project site from the additional development and manufactured slopes for the Neighborhood 10 North Amended VTM would not be significant as described above for the precise plan.

c) Parkview East Amended VTM

The change in visual character of the project site from the additional development and manufactured slopes for the Parkview East VTM would be significant as described above for the precise plan.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan

The approved precise plan contains development guidelines and landscaping recommendations which would partially reduce the significant visual impacts from the proposed development which would result from the precise plan amendment. The visual effect of the additional grading necessary to implement the precise plan amendment would be further reduced by incorporation of the contour grading as shown in the approved precise plan; however, because the additional 22.3 acres of development would increase the impact already considered significant, these impacts would not be reduced to a level less than significant.

Specific design guidelines and objectives stated in the approved precise plan and amended precise plan which would reduce the visual quality impacts are:

1. To the maximum extent feasible, grading shall cut to daylight lines along canyon rims in order to minimize fills on canyon slopes.
2. Manufactured slope gradients adjacent to natural open space shall be variable for slopes greater than 10 feet in height, but in no case shall the gradient exceed a 2:1 gradient. Internal sideyard slopes less than five feet in height may be constructed at 1.5:1 maximum.
3. No off-site grading shall be permitted in Los Peñasquitos Canyon Preserve.
4. In engineering design, the heights of manufactured slopes shall be minimized. For manufactured slopes in excess of 10 feet in height, which are previously identified in this EIR section, slopes shall be blended, tops of slope banks shall be rounded, and contour or landform grading shall be utilized. Landform grading shall incorporate variable 2:1 and 4:1 slope gradients in order to produce a natural undulating terrain.

5. For slopes that exceed 10 feet in height, a detailed landscape and maintenance plan shall accompany future grading plans. These plans shall ensure natural appearing slope coverage by vegetation within a practical time frame, as recommended by the landscape architect and approved by the Park and Recreation Department and Development Services.
6. All manufactured slopes adjacent to natural open space or in areas with high community or neighborhood visibility shall be contour graded to produce a more natural appearance and shall be blended to meet the native terrain.
7. Sensitive grading techniques shall be implemented to protect designated open space areas and sensitive resource areas from encroachment.
8. All manufactured slopes shall be landscaped and irrigated to ensure adequate plant establishment and slope stability, reduce erosion, and enhance their visual appearance. In addition, grading should be limited to the dry months or special construction methods should be utilized to minimize erosion and siltation problems during construction.

Prior to issuance of a grading permit and landscape plan for any tentative subdivision map or VTM within the precise plan area, the City Development Services, Development Coordination shall verify that the above conditions are shown on the grading plans. Prior to issuance of the grading permit of any tentative map or VTM within the precise plan area, the City Development Services, Development Coordination shall verify that these requirements are shown on the tentative map or VTM. The City Development Services, Environmental Analysis Section shall be kept informed by the applicant in writing of the Development Coordination approvals.

b) Neighborhood 10 North Amended VTM

No mitigation is required.

c) Parkview East Amended VTM

The Parkview East amended VTM would incorporate the mitigation measures listed for the precise plan. This would lessen the impact, but not to below a level of significance.

4) Hydrology and Water Quality

Impact: Implementation of the Neighborhood 10 Precise Plan amendment would cause potentially significant impacts to runoff rates and erosion. The Neighborhood 10 North and Parkview East amended VTMs would accordingly result in significant impacts to hydrology and water quality.

Mitigation: Several measures included in the approved precise plan shall be included as conditions of the amended VTMs to reduce peak flow, runoff velocity, erosion, and downstream siltation during grading and construction phases. These measures would continue to reduce direct impacts associated with the proposed precise plan amendment to less than a significant level. A final hydrology report will be reviewed and approved prior to recordation of the first final map. However, cumulative impacts would remain significant and unmitigated, as discussed in Chapter 6, Cumulative Effects.

1. 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.
2. Direct and indirect grading and drainage impacts to Los Peñasquitos Canyon Preserve shall be minimized through the design provided in the precise plan. Specifically, the plans provide for underground and surface drainage facilities for all the developed areas. All stormwater runoff from developed areas shall first be directed through desilting basins to a stable discharge point to minimize impacts to the Preserve.
3. 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.
4. 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 will be undertaken.
5. Surface water crossing slope banks shall be reduced by providing drainage swales above the banks.
6. To reduce the loading of nutrients in urban runoff, landscape design shall incorporate the use of low-water requirement vegetation.
7. 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.
8. 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.

9. Pollution control devices and best management practices (BMPs), as specified by the City Development Services, shall be utilized in designing the drainage and detention/desilting system in response to NPDES requirements. Examples include grass-lined swales and French drains.

The mitigation measures outlined in the approved precise plan shall be made conditions of the Neighborhood 10 North and Parkview East amended VTMs. The City Development Services Development Coordination shall assure mitigation measures 1-3 and 5 are shown on the VTMs prior to issuance of grading permits. The City Development Services, Development Coordination, shall assure that mitigation measures 6, 7, and 9 are conditions of the amended VTMs. The City Development Services, Development Coordination shall assure that mitigation measures 4 and 8 are conditions of the two amended VTMs and implemented prior to issuance of occupancy permits.

Impact: The precise plan amendment and Neighborhood 10 North and Parkview East amended VTMs would contribute directly and cumulatively, with other projects in the area, to the significant degradation of the water quality of the watershed. This impact is also discussed in the Cumulative Effects section.

Mitigation: The following measures to mitigate direct impacts to below a significant level and lessen cumulative water quality impacts (but not to below a level of significance) are incorporated into the proposed precise plan amendment and shall be a condition of the Neighborhood 10 North and Parkview East amended VTMs, subject to approval by the City Engineer.

a) Precise Plan Amendment

1. The Neighborhood 10 Precise Plan master drainage plan shall be amended to demonstrate that the development of an additional 22.3 acres in coastal lagoon watersheds would not increase the rate of runoff reaching the lagoon in a 10-year design storm.
2. Per the Clean Water Act, BMPs to control pollutants and sediment from entering stormwater runoff are required for the precise plan area. The precise plan amendment shall be consistent with the approved plan and provide source control BMPs via landscaping of all slopes and street rights-of-way to prevent erosion and a grading/drainage concept that directs water away from easily erodible areas and into a drainage system designed to safely handle the stormwater runoff. Additionally, desilting/water quality basins shall be provided at strategic locations within the precise plan area. Any other applicable source control or BMPs which may be

implemented on a city-wide basis in conjunction with the City's Municipal NPDES permit (Permit No. CA 018758) and State Regional Water Quality Control Board Order Number 90-42, if implemented prior to the adoption of the precise plan, shall be incorporated into the precise plan.

