

RESOLUTION NUMBER R- 291726

ADOPTED ON JUN 01 1999

WHEREAS, on March 25, 1998, Western Pacific Housing submitted an application to The City of San Diego for a Vesting Tentative Map, Planned Residential Development Permit, Resource Protection Ordinance Permit and Rezone for the Torrey Glenn project; and

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

WHEREAS, the issue was heard by the Council on JUN 01 1999, and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 98-0261; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 98-0261, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the 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 land use actions for the Torrey Glenn project.

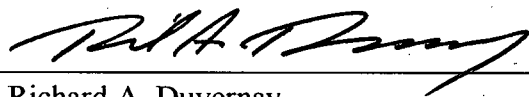
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and

therefore, that said Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the 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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05/20/99
Or.Dept:P&DR
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

TORREY GLENN, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT,
RESOURCE PROTECTION ORDINANCE PERMIT and REZONE

LDR NO. 98-0261

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (LDR No. 98-0261) shall be made conditions of VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT and RESOURCE PROTECTION ORDINANCE PERMIT as may be further described below.

1. Prior to issuance of grading permits, the developer shall provide the City Manager with a construction management plan addressing traffic management of construction vehicles, siting of construction trailers and equipment staging areas, construction employee parking, maintenance of access to homes and businesses, erosion control, the requirement for a Storm Water Pollution Prevention Plan (SWPPP), dust and noise control and construction phasing. Construction should be phased to minimize the amount of graded slopes occurring at any one time in order to minimize potential erosion impacts.
2. Prior to issuance of grading permits, impacts to approximately 1.09 acres of Coastal sage scrub and 4.64 acres of Non-native grassland shall be mitigated to the satisfaction of the City Manager, through one of the following: (a) payment of fees, or (b) acquisition of off-site habitat.
 - A. Mitigation monies will be deposited in the City of San Diego's Habitat Acquisition Fund (Fund #10571), as established by City Council Resolution R-275129, adopted on February 12, 1990. Impacts to Coastal sage scrub and Non-native grassland are required to be mitigated at a 1:1 and 0.5:1 ratio, respectively, if contributing to the Habitat Acquisition Fund, according to the City's Biology Guidelines, resulting in a total of 3.41 acres required for mitigation [1.09 acres of Coastal sage scrub + 2.32 acres of Non-native grassland (4.64 acres x 0.5)]. Based on today's approximate land value of \$25,000 per acre, the project applicant would be required to contribute \$93,775 [(\$25,000 x 3.41 acres) + 10% Admin fee]. The actual payment amount would be determined 60 days prior to the issuance of a grading permit based upon the general land values at that time.
 - B. Acquisition or dedication in fee title or conservation easement of 3.41 acres of off-site Tier I-III habitat within the City's Multiple Habitat Planning Area (MHPA), or 2.18 acres of off-site Coastal sage scrub and 4.64 acres of Non-native grassland outside of the MHPA (provided it can be satisfactorily demonstrated to have long-term biological value). The mitigation shall occur inside of the Torrey Highlands Preserve segment, unless it can be satisfactorily demonstrated to be infeasible to the City Manager. If mitigation occurs within the MHPA but outside of the Torrey Highlands Preserve Segment, then mitigation shall be two times

the mitigation ratio.

3. Prior to issuance of grading permits, impacts to approximately 0.46 acres of Freshwater marsh, 0.48 acres of Southern willow scrub and 0.03 acres of Mule fat scrub shall be mitigated at a 2:1 ratio, to achieve a total of 1.94 acres of wetlands creation and/or acquisition (0.92 acres of Freshwater marsh, 0.96 acres of Southern willow scrub and 0.06 acres of Mule fat scrub) to the satisfaction of the City Manager. The mitigation shall include implementation of a bonded wetland creation/restoration program which would create a minimum of 0.46 acres of Freshwater marsh, 0.48 acres of Southern willow scrub and 0.03 acres of Mule fat scrub to ensure at least a 1:1 replacement ratio and a no net loss of each type of wetland habitat. The remainder of the mitigation requirement may be achieved through any combination of creation, restoration, or acquisition and/or enhancement of in kind existing Freshwater marsh, Southern willow scrub and Mule fat scrub to achieve the full 2:1 mitigation requirement for each habitat type. The wetland creation/restoration and/or acquisition/enhancement shall occur inside of the Torrey Highlands Preserve segment, unless it can be satisfactorily demonstrated to be infeasible to the City Manager. If mitigation occurs within the MHPA but outside of the Torrey Highlands Preserve Segment, then mitigation shall be two times the mitigation ratio.

