

RESOLUTION NUMBER R- 294520

ADOPTED ON FEB 06 2001

WHEREAS, Hidden Trails, LLC, a California Limited Liability Company, submitted an application to the City of San Diego for a Precise Plan; amendments to the Progress Guide and General Plan and the Otay Mesa Community Plan, including a Multiple Habitat Planning Area boundary adjustment; adoption of a Precise Plan; a Vesting Tentative Map; a Rezone; and a Planned Residential Development/Resource Protection Ordinance Permit for the Hidden Trails 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 7 FEB 06 2001; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report LDR No. 89-0739, SCH No. 1998021010; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that it is certified that Environmental Impact Report LDR No. 89-0739; SCH No. 1998021010, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process,

has been reviewed and considered by this Council in connection with the approval of the land use actions for the Hidden Trails project.

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

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council 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 
Mary Jo Lanzafame
Deputy City Attorney

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**MITIGATION MONITORING AND REPORTING PROGRAM
HIDDEN TRAILS PRECISE PLAN/
VESTING TENTATIVE MAP
LDR NO. 89-0739**

The California Environmental Quality Act (CEQA) requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that mitigation measures are implemented. The Program specifies what the mitigation is, when it should be accomplished, and what agency or City Department is responsible for ensuring completion. These measures are consistent with the "Proposed" mitigation measures in the Draft EIR for this project.

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A. Land Use

No mitigation measures.

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B. Landform Alteration/Visual Quality

Impact B-1-A: The potential loss of 1.8 acres of native vegetation within Planning Area 5 as a result of remedial grading activity in Planning Area 1.

Mitigation:

1. The treatment of landslides shall be determined prior to issuance of grading permits, and shall be depicted on the final grading plans approved by the City Engineer. Development Services shall be notified if, in order to properly treat landslides, any changes need to be made that deviate from the approved grading plan. The City shall have final approval over any proposed changes. In the event remedial grading for Planning Area 1 results in the disturbance of any portion of the 1.8 acres of natural open space associated with Planning Area 5, the grading permit applicant shall provide plans to replace soil and associated earth materials in a manner that emulates the natural terrain prior to grading. This shall be completed concurrently and in conjunction with the relocation of the Otay Tarplant proposed under Mitigation E-1-A.2. in the Biological Resources discussion.

Impact B-1-B: The loss of hydro-seed vegetation off-site as a result of grading the connection of Hidden Trails Drive to Ocean View Hills Parkway.

Mitigation:

2. Final grading plans for the project shall indicate the treatment of the off-site graded slopes associated with the connection of Hidden Trails Drive and Ocean View Hills Parkway with a native, drought tolerant hydro-seed mix in accordance with the project Landscape Plan and the City Landscape Technical Manual.

C. Geology, Soils and Erosion

Impact C-1: Grading and development in areas containing adverse geologic conditions.

Mitigation:

1. Prior to the issuance of any grading permit, a geotechnical report and final grading plan shall be submitted to the City Engineer for review and approval. All specifications established by the geotechnical report shall be incorporated into the final grading plan.
2. Prior to the issuance of any grading permit, a qualified geotechnical consultant shall be retained to monitor all grading operations. The applicant shall submit periodic grading reports to the City as requested.
3. Prior to issuance of any grading permits, the treatment of landslides shall be determined and the extent thereof shall be depicted on the final grading plans approved by the City Engineer. The Planning and Development Review Department shall be notified if, in order to properly treat landslides, any changes need to be made that deviate from the approved grading plan. The City shall have final approval over any proposed changes.
4. As a condition of the grading permit, fill slopes shall be constructed in accordance with the approved grading plans. Fill slopes shall be undulating and natural to the greatest extent possible. All fill slopes shall be depicted on the final grading plans. Supervision of fill slope construction shall be carried out by a geotechnical consultant. Field inspectors from the City shall inspect all fill slopes to ensure conformance with the approved plans prior to issuance of building permits.
5. As a condition of the grading permit, all cut slopes shall be mapped for indications of potential instability by an engineering geologist. Cut slopes that could be potentially unstable shall be identified on the grading plan with a note to evaluate their stability during construction. The geological consultant shall evaluate any cut slopes determined to be unstable and shall make recommendations for treatment of these slopes to increase their stability, as approved by the Planning and Development Review Department. All recommendations of the City Engineer shall be incorporated into the grading plan for the project. Any changes made to the grading plan shall be reviewed for approval by Planning and Development Review Department. All cut slopes shall be completed prior to issuance of building permits.