The City Development Services, Development Coordination shall verify that the above mitigation measures are conditions for the approval of all subsequent tentative maps and VTMs within Neighborhood 10.

b) Neighborhood 10 North and Parkview East Amended VTMs

1. As stated in the approved North City West Drainage Study, prior to or as part of recordation of the first final map in the precise plan area, the master drainage plan for the precise plan area, which incorporates a Stormwater Pollution Protection Plan (SWPPP), shall be amended per the mitigation described above. Subsequent tentative maps and VTMs shall design drainage facilities consistent with the master drainage plan. The master drainage plan shall demonstrate that any development proposed in coastal lagoon watersheds would not increase the rate of runoff reaching the lagoon in a 10-year design storm.
2. Per the Clean Water Act, BMPs to control pollutants and sediment from entering stormwater runoff specified in the precise plan shall be incorporated as applicable into subsequent tentative maps and VTMs. The tentative maps and VTMs shall also provide treatment BMPs, such as on-site desiltation/detention basins. Any other applicable source control or BMPs which would be implemented on a city-wide basis in conjunction with the City's Municipal NPDES permit (Permit No. CA 018758) and State Regional Water Quality Control Board Order Number 90-42, if implemented prior to the adoption of the precise plan, shall be incorporated into subsequent tentative maps and VTMs. As shown on Figures 3-8 and 3-10 of the EIR, the Neighborhood 10 North and Parkview East amended VTMs provide two detention basins and two desilting basins in compliance with this mitigation measure.
3. The Neighborhood 10 North and Parkview East amended VTMs are designed so that the rate of runoff from a 10-year storm would not increase beyond that approved in the existing approved VTMs. This shall be a condition of each of the VTMs. Detention/desiltation basins are primarily designed to capture runoff but also serve to capture some urban pollutants, although the quantity is unquantifiable.

The City Development Services, Development Coordination shall verify that the above mitigation measures are conditions for the approval of the Neighborhood 10 North and Parkview East amended VTMs within Neighborhood 10 and have been completed prior to issuance of building permits.

5) Geology and Soils

Impact: Potentially significant geologic hazards exist on the site. However, no new geologic hazards associated with development of the additional 128 residential units have been identified. Geologic hazards are not considered to represent an unmanageable constraint that would preclude development of the additional 128 units. Implementation of the following mitigation monitoring and reporting program would be required for the proposed amended VTMs and other future tentative maps or VTMs.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan Amendment

The following recommendations for mitigation of potential impacts are made in the 1988 and 1992 Leighton and Associates reports, the 1993 Pacific Soils Engineering, Inc., report, and the 1995, 1996, and 1997 Geocon Incorporated reports. Implementation of these mitigation measures would reduce impacts to below a level of significance. A summary of these measures follows.

- a. Prior to grading permit issuance for the proposed development, further geotechnical studies that include detailed subsurface exploration and laboratory testing shall be performed to provide specific design recommendations for earthwork, foundations, and other geotechnical and construction considerations. The studies shall be submitted to and approved by the City Engineer.
- b. Because of the potential landslide hazards associated with the Scripps Formation and Ardath Shale, it is recommended that grading on these slopes be mapped and monitored by an engineering geologist. Mitigation measures for detected landslides and/or other adverse geologic hazards shall include the construction of earth fill buttresses and other remedial grading measures, where warranted. In addition, the studies prepared under item a above shall also address the need for foundation setbacks from the canyon rim daylight areas.
- c. The lineaments and suspected faults identified on the site shall be adequately investigated by subsurface trenching to delineate their relative activity, extent across the site, and impact on the proposed development. If warranted, appropriate building set back recommendations shall be provided.
- d. Prior to construction in areas with alluvial deposits, removal and recompaction and/or placement of surcharge fills and subdrains shall be implemented as necessary.
- e. Since the depth of the static groundwater table is unknown, a qualified engineer shall analyze the hydraulic parameters of the low-lying areas of the site and vicinity.

- f. A geotechnical investigation shall be performed to assess the deep-seated and surficial slope stability of the site. If landslide hazards are encountered, future grading plans shall be revised accordingly, even if substantial changes are entailed.

Actual development under the precise plan shall be preceded by the submittal and review of tentative maps or VTMs and development plans that shall show more precise details of grading and construction. Geological reports based on more detailed plans are required under the City's Grading Ordinance. The recommendations above, with additional ones as appropriate, shall be implemented through requirements at the tentative map or VTM stage of development.

Prior to approval of a tentative map or VTM, the City Development Services, Development Coordination shall ensure that all additional studies have been completed and approved by the City Engineer, and appropriate mitigation measures have been made a condition of the tentative map or VTM. Implementation of these measures would reduce the geology/soils and erosion impacts to below a level of significance.

b) Parkview East Amended VTM

Based on the site investigations focusing on the Parkview East VTM area, several site-specific recommendations were made to mitigate the potential geologic impacts and hazards discussed in the Impacts section. These recommendations also apply to the additional development areas identified in the Parkview East amended VTM and shall be required as mitigation measures as described by Leighton and Associates (1992) and Geocon Incorporated (1995). These measures are fully described in the reports and are summarized as follows:

- a. Prior to grading, the site shall be cleared of existing debris and vegetation. Removed materials not suitable for structural backfill shall be disposed of off-site prior to commencement of fill operations.
- b. To reduce the potential for subsurface groundwater accumulation, canyon subdrains shall be provided at the bottom of the on-site canyons prior to fill placement.
- c. Surficial soils (landslide debris, slopewash, alluvium, undocumented fill, and topsoil) are not considered suitable for the support of fill or structural loads in their present condition and will require remedial grading.
- d. Prior to commencing grading of the new development areas, a preconstruction conference shall be held at the site with the owner or developer, grading contractor, civil engineer, and geotechnical engineer in attendance. Special soil handling and/or the grading plans shall be discussed at that time.

- e. Grading operations shall be scheduled so as to permit the placement of oversize rock, concretions, and expansive soils in the deeper canyon fills and to cap the building pads with granular materials having a "low" expansion potential. Where practical, oversize rock shall be placed beneath non-building areas (streets, open-space areas, etc.). Oversize rock and/or concretions shall be placed at least 5 feet below finish grade or 3 feet below the deepest utilities, whichever is greater.