The project's proposed wetland creation/restoration and habitat acquisition area is located in Torrey Highlands Subarea IV along McGonigle Canyon, less than 1 mile southwest of the project site, south of Carmel Valley Road, west of Camino Ruiz, and east of the State Route 56 approved alignment, on privately owned parcels U, V, and P. The proposed mitigation site contains eight non-contiguous areas totaling 2.22 acres suitable for wetland creation/restoration. In addition, existing Freshwater marsh, Southern willow scrub, and Mule fat scrub suitable for enhancement and preservation occurs adjacent to the proposed revegetation areas. If the conceptual mitigation program cannot be secured, an alternative mitigation program shall be prepared, to the satisfaction of the City Manager.

4. Prior to the issuance of grading permits, the owner/permittee shall implement a U.S. Army Corps and California Department of Fish & Game-approved wetland mitigation program to the satisfaction of the City Manager. The mitigation program shall follow the recommendations in the Torrey Glenn Conceptual Wetland Mitigation Program (Huffman, February 12, 1999) in creating 0.46 acres of Freshwater marsh, 0.48 acres of Southern willow scrub and 0.03 acres of Mule fat scrub, as listed below.
 - A. **RESPONSIBLE PARTIES:** The owner/permittee shall be responsible for financing the wetland mitigation project. Prior to issuance of grading permits, the owner/permittee shall enter into a bonded biological monitoring and maintenance agreement with the City for a period of five years. A Wetland revegetation specialist will oversee the installation, maintenance and monitoring of the mitigation project, including submitting reports to the City. Under the supervision of the revegetation specialist, an installation contractor with wetland restoration experience shall be responsible for completion of the grading, pre-planting weed control, planting and seeding. Finally, a maintenance contractor with experience in revegetating native wetlands shall be obtained to service the revegetation areas at least once a month.
 - B. **SITE PREPARATION:** Prior to grading, the existing groundwater level shall be determined in order to replicate the hydrologic conditions of the adjacent wetland areas. The groundwater table should be no deeper than 5-7 feet below the final graded elevation. In

addition, the soils of the mitigation site will be tested to determine suitability for seedling establishment and long-term survival of container plantings, and amended as necessary. A grading plan shall be prepared based on the above data. The revegetation specialist shall meet on-site with the installation contractor prior to grading and shall mark all areas to be graded based on approved detailed mapping and restoration plans. A qualified biologist shall be present to monitor all grading adjacent to existing wetland habitat. All vehicles and equipment shall be restricted to a specified staging area when not in use. Any soils excavated shall be deposited off-site in non-sensitive areas. All refuse shall be removed and disposed of in a licensed landfill.

- C. REVEGETATION OF WETLAND HABITAT: One-gallon nursery-grown container plants, propagated from cuttings on-site or nearby sources, and local, native seed shall be used. Temporary overhead or drip irrigation, or other appropriate means of irrigation, shall be installed prior to any planting to provide supplemental deep watering to the sites during dry periods until the plantings have become established. The revegetation program shall follow the recommendations in the Plant Palette section of the Torrey Glenn Conceptual Wetland Mitigation Program (Huffman, February 12, 1999). Generally, the Freshwater marsh habitat will be created with a seed mix containing Cattail (*typha domingensis*), Bulrush (*scirpus robustus*), Spikerush, (*Eleocharis macrostachya*), Southwestern spiny rush (*Juncus acutus* ssp. *Leopoldii*), Salt marsh fleabane (*Pluchea odorata*), and San Diego marsh elder (*Iva hayesiana*). Southern willow scrub comprised of an overstory comprised of willows (*Salix* spp.), cottonwood (*Populus fremontii*) and mule fat (*Baccharis salicifolia*), and an understory shall consist of goldenbush (*Isocoma menziessii*) and California blackberry (*Rubus ursinus*). The goal is to create 70 percent overstory species and 50 percent understory species, with 20 percent overlap. The Mule fat scrub shall be dominated by mule fat (*Baccharis salicifolia*). The goal is to have 80 percent cover by shrubby perennial species and 20 percent coverage by annual species.
- D. MONITORING AND MAINTENANCE: A five-year maintenance program shall be carried out to ensure the wetland habitat is successfully created. At the direction of the revegetation specialist and a qualified biologist, the maintenance contractor shall maintain the plantings in good condition and re-seed and re-plant as necessary, provide weed removal by hand in all wetland revegetation areas, modify the hydrological/topographical conditions, and provide trash removal and any remedial measures deemed necessary. Targeted species for weed control include, but are not limited to, fennel (*Foeniculum vulgare*), mustard (*Brassica* sp.), artichoke thistle (*Cynara cardunculus*), and curly dock (*Rumex crispus*).
- E. MITIGATION MONITORING & REPORTING: After implementing the wetland mitigation program, a five-year monitoring period will begin. The restoration specialist shall track mitigation progress, ensure that mitigation is successful and recommend remedial measures as necessary. Monitoring of vegetative cover and species composition will use standard techniques based on visual estimates of cover. Site inspections shall occur monthly during the first six months following the implementation of the restoration project, quarterly during the second six months, and semi-annually over the remainder of the five-year period to monitor the restoration and maintenance efforts. Reports shall be submitted to the City Manager summarizing the results and remediation measures of each site visit quarterly during the first year, and semi-annually over the remainder of the five-year monitoring period. In addition, reports that focus on botanical data collection (i.e., percent