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6. As a condition of the grading permit, the entire cut portion of any area planned for structures on transition lots shall be over excavated to a minimum depth of 3 feet below finished grade and replaced with compacted fill. These areas shall be depicted on the final grading plans. A geotechnical consultant shall supervise this procedure.
7. Prior to issuance of the grading permit, all compressible alluvium or other compressible soils shall be removed in areas proposed for improvements or structures. Areas where the removal of such compressible soils is required shall be depicted on the final grading plans. A geotechnical consultant shall supervise the removal of this material.
8. As a condition of the grading permit, all areas to receive fill shall be scarified to a minimum depth of 6 inches. The fill material shall be brought to at least two percent over optimum moisture conditions, and shall be compacted to at least 90 percent relative compaction. This procedure shall be carried out under the supervision of the geotechnical consultant.
9. Prior to the issuance of building permits, the geotechnical consultant shall ensure that cut slopes shall be stabilized by stability buttresses where necessary.
10. Prior to issuance of building permits, cut and fill slopes shall be evaluated by a geotechnical consultant for conformance with specifications established by the approved final grading plan.
11. As a condition of the grading permit, long-term settlement analysis conducted by a geotechnical consultant shall be required for deep fills.
12. Prior to the issuance of a building permit, foundations, slabs, footings, and retaining walls shall be designed in accordance with specifications detailed in the geotechnical report. The geotechnical consultant shall assist in design preparation. These structures shall be described in the final building plans, and their design subject to the approval of Development Services.

Impact C-2: Project grading would result in increased soil erosion.

Mitigation:

13. Prior to issuance of building permits, all manufactured slopes shall be landscaped in accordance with the Landscape Technical Manual with appropriate plantings within 90 days following grading. This task shall be supervised by geotechnical and biological consultants. The City shall verify compliance with this mitigation measure.

14. Prior to issuance of any grading permit, landscaping plans shall be approved by the City. The plans for manufactured slopes shall utilize a combination of irrigated native landscaping within Brush Management I areas and drought-tolerant, slope-stabilizing native or naturalized vegetation requiring little or no irrigation in the remaining slope areas in accordance with the City's Landscape Technical Manual. A biological consultant shall supervise these activities.
15. Prior to the issuance of any building permit, compacted areas shall be treated (e.g., scarified) to facilitate revegetation and reduce erosion potential. This activity shall be supervised by a biological consultant.
16. Prior to the issuance of building permits and under the supervision and approval of a geotechnical consultant, berms shall be constructed at the top of all slopes as shown on the grading plans.
17. As a condition of the grading permit, and prior to the issuance of any grading permit, after completion of all grading activities, and prior to installation of plants and irrigation systems, soils testing shall be conducted by a certified agronomic soil testing laboratory to ensure plant compatibility with the chemical and physical characteristics of the exposed soils. All slopes shall be landscaped immediately upon receipt of the test results. Compliance with this measure shall be determined by a biological consultant, and will be a condition of issuance of building permits.
18. As a condition of the grading permit, the project applicant shall provide testing and observation reports to the City on a periodic basis to verify that design and construction requirements are completed according to the grading plans.

D. Hydrology/Water Quality

Impact D-1: The project could increase storm flows and result in adverse water quality impacts.

Mitigation:

1. Prior to the issuance of the grading permit, a comprehensive drainage study shall be prepared and submitted to the City for review and approval.
2. Prior to the issuance of any grading permit, drainage plans shall be submitted to the City Engineer for review and approval. The drainage plan shall incorporate facilities such as storm drains, retention basins, sediment basins, and energy dissipators to provide for control of long-term erosion, sedimentation, and pollutants in project runoff. These facilities shall be located within the development envelope outside of the MHPA and would occupy 1.8 acre outside of the MHPA. Subsequent to project completion, and prior to issuance of Certificates of Use and Occupancy, the drainage facilities shall be inspected for adequacy by a qualified expert approved by the City (inspection cost to be at the applicant's expense) to ensure adequate water quality control in project drainage facilities. A geotechnical consultant shall supervise all grading and drainage construction activities.
3. Prior to the issuance of any grading permit, plans shall be submitted and approved to mitigate project 100 year storm frequency peak discharges offsite and reduce water quality impacts to the Lower Otay drainage basin, the project shall not increase existing flows and shall participate in a flood control district, design and construct flood routing facilities, and install necessary downstream improvements. The City Engineer shall review and approve the final facilities plans. The City shall verify implementation of the approved plans.
4. Prior to issuance of building permits, periodic inspection during grading, excavation, and construction shall be conducted by a registered civil engineer, approved by the City Engineer, to ensure the proper placement of drainage and erosion control facilities. Inspections shall occur prior to initiation of work (review of plans), prior to actual placement of facilities, and on a weekly basis for those areas subject to short-term construction runoff and erosion. All drainage and erosion control facilities shall be in place. The City shall have inspection approval authority prior to release of bonds.
5. Prior to the issuance of any certificates of occupancy, post-construction monitoring shall be conducted by the City or its designee, to ensure regular maintenance of all drainage facilities, to map all subdrain outlets, and to evaluate the downstream effects due to project construction. If determined necessary by the City, measures to eliminate

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or minimize any additional potential drainage impacts shall be created and implemented. It may be necessary to hold any final permits until downstream effects have been evaluated and potential impacts mitigated. The Planning and Development Review Department shall verify compliance with this measure.

6. Prior to issuance of building permits, the project applicant shall provide written reports to the City to verify that design and construction recommendations are completed according to grading plans, drainage plan, and erosion control plan. Compliance with these measures shall be verified by the City. All plans shall be implemented, and all facilities in place.
7. As a condition of the grading permit, per the Clean Water Act, "Best Management Practices" to control sediment and pollutants from entering storm water runoff are required for the proposed project, under the City's municipal permit. The project will provide source control BMP's via landscaping of all slopes and street rights-of-way to prevent erosion and a grading/drainage concept which directs water away from easily erodible areas. The water is to be directed into a drainage system designed to safely handle the storm water runoff. Additionally, desilting basins will be provided at strategic locations within the project area. Any other applicable source control or BMP's which may be implemented on a city-wide basis in conjunction with the City's municipal NPDES permit (Permit No. CA 0108758) and State Regional Water Quality Control Board (RWQCB) Order No. 90-42 shall be incorporated into the PRD, as applicable.
8. Prior to issuance of grading permits, a General Construction Activity Storm Water Permit (NPDES No. CAS000002) shall be obtained from the SWRCB prior to project implementation. Such permits are required for specific (or a series of related) construction activities which exceed five acres in size and include provisions to eliminate or reduce off-site discharges through implementation of a Storm Water Pollution Prevention Plan. Specific SWPPP provisions include requirements for erosion and sediment control, as well as monitoring requirements both during and after construction. Pollution-control measures also require the use of best available technology, best conventional pollutant control technology, and/or best management practices to prevent or reduce pollutant discharge (pursuant to SWRCB definitions and direction).
9. Prior to issuance of any building permit, specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soil and water contamination.

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The above measures shall be implemented through conditions of approval for the proposed Precise Plan and VTM. These measures shall be noted as environmental mitigation on the grading plans. Prior to issuance of the grading permit, the City shall review the plans to ensure implementation of these measures. All facilities shall be in place prior to issuance of building permits. The cost of implementing this mitigation shall be the responsibility of the applicant.

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E. Biological Resources

Impact E-1-A: The direct loss of maritime succulent scrub, non-native grasslands and MSCP-identified narrow endemic plant species populations (Otay tarplant and variegated dudleya) and cholla thicket nest habitat for the coastal cactus wren.

Mitigation:

1. Prior to approval of the Final Map for the VTM, the Final Map applicant shall dedicate in fee title 35.8 acres of maritime succulent scrub, 8.8 acres of coastal sage scrub, 8.3 acres of mixed chaparral and 6.0 acres of non-native grasslands within the on-site boundary-adjusted MHPA to the City of San Diego. This includes mitigation if remedial grading is necessary for development of the multi-family enclave (Planning Area 4). The 129.5-acre MHPA shall be placed in an open space easement restricting any grading for development purposes prior to approval of the final map.
2. Prior to approval of the Final Map for the VTM, a final revegetation plan consistent with the conceptual revegetation plan shall be prepared and submitted to the City (See Appendix B). A conceptual revegetation plan has been prepared for the Hidden Trails project which outlines the steps necessary to relocate narrow endemic species including variegated dudleya, Otay tarplant and cholla thickets which are nesting sites for the coastal cactus wren (see Appendix B Map Pocket). Success criteria and long-term monitoring have been proposed as part of the plan. A surety bond shall be posted by the project developer based on a cost estimate for implementation of the final revegetation plan prior to approval of any grading permit. The cost estimates shall be prepared as part of the final mitigation plans as outlined above with the project developer posting a percentage portion of the bond value as determined by the City Engineer.
3. Prior to approval of the Final Map for the VTM, the location of the large population of Otay tarplant located within Planning Area 5 shall be indicated on grading plans and the limits staked in the field prior to grading activity as an area to be avoided. In the event that remedial grading would impact some or all of this Otay tarplant population, the project developer shall collect and stockpile the associated soil and seed base before remedial grading. The soil stockpile shall be returned to its point of origin no later than eight calendar days after removal. If the stockpiled soil cannot be replaced at its point of origin before eight calendar days, an alternative site shall be found. Contingency sites shall be identified prior to the removal of the soil for stockpiling. The project biologist shall monitor the replacement area for success using the criteria and schedule identified under Mitigation No. 2 above.

4. Prior to approval of the Final Map for the VTM, the location of the Otay transplantation site C and Cholla patch relocation site D shall be indicated on grading plans and the limits staked in the field prior to grading activity as area to be avoided. In the event that remedial grading would impact some or all of these transplantation areas, the project developer shall collect and stockpile the associated soil and seed base before remedial grading. The soil stockpile shall be returned to its point of origin no later than eight calendar days after removal. If the stockpiled soil cannot be replaced at its point of origin before eight calendar days, an alternative site shall be found. Contingency sites shall be identified prior to the removal of the soil for stockpiling. The project biologist shall monitor the replacement area and transplantation efforts for success using the criteria and schedule identified under Mitigation No. 2 above.

Impact E-1-B: The direct loss of 0.44 acre of ephemeral stream area within the Precise Plan and the combined on-site and off-site impact to 0.4 acre of artificially created mulefat scrub.

Mitigation:

5. Prior to approval of the Final Map for the VTM portion of the Precise Plan, a Final Ephemeral Stream/Mulefat Scrub Mitigation Plan shall be prepared in accordance with the attached Conceptual Ephemeral Stream Mitigation Plan (Appendix F) providing for a minimum of 0.84 acre of on-site wetland (riparian scrub) preservation and 0.84 acre of wetlands habitat to be created or restored within the designated open space area of the VTM. The creation/restoration areas shall be located within the disturbed area surrounding the riparian forest habitat located at the west-central portion of the site.
6. Prior to approval of any grading permit, a surety bond shall be posted by the project developer based on a cost estimate for implementation of the final mitigation plan. The cost estimates shall be prepared as part of the final mitigation plan for ephemeral stream/mulefat scrub impacts as outlined above with the project developer posting a percentage portion of the bond value as determined by the City Engineer.

The above measure provides mitigation for development impacts to ephemeral streams and their associated habitat as well as the artificially created mulefat scrub by increasing the habitat value of the preserved stream area through wetlands creation/restoration and monitoring procedures. The creation/restoration and preservation of 1.68-acre of wetlands habitat is consistent with Army Corps of Engineers and California Department of Fish and Game policy of "no net loss" of wetlands. The typical means in which this policy is implemented is through the creation/restoration and preservation of wetlands at a 2:1 ratio. Therefore, the direct impact is reduced to a level that is less than significant.

Impact E-1-C: Short-term construction noise impact to on-site California gnatcatchers.

Mitigation:

7. Prior to the recordation of any Hidden Trails Precise Plan Final Map and/or issuance of grading permits, a note shall be added to the grading plans stating that no clearing, grading or construction activities shall occur during the California gnatcatcher breeding season (March 1 to August 15) within the current MHPA (Planning Area 4). Grading adjacent to the current MHPA shall incorporate noise reduction measures (such as berms or temporary sound walls) to reduce grading-associated noise at the edge of the habitat to below 60 dBA averaged hourly or at ambient noise level if ambient noise exceeds 60 dBA during California gnatcatcher breeding season (March 1 to August 15) consistent with the MHPA Adjacency Guidelines. On-site monitoring of construction noise through noise meter sampling at points adjacent to noise reducing measures shall be completed by the project biologist and/or acoustical engineer to confirm that noise impacts within the MHPA do not exceed 60 dBA. The outcome of the testing efforts shall be provided through written summary reports to the City Engineer on a biweekly basis throughout the duration of grading activity. The report shall differentiate between noise produced by project grading activity and noise produced by other non-project related sources.