Additional measures are detailed in the reports prepared for the project. Grading and development plans shall be reviewed and approved by the City Engineer to determine compliance with remedial grading measures identified above and in the project specific geotechnical reports. These measures shall be conditions of the Parkview East amended VTM. The Development Services shall assure these measures are conditions of the amended VTM.

c) Neighborhood 10 North Amended VTM

Based on the site investigations focusing on the Neighborhood 10 North VTM area, several site-specific recommendations were made to mitigate the potential geologic impacts and hazards discussed in the Impacts section. These recommendations also apply to the additional development areas identified in the Neighborhood 10 North amended VTM and shall be required as mitigation measures as described by Geocon Incorporated (1996). These measures are fully described in the report and are summarized as follows:

- a. Surficial soils (landslide debris, slopewash, alluvium, undocumented fill, and topsoil) are not considered suitable for the support of fill or structural loads in their present condition and will require remedial grading.
- b. To reduce the potential for subsurface groundwater accumulation, canyon subdrains shall be provided at the bottom of the on-site canyons prior to fill placement.
- c. Prior to grading, the site shall be cleared of existing debris and vegetation. Removed materials not suitable for structural backfill shall be disposed of off-site prior to commencement of fill operations.
- d. Prior to commencing grading of the new development areas, a preconstruction conference shall be held at the site with the owner or developer, grading contractor, civil engineer, and geotechnical engineer in attendance. Special soil handling and/or the grading plans shall be discussed at that time.
- e. Grading operations shall be scheduled so as to permit the placement of oversize rock, concretions, and expansive soils in the deeper canyon fills and to cap the building pads with granular materials having a "low" expansion potential. Where practical, oversize rock shall be placed beneath non-building areas (streets, open-space areas,

etc.). Oversize rock and/or concretions shall be placed at least 5 feet below finish grade or 3 feet below the deepest utilities, whichever is greater.

Additional measures are detailed in the reports prepared for the project. Grading and development plans shall be reviewed and approved by the City Engineer to determine compliance with remedial grading measures identified above and in the project-specific geotechnical reports. These measures shall be conditions of the Neighborhood 10 North amended VTM. Prior to approval of the amended VTM, the Development Services Department shall assure that these measures are conditions of the amended VTM and that any further investigations required under the City's Grading Ordinance have been prepared.

Impact: Development within the precise plan and amended VTM areas could result in a significant impact associated with erosion. Implementation of mitigation measures recommended in the project geotechnical reports would reduce these impacts to below a level of significance.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) **Precise Plan Amendment**

Mitigation measures were recommended in the geotechnical reports and incorporated into the adopted precise plan. These measures also apply to the precise plan amendment and shall be incorporated into all subsequent tentative maps and VTMs, as appropriate. These measures would reduce the impact of erosion to below a level of significance. They include:

- a. Prior to grading permit issuance, a project-specific landscaping plan shall be prepared and approved by the Development Services, Landscape Section. The landscape plan shall be consistent with the City's Landscape Technical Manual. Temporary erosion-control measures to be implemented during construction include planting on disturbed and manufactured slopes within 90 days. Permanent erosion-control measures shall include complete landscaping with drought-tolerant, slope-stabilizing vegetation.
- b. As a condition of future tentative maps or VTMs, and subject to approval of the City Engineer, temporary erosion-control measures are to be implemented during construction. Temporary measure include grading to facilitate drainage away from slope faces, use of swales at the top of slopes, and construction of desilting basins. The exact locations and sizes of the detention/desilting basins would be determined at the tentative map or VTM detail level to the satisfaction of the City Engineer. Subsequent tentative maps and VTMs shall show erosion-control measures on the grading plans to the satisfaction of the City Engineer. Special grading techniques, as

provided under mitigation for the previous issue, shall be incorporated as appropriate. Any special grading techniques, as recommended in subsequent geotechnical investigations, shall be included. As a part of permanent erosion-control measures, construction and maintenance of detention basins shall be incorporated into future project designs. Maintenance of detention/desilting basins shall be accomplished through a landscape maintenance agreement, for which the City would not be a participant.

Actual development under the precise plan amendment shall be preceded by the submittal and review of tentative maps or VTMs and development plans that shall show more precise details of grading and construction, including the location of the settlement and detention basins. The above mitigation measures shall be implemented as requirements for development at the tentative map or VTM stage through the City's review of more detailed development plans.

b) Parkview East Amended VTM

Several recommendations were made to mitigate the potential erosion impacts discussed in the Impacts section for the adopted VTM. These recommendations also apply to the additional development areas identified in the Parkview East amended VTM and shall be incorporated into the Parkview East amended VTM to lessen the potential for erosion to below a level of significance.

- a. Prior to grading permit issuance, a project-specific landscaping plan shall be prepared and approved by the Development Services, Landscape Section. The landscape plan shall be consistent with the City's Landscape Technical Manual. Temporary erosion-control measures to be implemented during construction include planting on disturbed and manufactured slopes within 90 days. Permanent erosion-control measures shall include complete landscaping with drought-tolerant, slope-stabilizing vegetation.
- b. As a condition of the Parkview East amended VTM, and subject to approval of the City Engineer, temporary erosion-control measures are to be implemented during construction. Temporary measures include grading to facilitate drainage away from slope faces, use of swales at the top of slopes, and construction of desilting basins. The Parkview East amended VTM shows one permanent detention basin and two desilting basins that would serve the Parkview East amended VTM area, as well as partially accommodate other areas of the precise plan. The exact location and size of detention/desilting basins will be subject to approval of the City Engineer. Erosion-control measures shall be shown on the grading plans to the satisfaction of the City Engineer. Special grading techniques, as provided under mitigation for the previous issue, shall be incorporated as appropriate. Any special grading techniques, as recommended in subsequent geotechnical investigations, shall be included. As a part of permanent erosion-control measures, the construction and maintenance of

detention basins shall be included to the satisfaction of the City Engineer. Maintenance of detention/desilting basins shall be accomplished through a landscape maintenance agreement, for which the City would not be a participant.

The placement of the desilting basins and detention basin shall be field inspected by the Development Services in conformance with the amended VTM immediately after completing the grading associated with the additional development. Permanent landscaping as defined by the landscape plan and revegetation plan shall be field inspected by the Development Services, Landscape Section prior to issuance of building permits.

c) Neighborhood 10 North Amended VTM

Several recommendations were made to mitigate the potential erosion impacts discussed in the Impacts section for the adopted VTM. These recommendations also apply to the additional development areas identified in the Neighborhood 10 North amended VTM and these measures shall be incorporated into the Neighborhood 10 North VTM to lessen the potential for erosion to below a level of significance.