cover, density, phenology) and evaluate the annual revegetation goals listed in the success criteria below, and identify corrective measures if necessary, shall be submitted at the end of each year of the five-year monitoring program to the City Manager.

- F. **SUCCESS CRITERIA:** The wetland mitigation program shall be determined successful and the monitoring program deemed complete when the City Manager determines that the project has met the success criteria described below. Each of the three habitat types will be analyzed separately against the data for existing reference habitat of the same type in the vicinity. Success of the mitigation wetlands will be evaluated against the species richness, vegetative cover and hydrologic conditions of the reference wetlands. To evaluate species richness, annual performance goals (expressed as a percent of wetland habitat indicator species in the mitigation areas compared to the reference areas) are: 35, 50, 65, 80 and 100 percent. To evaluate vegetative cover, annual performance goals (expressed as a percent of total vegetative cover of the mitigation areas compared to the reference areas) are: 25, 35, 50, 70 and 100 percent. The owner/permittee shall notify the City Manager of completion of the mitigation program through the submittal of a final year-end monitoring report. The monitoring biologist may recommend completion of the mitigation program at the end of the third or fourth years, if the fifth-year goals are met. If the success criteria are not met at the end of the fifth year, the monitoring period will be extended for one year increments until the fifth year criteria are met.
5. Prior to recordation of the first final map and/or issuance of the first grading permit, the owner/permittee shall assure avoidance of future impacts to the preserved wetland/riparian and upland habitat on-site (designated as Lot A on Exhibit A) by implementing the following mitigation measures. The mitigation measures shall be noted on the construction plans under the heading Environmental Requirements. Conditions A through G shall be incorporated into the project CC&R's.
- A. The owner/permittee shall record either a covenant of easement, conservation easement, or dedicate in fee title to the City of San Diego, at the discretion of the City Manager, of approximately 8.32 acres of open space shown as Lot A on Exhibit A. Management of the preserved open space shall be the responsibility of the owner/permittee or homeowner's association in perpetuity, unless the City accepts responsibility of the open space through dedication to the City in fee title.
- B. On-site runoff shall drain through the re-vegetated riparian view corridor and detention basin as shown on Exhibit A, or equivalent, to remove sediments and pollutants before discharging the water into the MHPA to the west. The homeowner's association shall be required to maintain the corridor to ensure that it functions properly.
- C. Lighting of all developed areas, specifically Lots 42 through 59, the northern shoulder of Watson Ranch Road, and the cul-de-sac on Torrey View Court, shall be shielded and directed away from the preserved wetland/riparian habitat on-site to minimize impacts on wildlife movement.
- D. Barriers (e.g., native vegetation, rocks/boulders, fences and/or signage) shall be used, where necessary, to direct public access away from the MHPA to the west of Camino Ruiz and onto marked trails. Barriers, including signage, shall also be used along trails and adjacent to the wetland habitat to prevent human disturbance and domestic pet predation

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in the open space designated as Lot A .