Impact E-2: Indirect impacts to on-site biological resources, edge effects, MSCP covered species and compliance with MSCP Adjacency Guidelines:

Mitigation:

8. A Final MSCP Compliance Program Document which implements the physical features illustrated in Figure III-3, MSCP Compliance Program, shall be completed to the satisfaction of Development Services, Environmental Analysis Section (EAS) to comply with the MSCP Land Use Adjacency Guidelines and Specific Policies and shall include at a minimum the following:

Methods to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade the natural environment or ecosystem processes within the MHPA;

A specific Residential Source Control Best Management Practices (BMP's) Program as it relates to non-point pollution and toxins;

Lighting restrictions in all development areas adjacent to the MHPA to ensure that lighting shall be directed away from the MHPA;

Noise reduction measures shall be developed to ensure noise impacts do not interfere with wildlife utilization of the MHPA and shall include restrictions on lighting and evening activities at active and passive recreation areas located in the vicinity of the MHPA;

Construction and maintenance of a six-foot high block wall along the eastern boundary of the multi-family area. Access to the MHPA from the multi-family area shall be restricted through a combination of fencing or walls;

The proposed multi-family units shall be restricted to have no pets, excluding dogs under 30 pounds, birds and fish to reduce the risk of cats from entering the MHPA and disturbing native song birds and other wildlife. This requirement shall be placed as a condition of the operation of the PRD and future tenants shall be informed of the restriction prior to execution of any lease or rental agreement;

Development of a planting plan incorporating thorny vegetation along Hidden Trails Drive and the northern project boundaries which would restrict public access into the MHPA to a designated trail at the proposed scenic overlook at Hidden Trails Drive;

The provision of educational materials for all residents relative to the sensitivity of the MHPA, responsible pet care, proper landscape maintenance techniques and the importance of not collecting plants or animals within the MHPA;

Development of a planting plan which shall include the utilization of native trees and shrubs along the development interface of the MHPA;

Development of a Brush Management Plan in accordance with the requirements of the MSCP, and;

Final Revegetation Plans.

The above measures reduce indirect impacts to on-site biological resources and edge effects and complies with MSCP Adjacency Guidelines by providing a management plan which addresses indirect impacts and edge effects through the following means:

Structural and managerial methods which preclude polluted runoff from entering the MHPA.

Lighting structures which aim light away from wildlife movement areas.

Restrictions on activities which produce noise and during evening hours when animal movement is most likely and the inclusion of walls to limit sound during all hours.

Limiting uncontrolled access into the MHPA through the use of fencing and native thorny vegetation along trails and other areas historically used for off-road vehicle activity.

Limiting the likelihood of pets owned by project residents entering the MHPA and hunting or disturbing native animals.

Limiting the likelihood of uninformed residents inadvertently impacting the MHPA through the distribution of educational materials;

Integrating urban interface areas with the MHPA through the use of landscaping which replicates adjacent habitat areas to the greatest extent feasible.

Integrating sensitive habitat mitigation into the program to ensure that any conflicts between the program and the mitigation plans are avoided.

F. Cultural Resources

Impact F-1: Grading activities on or in the vicinity of cultural resource sites could result in the disturbance of previously unknown cultural or historic resources that were not fully characterized by previous resource testing.

Mitigation:

1. Prior to the issuance of a grading permit, the project developer shall provide verification that a qualified archaeologist and/or an archaeological monitor have been retained to implement the archaeological monitoring program. This verification shall be in the form of a letter from the Project Manager to the Environmental Analysis Section (EAS) of Development Services.

A qualified archaeologist is defined as an individual certified by the Society of Professional Archaeologists (SOPA). At least 200 hours of field experience required for certification must have been obtained in southern California. Uncertified individuals who believe they meet the requirements for certification may submit evidence of their qualifications to Development Services.

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

The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the monitoring program and to discuss excavation plans with the excavation contractor. The requirements for archaeological monitoring shall be noted on the construction plans. The archaeologist's duties shall include monitoring, evaluation, analysis of collected materials, and preparation of a monitoring results report in conformance with the City's guidelines for the Determination of the Significance of Archaeological Sites. These duties are defined as follows:

The project manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.