- a. Prior to grading permit issuance, a project-specific landscaping plan shall be prepared and approved by the Development Services, Landscape Section. The landscape plan shall be consistent with the City's Landscape Technical Manual. Temporary erosion-control measures to be implemented during construction include planting on disturbed and manufactured slopes within 90 days. Permanent erosion-control measures shall include complete landscaping with drought-tolerant, slope-stabilizing vegetation.
- b. As a condition of the Neighborhood 10 North amended VTM, and subject to approval of the City Engineer, temporary erosion-control measures are to be implemented during construction. Temporary measures include grading to facilitate drainage away from slope faces, use of swales at the top of slopes, and construction of desilting basins. The Neighborhood 10 North amended VTM shows one permanent detention basin. The exact location and size of detention basins will be subject to approval by the City Engineer. Erosion-control measures shall be shown on the grading plans to the satisfaction of the City Engineer. Special grading techniques, as provided under mitigation for the previous issue, shall be incorporated as appropriate. Any special grading techniques, as recommended in subsequent geotechnical investigations, shall be included. As a part of permanent erosion-control measures, the construction and maintenance of detention basin shall be included to the satisfaction of the City Engineer. Maintenance of the detention basin shall be accomplished through a landscape maintenance agreement, for which the City would not be a participant.

The placement of temporary measures and the detention basin shall be field inspected by the Development Services Department in conformance with the amended VTM immediately after grading. Permanent landscaping, as defined by the landscape plan and

revegetation plan, shall be field inspected by the Development Services, Landscape Section prior to issuance of building permits.

6) Noise

Impacts: The impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan Amendment

No significant exterior noise impacts would occur to the areas associated with the precise plan amendment areas.

b) Parkview East Amended VTM

No significant exterior noise impacts are anticipated for the additional 110 units under the proposed project. However, interior noise levels for the additional units located immediately adjacent to Carmel Mountain Road could exceed 45 community noise equivalent level (CNEL). This would be a significant impact.

c) Neighborhood 10 North Amended VTM

No significant exterior noise impacts are anticipated for the additional 18 units under the proposed project. Interior noise levels are not expected to be significant unless these units are placed within 30 feet of Carmel Country Road. Significant interior noise impacts potentially would occur if units are placed within this distance of the roadway.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan Amendment

No additional mitigation measures are recommended from those identified in the EIR prepared for the adopted precise plan. These measures included barriers along portions of Carmel Mountain Road which reduce potential noise impacts to below a level of significance.

b) Parkview East Amended VTM

If units are placed within 100 feet of Carmel Mountain Road west of Carmel Country Road, within 60 feet of Carmel Mountain Road east of Carmel Country Road, or within 30 feet of Carmel Country Road, those units shall be designed to achieve interior noise levels below the City's 45 CNEL standard. This may require the use of sound-rated windows, increased insulation, or other upgraded building materials. Because the building designs are not yet finalized, structural mitigation measures cannot be specifically determined at this time. An interior acoustical analysis shall be required

upon submittal of building plans to determine the appropriate design and use of building materials to ensure that the interior noise levels in these residences do not exceed 45 CNEL. These requirements shall be a condition of approval of the Parkview East amended VTM.

Prior to issuance of building permits for these units, construction plans shall be reviewed by the City Manager to determine that the noise mitigation measures have been incorporated into plans. During construction, the City Manager shall verify compliance with the mitigation measures.

The foregoing measures shall be implemented through conditions of approval for the Parkview East amended VTM. Prior to the issuance of building permits, the City Manager shall review the plans to ensure implementation of these measures. The cost of implementing this Mitigation Monitoring and Reporting Program shall be the responsibility of the applicant. Implementation of these measures would reduce the impact to below a level of significance.

c) Neighborhood 10 North Amended VTM

If additional units are placed 30 feet of Carmel Country Road, those units shall be designed to achieve interior noise levels below the City's 45 CNEL standard. This may require the use of sound-rated windows, increased insulation, or other upgraded building materials. Because the building designs are not yet finalized, structural mitigation measures cannot be specifically determined at this time. An interior acoustical analysis shall be required upon submittal of building plans to determine the appropriate design and use of building materials to ensure that the interior noise levels in these residences do not exceed 45 CNEL. These requirements shall be a condition of approval of the Neighborhood 10 North amended VTM.

Prior to issuance of building permits for these units, construction plans shall be reviewed by the City Manager to determine that the noise mitigation measures have been incorporated into plans. During construction, the City Manager shall verify compliance with the mitigation measures.

The foregoing measures shall be implemented through conditions of approval for the Neighborhood 10 North amended VTM. Prior to the issuance of building permits, the City Manager shall review the plans to ensure implementation of these measures. The cost of implementing this Mitigation Monitoring and Reporting Program shall be the responsibility of the applicant. Implementation of these measures would reduce the impact to below a level of significance.

7) Paleontology

Impact: The potential for significant fossils to occur in the underlying Eocene formations of the Neighborhood 10 North and Parkview East replacement VTMs areas on the site is high; therefore, the grading necessary to implement the amended precise plan and replacement VTMs could result in significant impacts to paleontological resources.

Mitigation: The mitigation measures associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan

The approved precise plan requires that all future tentative maps and VTMs approved include a condition for the implementation of a monitoring and salvage program for the recovery of paleontological resources during development. A program for the recovery of paleontological resources during grading and earthwork shall be implemented. This program would reduce impacts to paleontological resources to below a level of significance and will include the following steps:

1. Prior to recordation of a final major issuance of a grading permit, written verification that a qualified paleontologist and/or paleontological monitor has been retained to implement a paleontological monitoring program shall be provided to the City. Verification shall be in the form of a letter from the project applicant to the principal planner of the Environmental Analysis Section (EAS) of Development Services. A qualified paleontologist and/or paleontological monitor shall be retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or master's degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. 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 the paleontological monitoring program shall be approved by EAS prior to any preconstruction meetings.
2. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The project applicant shall notify EAS of any preconstruction meeting dates, and of the start and end of construction. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. These duties are defined as follows:
 - a. Monitoring. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the sensitive formation to

inspect for well-preserved fossils. The paleontologist shall work with the contractor and EAS to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

- b. Salvaging. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact the Environmental Analysis Section of the City of San Diego Development Services. EAS must concur with the salvaging methods before construction is allowed to resume.
- c. Preparation. Fossil remains shall be cleaned, sorted, cataloged, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

The following measures shall be required prior to issuance of building permits:

1. Monitoring Results Report. A monitoring results report, with appropriate graphics (including an 800'-scale site map), summarizing the results (even if negative), analysis, and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program.
2. The project manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.
3. A report of findings, even if negative, shall be filed with EAS and the San Diego Natural History Museum prior to issuance of building permits.