- E. A landscape plan shall be submitted to and approved by the City Manager which demonstrates that no invasive plants shall be planted on Lots 32 through 58, a native hydroseed mix shall be planted on the temporary slopes along Camino Ruiz and the project's southern boundary, and that exclusively native plants appropriate for riparian and Coastal sage scrub vegetation shall be planted in the riparian view corridor extending from the east side of Camino Ruiz to the northeast portion of the site.
 - F. The owner/permittee shall prepare and distribute educational information, to the satisfaction of the City Manager, to new residents within the project site at the time of lot purchase. The information, which shall be maintained by the homeowner's association, shall inform residents of access, appropriate plantings, pet intrusion, fire management, lighting and other adjacency issues. The information packet shall include hydrology/water quality information from the City's NPDES Stormwater Program.
 - G. The owner/permittee shall provide temporary and permanent desilting/detention basins and/or other erosion control measures for the project site, to the satisfaction of the City Engineer. All drainage systems, including desilting/detention basins, shall be private and maintained by the homeowner's association, unless approved as a public system by the City Engineer.
6. A qualified biologist shall monitor construction grading adjacent to the wetland habitat areas to ensure wetland impacts are avoided. The monitoring shall include the construction of the outlet pipe to be located west of Camino Ruiz. A preconstruction meeting between the monitor and the grading contractor shall be held, and the monitor shall flag sensitive areas prior to grading. The monitor shall have the authority to divert or halt grading as needed to avoid impacts and ensure that corrective measures are taken when necessary.
7. Prior to issuance of grading permits, the owner/permittee shall provide the following mitigation measures to the satisfaction of the City Manager, which shall be noted on the construction plans under the heading Environmental Requirements, to avoid impacts to Visual Quality.
- A. The grading plan shall provide contour grading and variable slopes, as shown on the approved Exhibit A, to simulate the natural terrain when viewed from the future Camino Ruiz alignment.
 - B. The riparian view corridor shown on the approved Exhibit A, or equivalent, shall be provided to maintain the existing eastward views through the site when viewed from the future Camino Ruiz alignment.
8. Prior to the issuance of grading permits, the owner/permittee shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer, and shall be conditioned with the following measures to avoid significant hydrological impacts associated with development in a floodway.
- A. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that same elevation.

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- B. The owner/permittee shall provide slope protection, as required by the City Engineer, where the flow velocity exceeds 5 CPS.
 - C. The owner/permittee shall provide safety fencing where required by the City Engineer.
9. Prior to the recordation of the first final map, the owner/permittee shall complete the following conditions, satisfactory to the City Engineer to avoid significant hydrological impacts associated with development in a floodway.
- A. The owner/permittee shall grant a flowage easement, satisfactory to the City Engineer, over the property within the floodway.
 - B. The owner/permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
 - C. The owner/permittee shall denote on the final map and the improvement plans "Subject to Inundation" for those areas at an elevation lower than the 100-year frequency flood elevation plus one foot.
 - D. The owner/permittee shall grant drainage easements, satisfactory to the City Engineer.
10. Prior to the issuance of grading permits, the owner/permittee shall be conditioned with the following measures to avoid significant hydrological impacts associated with development in the McGonigle Canyon floodplain.
- A. No permits shall be issued for grading or other work in the floodplain of McGonigle Canyon until the owner/permittee obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from the Federal Emergency Management Administration (FEMA). The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the City of San Diego's Planning & Development Review Department. The owner/permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
 - B. When as-built grading and public improvement plans are available, the owner/permittee must submit a request for a Final LOMA or Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego's Planning & Development Review Department. The owner/permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.
 - C. The bond for this project will not be released until the Final LOMA or Final LOMR is issued by FEMA. The Floodplain Management Section of the City of San Diego's Engineering and Capital Projects Department will notify the Planning & Development Review Department of such issuance as soon as it is informed by FEMA.
11. Prior to the issuance of grading permits and/or final maps, the proposed project shall comply with all requirements of State Water Resource Control Board (SWCRB) Order No. 92-08-DWQ

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(NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. A Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed during the tentative map or prior to the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB 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 construction permit number for this project, shall be filed and the proposed project shall be designed in accordance with the Engineering & Capital Project Department's standards for SWPPPs to the satisfaction of the City Engineer.