Monitoring

The qualified archaeologist or archaeological monitor shall be present on-site during construction activity involving work in previously undisturbed soils.

Evaluation

In the event that cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact EAS at the time of discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with EAS. EAS must concur with the evaluation procedures to be performed before construction activities are allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

Analysis

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

Report Preparation

A monitoring results report with appropriate graphics, which describes the results, analyses, and conclusions of the above program shall be prepared and submitted to EAS within three months following termination of the cultural resources program. Also, any sites or features encountered shall be recorded with the South Coastal Information Center at San Diego State University and with the San Diego Museum of Man.

G. Paleontological Resources

Impact G-1: Grading of the site could lead to the loss of valuable fossil resources and limit scientific knowledge regarding the geologic past of the site and surrounding area.

Mitigation:

1. The project developer shall provide a letter of verification to the Environmental Analysis Section of Planning and Development Review stating that a qualified paleontologist has been retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or M.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 may be retained to perform on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil material and who is working under the supervision of a qualified paleontologist.

All persons involved in the paleontological monitoring of the project shall be approved by EAS at least 30 days prior to the preconstruction meeting.

The qualified paleontologist shall attend the preconstruction meeting to consult with the excavation contractor. The paleontologist's duties shall include monitoring, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections and preparation of a monitoring results report. These duties are defined as follows:

Monitoring

The paleontologist or paleontological monitor shall be on-site to inspect for fossils during all excavation activities. Monitoring shall be done full-time in those formations with a high sensitivity rating, and shall be half-time in those formations with a moderate sensitivity rating. The monitoring time may be increased or decreased at the discretion of the paleontologist in consultation with EAS. Monitoring shall occur only when excavation activities affect the geologic formation.

Salvaging

In the event that fossils are encountered, the paleontologist shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of

small fossil remains, it may be necessary to set up a screen-washing operation on-site.

The paleontologist shall contact EAS at the time of discovery. EAS must concur with the salvaging methods before construction activities are allowed to resume.

Fossil Preparation

Fossil remains shall be cleaned, sorted, repaired, cataloged, and then (with the permission of the owner of the property where the remains were collected) stored in a local scientific institution that houses paleontological collections.

The qualified paleontologist shall be responsible for preparation of fossils to a point of identification, and submittal of a letter of acceptance from a local qualified curation facility. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact EAS to suggest an alternative disposition of the collection.

Report Preparation

A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above monitoring program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program, and prior to DSD's final inspection. Any discovered fossil sites shall be recorded at the San Diego Natural History Museum.

H. Air Quality

No mitigation measures.

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I. Noise

Impact I-1: Project construction may exceed noise thresholds for adjacent residential areas.

Mitigation:

1. The following mitigation measures require adherence to standard City policies regarding noise control and do not require additional noise attenuation measures beyond these policies.
2. Construction activities shall comply with City of San Diego Municipal Code, Section 59.5.0404 relating to construction noise. Construction is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday (except on legal holidays as specific in Section 21.04 of the Municipal Code).
3. Prior to the issuance of any grading permits, the grading plan shall be reviewed and approved by the Planning and Development Review Department, Noise Abatement Officer, to ensure the following notes have been added to the grading plans:
4. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the Building Official.
5. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers, to the satisfaction of the Building Official.
6. During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors during construction activities, to the satisfaction of the Building Official.

Impact I-2: Cumulative traffic along Ocean View Hills Parkway may cause exterior noise levels to exceed the 65dBA CNEL threshold at on-site residences located adjacent to the roadway.

Mitigation:

7. Prior to the issuance of any building permits, the project applicant shall submit an acoustical analysis to Planning and Development Review Department, Noise Abatement Officer, Acoustical Plan Check for the proposed residential units within the project site located along Ocean View Hills Parkway. The plan check shall include design plans for noise barriers at this location to ensure that the future CNEL at the rear yards and side yards of homes adjacent to Ocean View Hills Parkway shall be

mitigated to 65 dBA CNEL or less with the construction of a noise wall/barrier at the residential property line.

8. Prior to the issuance of any building permit, the project applicant shall submit an interior acoustical analysis to the Planning and development Review Department, Noise Abatement Officer, for approval. The acoustical study shall depict all portions of the site that are in excess of 60 decibels (dB(A)), community noise equivalent level (CNEL). Mitigation measures must be included in the acoustical study that would reduce interior noise levels to 45 dB(A), CNEL, or less. A set of construction plans must also be submitted, for approval, that depict the mitigation, that would reduce the interior noise level to within the City of San Diego's Progress Guide and General Plan standards.