A note shall be included on the grading plans that the above measures are conditions of approval of grading permits. EAS shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior to issuance of grading permits, EAS and Development Coordination shall review the grading plans to ensure that these measures are on the plans.

b) Neighborhood 10 North and Parkview East Amended VTMs

The precise plan requires that all tentative maps and VTMs approved include a condition for the implementation of a monitoring and salvage program for the recovery of paleontological resources during development. This program shall include the following steps:

1. Prior to recordation of a final major issuance of a grading permit, written verification that a qualified paleontologist and/or paleontological monitor has been retained to

implement a paleontological monitoring program shall be provided to the City. Verification shall be in the form of a letter from the project applicant to the principal planner of EAS of Development Services. A qualified paleontologist and/or paleontological monitor shall be retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or master's degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. 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 the paleontological monitoring program shall be approved by EAS prior to any preconstruction meetings.

2. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The project applicant shall notify EAS of any preconstruction meeting dates, and of the start and end of construction. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. These duties are defined as follows:
 - a. Monitoring. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the sensitive formation to inspect for well-preserved fossils. The paleontologist shall work with the contractor and EAS to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
 - b. Salvaging. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact the Environmental Analysis Section of the City of San Diego Development Services. EAS must concur with the salvaging methods before construction is allowed to resume.
 - c. Preparation. Fossil remains shall be cleaned, sorted, cataloged, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

The following measures shall be required prior to issuance of building permits:

1. Monitoring Results Report. A monitoring results report, with appropriate graphics (including an 800'-scale site map), summarizing the results (even if negative), analysis, and conclusions of the above program shall be prepared and submitted to

EAS within three months following the termination of the paleontological monitoring program.

2. The project manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.
3. A report of findings, even if negative, shall be filed with EAS and the San Diego Natural History Museum prior to issuance of building permits.

A note shall be included on the grading plans that the above measures are conditions of approval of grading permits. EAS shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior to issuance of grading permits, EAS and Development Coordination shall review the grading plans to ensure that these measures are on the plans.

8) **Biological Resources**

Impact: The vegetation impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) **Precise Plan Amendment**

The direct loss of 19.4 acres of coastal sage scrub, 0.1 acre of coyote bush scrub, and 0.3 acre of southern willow scrub would be a significant impact due to the sensitivity of these habitats and their location with a core biological area. The loss of native vegetation within the precise plan amendment areas would also represent significant impacts to sensitive species which were observed during the biological surveys. These species include the black-shouldered kite, orange-throated whiptail, barrel cactus, and ashy spike-moss. The loss of non-native grasslands (approximately 2.3 acres) due to its foraging value for raptors is considered cumulatively significant.

The introduction of predatory pets at the additional development areas could have a significant indirect effect on native species in the adjacent open space areas.

b) **Parkview East Amended VTM**

The direct loss of 13.3 acres of coastal sage scrub and 0.1 acre of southern willow scrub would be a significant impact due to the sensitivity of this habitat. The loss of native vegetation within the amended VTM would also represent significant impacts to sensitive species including black-shouldered kite, barrel cactus, and ashy spike-moss.

c) **Neighborhood 10 North Amended VTM**

The direct loss of 6.2 acres of coastal sage scrub, and 0.2 acre of southern willow scrub would be a significant impact due to the sensitivity of these habitats. Impacts to coastal sage scrub would also impact the orange-throated whiptail.

Mitigation: The mitigation measures for vegetation impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) **Precise Plan Amendment**

Implementation of the precise plan amendment as proposed would result in the direct loss of high quality Diegan coastal sage scrub habitat. Prior to implementation of the precise plan amendment, and impacts to coastal sage scrub, the applicant must comply with the requirements of the Endangered Species Act under Section 4(d) or the Natural Community Conservation Plan/Multiple Species Conservation Program (NCCP/MSCP) as detailed in the mitigation measures below. The applicant intends to process a multiple projects 4(d) Interim Habitat Loss Permit which includes Neighborhood 10 Precise Plan Amendment, Del Mar Highlands Estates, Carmel Valley Neighborhood 10 Sewer Easement and School/Park site, and Carmel Valley Neighborhood 8C Precise Plan. The Interim Habitat Loss Findings were distributed to the public and wildlife agencies for a 45-day review period on February 28, 1997, consistent with the City's NCCP Process Guidelines. Public review will end on April 14, 1997. The projects are all on different expedited processing schedules and will be considered individually by the Planning Commission and City Council as part of the discretionary process for each project.

The applicant has also agreed to implement the following mitigation measures which would reduce biological impacts associated with the precise plan amendment to below a level of significance. These measures, listed below, are part of the broader mitigation requirements outlined in the 4(d) Interim Habitat Loss Permit Findings that address the Neighborhood 10 Precise Plan as well as Del Mar Highland Estates and Carmel Valley Neighborhood 8C.

Impacts

Del Mar Highlands Estates - 33.88 acres @ 2:1 mitigation ratio = 67.76 acres
 Neighborhood 10 Precise Plan Amendment - 20.0 acres @ 2:1 mitigation ratio = 40 acres
 Neighborhood 10 southern willow scrub - 0.3 acre @ 3:1 mitigation ratio = 0.9 acre
 Neighborhood 10 school park - 2.54 acres @ 2:1 mitigation ratio = 5.08 acres
 Neighborhood 10 sewer line - 1.68 acres @ 2:1 mitigation ratio = 3.36 acres
 Neighborhood 10 impact to previous mitigation lands - 22.3 acres @ 1:1 mitigation ratio
 = 22.3 acres
 Neighborhood 8A Parcel C - 10.5 acres @ 2:1 mitigation ratio = 21 acres
 Total mitigation requirement - 160.4 acres

Mitigation

Del Mar Highlands Estates - 81.19 acres on-site preservation

Del Mar Highlands Estates revegetation - 36.7 acres

Neighborhood 10 new revegetation - 2.8 acres

Neighborhood 10 on-site southern willow scrub revegetation/enhancement - 0.9 acre

Mesa Top acquisition - 38.81 acres credit

Total mitigation provided - 160.40 acres

A discussion of these mitigation requirements as they relate to the proposed precise plan amendment follows:

1. Mitigation for the impacts to 12.8 acres of high quality coastal sage scrub, 4.5 acres of disturbed coastal sage scrub, 1.3 acres of coastal sage scrub/native grasslands, 0.8 acre of coastal sage scrub/annual grassland, and 0.3 acre of southern willow scrub would be accomplished by the applicant's contribution to the City of San Diego for the acquisition of a corresponding portion of an 80-acre off-site property, known as Mesa Top, within the Neighborhood 8A precise plan area. Neighborhood 8A lies to the west of Neighborhood 10. The entirety of this off-site property consists of very high quality coastal sage scrub vegetation and southern maritime chaparral with numerous sensitive plant and animal species and is an integral component of the Draft MSCP as a part of the Carmel Mountain biological core area. The City of San Diego considers the Mesa Top parcel to be a critical acquisition parcel and the monetary contribution would greatly improve the City's ability to complete the acquisition in a timely manner.
2. The on-site revegetation of approximately an additional 2.8 acres of the manufactured slopes adjacent to natural open space resulting from the precise plan amendment adjacent to natural open space will also be required (see Figure 3-5). As required in the previously approved revegetation plan for Neighborhood 10 (City of San Diego 1993b) the revegetation will utilize coastal sage scrub plant species suitable for use as habitat for the gnatcatcher and other species which occur in coastal sage scrub. Maintenance and monitoring of the revegetated slopes will be conducted to ensure habitat establishment and determine compliance with success criteria set forth in the revegetation plan (see Appendix G4). Implementation of the revegetation plan and the maintenance and monitoring of the revegetated slopes has been assured through the posting of a bond(s) prior to issuance of the grading and Interim Habitat Loss Permits.
3. Approval of the precise plan will also require the implementation of a brush management plan through the master homeowner's associations for the proposed amended VTMs and any future VTMs that minimizes impacts to the habitat quality of the native vegetation nearest development areas which must be thinned for fire protection purposes. The native vegetation will be trimmed by hand rather than

removed altogether, and fuel build-up in the brush management zone surrounding development areas will be reduced by hand clearing away of dead branches and undergrowth rather than periodic discing or grading. To further minimize potential impacts to sensitive plant and wildlife species, brush management activities will not be conducted during the breeding season (between March 1 and August 15). A qualified biologist shall be on-site during brush management activities to ensure that, to the fullest extent possible, brush management activities avoid impacts to sensitive plant species and will not directly impact sensitive wildlife species. In Zone 2, 30 percent native plant cover over 18 inches high shall be retained, and in Zone 3, a 40-60 percent gradient of native plant cover over 18 inches high shall be retained. No non-native planting or irrigation shall be used or allowed in Zones 2 or 3. These measures will be noted on the grading plan prior to the issuance of the grading and interim habitat loss permits. The ongoing brush management requirement and continued funding for the biologist will be assured through the future homeowner's association agreement which shall be established by the applicant. Ashy spike-moss and San Diego barrel cactus will not be removed while thinning for Zones 2 and 3.

4. Staking and monitoring of grading activities for the precise plan amendment by a qualified biologist will also be implemented prior to and during the grading operations to ensure no unanticipated impacts to sensitive habitats or species occur within the areas shown for permanent open space. Prior to clearing or grading of the precise plan, an Interim Habitat Loss Permit would need to be obtained.
5. No clearing or grading of native habitat shall occur during the gnatcatcher breeding season (March 1-August 15).
6. The salvage and transplanting of San Diego barrel cactus within the areas to be disturbed by grading per the precise plan amendment shall be required prior to the issuance of a grading permit.
7. Lighting at perimeter lots adjacent to the open space shall be selectively placed, shielded, and directed away from that habitat.
8. Fencing along property boundaries facing the open space corridors shall be designed and constructed of materials that are compatible with the open space corridors and shall be installed by the developer prior to the occupancy of the units in order to ensure uniformity.
9. Impacts to the 0.3 acre of southern willow scrub habitat would be mitigated to below a level of significance by the on-site revegetation/enhancement of approximately one acre of southern willow scrub located within the Shaw Valley tributary drainage as shown on the revised Parkview East VTM (see Figure 3-8). This area shall be revegetated with compatible vegetation, and a surety bond will be required.

- a. Prior to the recordation of the first final map or issuance of the grading permit, a revegetation/enhancement plan shall be prepared. The plan shall be reviewed and approved by Development Services, EAS, and shall include, at a minimum, the following:
- A five-year monitoring and reporting program;
 - Survival parameters and criteria for replacement plantings, such as percent coverage and height. This shall be specified for each year and at the end of the 60-month monitoring period;
 - Species list, actual number, and size of the plants to be used;
 - Site visits shall occur at a minimum of one visit per month during the first year, six visits per year in the second year, and four visits per year for the remainder of the five-year period;
 - Irrigation requirements;
 - Weeding visits to the revegetation areas shall be made a minimum of once a month after installation; and
 - Human-generated trash and debris shall be removed at least once every four months.
- b. Prior to the recordation of the first final map or issuance of the grading permit, 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 Development Services, EAS. A qualified biologist in this case would be one experienced in state-of-the-art revegetation techniques.
- c. The qualified project revegetation monitor shall attend any preconstruction meetings to make comments and/or suggestions concerning the implementation of the revegetation/enhancement plan and the monitoring, maintenance, and reporting program for the project. The project biologist's duties shall include (1) monitoring during the construction phase, (2) managing implementation of the plan, and (3) managing the five-year maintenance/ monitoring phase. These elements are defined as follows:
- 1) Construction Phase
 - The revegetation monitor shall be on-site to oversee all activities of the construction phase and the maintenance/monitoring phase of the project.
 - The contractor shall comply with any restrictions regarding construction times as recommended in the plan.

- Final construction documents shall include the mitigation measures outlined in the plan.
 - An instruction sheet shall be prepared for all equipment operators who will work within or near the area.
- 2) Southern Willow Scrub Revegetation/Enhancement Plan
- A set of landscape construction documents shall be prepared for the revegetation/creation areas, based upon the plan.
 - Plant material shall be propagated from on-site sources to the extent feasible.
 - A native plant nursery shall supply the plant materials.
 - The plan shall provide a schematic layout of the plants arranged within the impacted area.
 - Planting material shall consist of species approved by Development Services, EAS.
- 3) Monitoring, Maintenance, and Reporting
- All exotic invasive weed species shall be removed prior to planting and during the required 60-month maintenance period.
 - Dead and diseased plants shall be replaced in-kind as necessary to meet success standards.
 - Site visits for mitigation monitoring, weeding, and trash/debris removal shall occur according to schedules outlined above. During preparation of the revegetation/enhancement plan, the biologist may revise these schedules with approval from Development Services, EAS.
 - A written memorandum, or a monthly monitoring report as necessary, shall be prepared after each site visit. Reports shall be submitted to Development Services, EAS.

The monitoring period is specified to be five years after completion and approval of installation. Development Services, EAS, 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 fail 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 in coordination with Development Services, EAS. Only areas which fail to meet the success standards shall require additional work and remedial measures. This process shall continue until the five-year standards are met

or until Development Services, EAS, determines that other mitigating measures are appropriate. Implementation of the above measures would reduce impacts to below a level of significance.

b) Parkview East Amended VTM

Pursuant to the mitigation measures described above for the precise plan amendment, the applicant has agreed to implement the following mitigation measures as a condition of approval for the amended VTM. Implementation of these measures would reduce the biological impacts to below a level of significance.