12. Prior to the issuance of grading permits and/or final maps, pollution control devices, Best Available Technologies (BATs) and Best Management Practices (BMPs), as specified by the City Engineer, shall be utilized in designing the drainage and detention/desilting system in response to NPDES requirements.
13. Prior to the issuance of grading permits, the owner/permittee shall provide permanent desilting/detention basin(s) on the grading plans which meet the State of California 1993 Best Management Practice (BMP) handbook requirements to be self-draining within 72 hours to prevent the 10-day larval life cycle of the mosquito. The desilting/detention basin(s) shall be accessible for maintenance and/or periodic clean-out by the homeowner's association. These requirements shall be noted on the construction plans under the heading Environmental Requirements .
14. Prior to the issuance of the first building permit, the owner/permittee shall incorporate sound attenuation measures into the project plans as described in the acoustical report (Environmental Noise Assessment, Komula, January 8, 1999) to the satisfaction of the City Manager. Specifically, the plans shall indicate a six-foot-high noise attenuation barrier on the top-of-slope along the rear property lines of Lots 1-7 and a five-foot-high noise attenuation barrier at the top-of-slope along the rear property lines of Lots 24-27 and 66-68 to achieve a 65 dB(A) exterior noise level for the exterior usable areas for Lots 1-7, 24-27 and 66-68. The noise barrier on Lot 65 shall be stepped along the northern property line so that the top of the wall elevation is at least 375 feet above mean sea level. The proposed sound attenuation barriers shall be solid and continuous with no gaps or openings and a surface density of at least 3.5 pounds per square foot. The noise attenuation barriers shall be shown on the construction plans under the heading, Environmental Requirements .
15. Prior to certificates of occupancy, the City Manager shall verify that the sound attenuation barriers have been installed in accordance with the approved building plans. This requirement shall be noted on the construction plans under the heading Environmental Requirements .
16. Prior to the issuance of the first building permit, a final acoustical report and specific interior noise attenuation measures shall be submitted to and approved by the City Manager to achieve a 45 dB(A) interior noise level for the residences on Lots 1-8, 23-28 and 66-68. Attenuation of interior noise levels may be accomplished through upgraded construction materials with mechanical ventilation and special construction techniques. This requirement shall be noted on the construction plans under the heading Environmental Requirements .
17. Prior to issuance of building permits, the project shall incorporate low-flush toilets, low-flow

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faucets, and timers on sprinklers (including nighttime watering) into the construction plans, and provide information regarding water conservation measures to new residents at the time of lot purchase. These requirements shall be noted on the construction plans under the heading Environmental Requirements .

18. Prior to recordation of the first final map, the owner/permittee shall provide proof that a City-approved road alignment of Camino Ruiz, with appropriate environmental review under CEQA, provides adequate access to the project site to the satisfaction of the City Engineer. This requirement shall be noted on the construction plans under the heading Environmental Requirements .
19. Prior to issuance of certificates of occupancy, the owner/permittee shall provide proof of conformance with the transportation requirements in the Torrey Highlands Subarea IV Land Use Plan (July 1996), the Transportation Phasing Plan in the Torrey Highlands Public Facilities Financing Plan (October 1996), and the Torrey Highlands Final Environmental Impact Report (EIR No. 93-0152) Traffic Study (June 1996) to the satisfaction of the City Manager. These requirements shall be noted on the construction plans under the heading Environmental Requirements .
20. Prior to issuance of grading permits, the applicant shall provide a letter of verification to the Environmental Review Manager of the Land Development Review (LDR) Division stating that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans under the heading Environmental Requirements . ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.
21. The qualified paleontologist shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor.
22. The paleontologist or paleontological monitor shall be on site full time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
23. Where requested by the paleontologist, the Resident Engineer shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities in the area of discovery are allowed to resume.
24. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
25. Prior to the issuance of a certificate of occupancy, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the paleontological monitoring program shall be submitted to the Environmental Review Manager of LDR for approval.

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26. Prior to approval of grading permits, the owner/permittee shall provide a construction dust abatement management program. Dust abatement should consist of, but not be limited to, soil stabilizers, truck wash stations, and site watering to the satisfaction of the City Manager. The dust abatement program shall achieve a minimum of 80 percent dust abatement. Non-compliance shall result in a cessation of all construction activities. The dust abatement program shall be made a condition of the grading permit and monitored by the City. This requirement shall be noted on the construction plans under the heading Environmental Requirements.
27. Prior to the issuance of certificates of occupancy, the owner/permittee shall provide verification that the project is in compliance with the City's waste reduction and recycling plan (City Council Policy 900-06 and SRRE).
28. Prior to the issuance of certificates of occupancy, the owner/permittee shall provide verification that the project is in compliance with the construction timing and funding requirements established in the approved Facilities Benefits Assessment for the Carmel Mountain Road Water Pipeline and the Carmel Valley Road Trunk Sewer. The owner/permittee shall pay a fair share of other on-site and off-site water and sewer facility improvements necessary to serve development, as identified in the City's Water Master Plan, the Facilities Benefits Assessment, or during City Review of the proposed Vesting Tentative Map. These requirements shall be noted on the construction plans under the heading Environmental Requirements.
29. Prior to the issuance of grading permits, the owner/permittee shall submit an additional deposit of \$3,200 to ensure the successful completion of the mitigation monitoring and reporting program.