Impact I-3: The runway expansion proposed at Brown Field may cause interior noise levels to be exceeded where the project is situated in the projected 60 dBA CNEL noise contour.

Mitigation:

9. Pursuant to the Airport Noise/Land Use Compatibility Matrix Implementation Directives as contained within the *Comprehensive Land Use Plan for Brown Field*, prior to issuance of building permit ~~project approval~~, an acoustical study to assure that interior noise levels will not exceed 45 dBA shall be prepared for new residential uses located within the 60 dBA CNEL noise contours of Brown Field ~~should~~ based on a worst-case runway expansion Alternative which would locate such contours on-site ~~be implemented prior to development of the proposed project~~. The acoustical analysis, ~~if necessary~~, shall be prepared by an acoustical engineer and submitted to Planning and Development Review Department, Noise Abatement Officer, Acoustical Plan Check to determine the appropriate design and use of building materials to ensure that the interior noise levels in all residences within the 60 dBA CNEL contour do not exceed 45 dBA CNEL.

J: Traffic and Circulation

No mitigation measures.

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K. Public Facilities and Services

Impact K-1: The project would result in increased demand on schools and increase the solid waste stream.

Mitigation:

Schools

1. Prior to the issuance of building permits the applicant shall enter into an agreement with the school districts stipulating that portable classrooms would be installed at the affected schools on an as-needed basis. The project applicant and surrounding developments shall share all costs incurred from the use of portable classrooms. An agreement shall be entered with the affected school districts that specifies the project's financial liability for the use of portables.
2. The school agreements for portable classrooms shall be coordinated with the San Ysidro School District, Sweetwater Union High School District and the City. The foregoing measures shall be implemented through conditions of approval of the proposed Precise Plan and VTM. The measures shall be noted on the grading and building plans. Prior to release of development bonds, the City shall review the agreements to ensure they meet the satisfaction of either the affected school districts or the Parks and Recreation Department. The cost of implementing this mitigation measure shall be the responsibility of the project applicant.

Solid Waste

3. Prior to the issuance of any building permit and as a condition of the PRD adequate interior and exterior storage areas for recyclables shall be provided, in accordance with the City's Municipal Code Section 101.2001. The applicant shall ensure that the designated areas are in a convenient location for tenants and service providers.

Issue K-2: The project would result in an increased demand for water and sewer services and would require the extension of these services into the project site.

Mitigation:

4. Prior to the submittal of any public improvement drawings, the applicant shall submit water and sewer studies for review and approval by the City's Water and Metropolitan Wastewater Departments' Managers Water Department (City Water Department). The applicant shall design all public water and sewer facilities to the most current edition of the "City of San Diego Water & Sewer Design Guide." The water study shall include

a study of reclaimed water transmission and on- and off-site distribution facilities. The project applicant shall, in conjunction with currently planned projects in the area, prepare a regional water study to identify water facilities necessary to serve the area as a whole. This study shall identify the location and sizing of a storage reservoir to serve the South San Diego region. The storage reservoir shall be subject to additional environmental review and may require additional environmental mitigation measures. This study shall be submitted to the City prior to approval of any Final Maps. The regional water study shall be subject to approval of the City of San Diego Water Department.

5. Prior to the submittal of any public improvement drawings, the applicant shall submit water and sewer studies for review and approval by the City's Water Department. The applicant shall design all public water and sewer facilities to the most current edition of the "City of San Diego Water & Sewer Design Guide." The water study shall include a study of reclaimed water transmission and on and offsite distribution facilities.
6. Prior to approval of the Final Map, on-site and off-site water and sewer improvements shall be designed and installed by the project applicant to the satisfaction of the City's Water Department.
7. Prior to issuance of building permits, written verification shall be obtained from the City to ensure that water and sewer service would be provided to the project.
8. Prior to issuance of any grading permit, the above measures shall be implemented through conditions of approval of the proposed Precise Plan and VTM. All mitigation measures required for the storage reservoir shall be noted on the grading plan. All facilities shall be in place prior to issuance of building permits. The cost of implementing this mitigation shall be the responsibility of the project applicant.

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