1. As described for the Precise Plan above, mitigation for the impacts to 9.9 acres of high quality coastal sage scrub, 1.0 acre of coastal sage scrub/native grassland, 0.8 acre of coastal sage scrub/annual grassland, 1.6 acres of disturbed coastal sage scrub, 0.1 acre of coyote bush scrub, and 0.1 acre of southern willow scrub includes the applicant's contribution to the City of San Diego for the acquisition of a corresponding portion of an 80-acre off-site property, known as Mesa Top, within the Neighborhood 8A precise plan area. Neighborhood 8A lies to the west of Neighborhood 10. The off-site property includes high quality coastal sage scrub vegetation and southern maritime chaparral with numerous sensitive plant and animal species and is an integral component of the Draft MSCP as a part of the Carmel Mountain biological core area. The City of San Diego considers the Mesa Top parcel to be a critical acquisition parcel and the monetary contribution would greatly improve the City's ability to complete the acquisition in a timely manner.
2. The on-site revegetation of approximately an additional 2.0 acres of the manufactured slopes adjacent to natural open space resulting from the amended VTM adjacent to natural open space will also be required (see Figure 3-5). As required in the previously approved revegetation plan for Neighborhood 10 (City of San Diego 1993b) the revegetation will utilize coastal sage scrub plant species suitable for use as habitat for the gnatcatcher and other species which occur in coastal sage scrub. Maintenance and monitoring of the revegetated slopes will be conducted to ensure habitat establishment and determine compliance with success criteria set forth in the previously approved revegetation plan (see Appendix G4). Implementation of the revegetation plan and the maintenance and monitoring of the revegetated slopes has been assured through the posting of a bond(s) prior to issuance of the grading and interim habitat loss permits.
3. Approval of the amended VTM will require a brush management plan that minimizes impacts to the habitat quality of the native vegetation nearest development areas which must be thinned for fire protection purposes. The native vegetation will be trimmed by hand rather than removed altogether, and fuel build-up in the brush management zone surrounding development areas will be reduced by hand clearing away of dead branches and undergrowth rather than periodic discing or grading. To

further minimize potential impacts to sensitive plant and wildlife species, brush management activities will not be conducted during the breeding season (between March 1 and August 15). A qualified biologist shall be on-site during brush management activities to ensure that, to the fullest extent possible, brush management activities avoid impacts to sensitive plant species and will not directly impact sensitive wildlife species. In Zone 2, 30 percent native plant cover over 18 inches high shall be retained, and in Zone 3, a 40-60 percent gradient of native plant cover over 18 inches high shall be retained. No non-native planting or irrigation shall be used or allowed in Zone 2 or 3. These measures will be noted on the grading plan prior to the issuance of the grading and interim habitat loss permits. The ongoing brush management requirement and continued funding for the biologist will be assured through the future homeowner's association agreement which shall be established by the applicant. Ashy spike-moss and San Diego barrel cactus will not be removed while thinning for Zones 2 and 3.

4. Staking and monitoring of grading activities for the amended VTM by a qualified biologist will also be implemented prior to and during the grading operations to ensure no unanticipated impacts to sensitive habitats or species occur within the areas shown for permanent open space. Prior to clearing or grading of the precise plan, an Interim Habitat Loss Permit would need to be obtained.
5. No clearing or grading of native habitat shall occur during the gnatcatcher breeding season (March 1-August 15).
6. The salvage and transplanting of San Diego barrel cactus within the areas to be disturbed by grading per the amended VTM shall be required prior to the issuance of a grading permit.

c) Neighborhood 10 North Amended VTM

Pursuant to the mitigation measures described above for the precise plan amendment, the applicant has agreed to implement the following mitigation measures as a condition of approval for the Amended VTM. Implementation of these measures would reduce the biological impacts to below a level of significance.

1. As described for the Precise Plan, mitigation for the impacts to 2.9 acres of high quality coastal sage scrub, 2.9 acres of disturbed coastal sage scrub, 0.3 acre of coastal sage scrub/native grassland, and 0.2 acre of southern willow scrub includes the applicant's contribution to the City of San Diego for the acquisition of a corresponding portion of an 80-acre off-site property, known as the Mesa Top, within the Neighborhood 8A precise plan area. Neighborhood 8A lies to the west of Neighborhood 10. The off-site property includes high quality coastal sage scrub vegetation and southern maritime chaparral with numerous sensitive plant and animal species and is an integral component of the Draft MSCP as a part of the Carmel Mountain biological core area. The City of San Diego considers the Mesa Top parcel

to be a critical acquisition parcel and the monetary contribution would greatly improve the City's ability to complete the acquisition in a timely manner.

2. The on-site revegetation of approximately an additional 0.8 acre of the manufactured slopes adjacent to natural open space resulting from the amended VTM adjacent to natural open space will also be required (see Figure 3-5). As required in the previously approved revegetation plan for Neighborhood 10 (City of San Diego 1993b) the revegetation will utilize coastal sage scrub plant species suitable for use as habitat for the gnatcatcher and other species which occur in coastal sage scrub. Maintenance and monitoring of the revegetated slopes will be conducted to ensure habitat establishment and determine compliance with success criteria set forth in the revegetation plan (see Appendix G4). Implementation of the revegetation plan and the maintenance and monitoring of the revegetated slopes has been assured through the posting of a bond(s) prior to issuance of the grading and interim habitat loss permits.
3. Approval of the amended VTM will require a brush management plan that minimizes impacts to the habitat quality of the native vegetation nearest development areas which must be thinned for fire protection purposes. The native vegetation will be trimmed by hand rather than removed altogether, and fuel build-up in the brush management zone surrounding development areas will be reduced by hand clearing away of dead branches and undergrowth rather than periodic discing or grading. To further minimize potential impacts to sensitive plant and wildlife species, brush management activities will not be conducted during the breeding season (between March 1 and August 15). A qualified biologist shall be on-site during brush management activities to ensure that, to the fullest extent possible, brush management activities avoid impacts to sensitive plant species and will not directly impact sensitive wildlife species. In Zone 2, 30 percent native plant cover over 18 inches high shall be retained, and in Zone 3, a 40-60 percent gradient of native plant cover over 18 inches high shall be retained. No non-native planting or irrigation shall be used or allowed in Zone 2 or 3. These measures will be noted on the grading plan prior to the issuance of the grading and interim habitat loss permits. The ongoing brush management requirement and continued funding for the biologist will be assured through the future homeowner's agreement which shall be established by the applicant. Ashy spike-moss and barrel cactus will not be removed while thinning Zones 2 and 3.
4. Staking and monitoring of grading activities for the amended VTM by a qualified biologist will also be implemented prior to and during the grading operations to ensure no unanticipated impacts to sensitive habitats or species occur within the areas shown for permanent open space. Prior to clearing or grading of the precise plan, an interim habitat loss permit would need to be obtained.

5. No clearing or grading of native habitat shall occur during the gnatcatcher breeding season (March 1-August 15).

Impact: The brush management impacts associated with the precise plan amendment and the amended vesting tentative maps are described below:

a) Precise Plan Amendment

The loss of additional vegetation would be considered a potentially significant impact but, by implementing the proposed mitigation measures above and below, would be mitigated to below a level of significance.

b) Parkview East Amended VTM

No significant brush management impacts would occur.

c) Neighborhood 10 North Amended VTM

The potential loss of additional natural vegetation would be considered a potentially significant impact but, by implementing the proposed mitigation measures above and below, would be mitigated to below a level of significance.

Mitigation: The brush management mitigation measures associated with the precise plan amendment and the amended vesting tentative maps for brush management are described below:

a) Precise Plan Amendment

1. Any brushing activity that would impact coastal sage scrub habitat shall not occur during the breeding season (March 1-August 15) to avoid impacts to breeding California gnatcatchers. The biologist on duty for the applicant/developer shall verify this condition through written notification of the Development Services Director. This condition shall be included on all future TMs, VTMs, and grading and landscaping plans.
2. Approval of the precise plan shall require that the proposed amended VTMs and future VTMs minimize impacts to native vegetation nearest development areas which must be thinned for fire protection purposes. This condition shall be included on all future TMs, VTMs, and grading and landscaping plans. The native vegetation will be trimmed by hand rather than removed altogether, and fuel build-up in the brush management zone surrounding development areas will be reduced by hand clearing away of dead branches and undergrowth rather than periodic discing or grading. To further minimize potential impacts to sensitive plant and wildlife species, brush management activities will not occur during the non-breeding season (between March 1 and August 15). The duty of the

biologist will be to ensure that brush management activities avoid impacts to sensitive plant species (i.e., ashy spike-moss and barrel cactus) and will not directly impact sensitive wildlife species. In Zone 2, 30 percent native plant cover over 18 inches high shall be retained, and in Zone 3, a 40-60 percent gradient of native plant cover over 18 inches high shall be retained. No non-native planting or irrigation shall be used or allowed in Zone 2 or 3. These measures will be noted on the grading plan prior to the issuance of the grading and Interim Habitat Loss Permits. The ongoing brush management requirement and continued funding for the biologist will be assured through the future homeowner's association agreement which shall be established by the applicant. Brush management in revegetated areas shall commence at the end of the revegetation monitoring period, or as specified by the revegetation biologist.

b) Neighborhood 10 North Amended VTM

1. Any brushing activity that would impact coastal sage scrub habitat shall not occur during the breeding season (March 1-August 15) to avoid impacts to breeding California gnatcatchers. The biologist on duty for the applicant/developer shall verify this condition through written notification of the Development Services Director. This condition shall be included on all future TMs, VTMs, and grading and landscaping plans.
2. Approval of the precise plan shall require that the proposed amended VTMs and future VTMs minimize impacts to native vegetation nearest development areas which must be thinned for fire protection purposes. This condition shall be included on all future TMs, VTMs, and grading and landscaping plans. The native vegetation will be trimmed by hand rather than removed altogether, and fuel build-up in the brush management zone surrounding development areas will be reduced by hand clearing away of dead branches and undergrowth rather than periodic discing or grading. To further minimize potential impacts to sensitive plant and wildlife species, brush management activities will not occur during the non-breeding season (between March 1 and August 15). The duty of the biologist will be to ensure that brush management activities avoid impacts to sensitive plant species (i.e., ashy spike-moss and barrel cactus) and will not directly impact sensitive wildlife species. In Zone 2, 30 percent native plant cover over 18 inches high shall be retained, and in Zone 3, a 40-60 percent gradient of native plant cover over 18 inches high shall be retained. No non-native planting or irrigation shall be used or allowed in Zone 2 or 3. These measures will be noted on the grading plan prior to the issuance of the grading and Interim Habitat Loss Permits. The ongoing brush management requirement and continued funding for the biologist will be assured through the future homeowner's association agreement which shall be established by the applicant. Brush management in revegetated

areas shall commence at the end of the revegetation monitoring period, or as specified by the revegetation biologist.

9) Public Services

Schools

Impact: Currently, all schools in the Del Mar Union School District are operating above capacity. The estimated generation of the additional 60 elementary school students resulting from development of the additional 128 single family units under the proposed project would add to the potential overcrowding of the schools.

Currently there is not sufficient capacity at Earl Warren Junior High School to accommodate the 158 junior high students generated by buildout of the adopted precise plan. The additional 14 junior high school students resulting from development of the additional 128 single-family units under the proposed project would add to the potential overcrowding of the school. However, there currently is sufficient capacity at Earl Warren Junior High School to accommodate the 125 junior high students that would result from buildout of the Parkview East and Neighborhood 10 North amended VTMs. However, as noted previously, 49 percent of the current capacity at Earl Warren is provided by portable classrooms.

Currently, Torrey Pines High School is operating above capacity. The estimated generation of 316 high school students for the entire adopted precise plan area would contribute to the overcrowding of the school. The additional 33 high school students resulting from development of the additional 128 single-family units under the proposed project would add to the potential overcrowding of the school.

Adequate capacity currently exists at Earl Warren Junior High School for students generated by development of the Parkview East and Neighborhood 10 North amended VTMs. All of the elementary schools in the Del Mar Union School District, as well as Torrey Pines High School, are currently operating above capacity. Any increase over capacity would be a significant short-term direct and cumulative effect until adequate capacity is provided.

Mitigation: Currently A Mello-Roos District has been formed pursuant to the requirements of the approved precise plan and approved VTMs and participation in the Mello-Roos District shall be included in the currently proposed precise plan amendment. The City of San Diego Development Services Department shall assure this is in the precise plan amendment prior to plan approval. Participation in the existing district shall continue to be a condition of the Parkview East and Neighborhood 10 North amended VTMs.

Participation in the established Mello-Roos District would mitigate the amended precise plan direct impacts on educational services to a level less than significant. The project's contribution to the cumulative impact would be mitigated upon provision of adequate facilities, as defined by the General Plan, to accommodate the students.