

RESOLUTION NUMBER R- 296198

ADOPTED ON MAR 18 2002

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that the information contained in the Environmental Impact Report LDR File No. 98-0718 [EIR] has been completed in compliance with the California Environment Quality Act and State CEQA guidelines, and that said EIR reflects the independent judgement of the City of San Diego as Lead Agency; and stating for the record that the final EIR has been reviewed and considered prior to approving the project; and adopting the findings and statement of overriding considerations; and adopting the Mitigation, Monitoring, and Reporting Program, on file in the office of the City Clerk, which has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Carmel Valley Road Enhancement.

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 Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, a copy of which is on

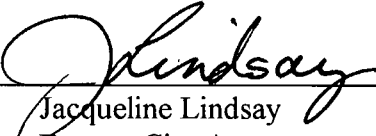
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file in the office of the City Clerk and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council 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 as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: CASEY GWINN, City Attorney

By  \_\_\_\_\_  
Jacqueline Lindsay  
Deputy City Attorney

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3/5/02  
Or.Dept: E&CP  
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**MITIGATION MONITORING AND REPORTING PROGRAM  
ALTERNATIVE A**

**SCH No. 99041003**

**LDR No. 99-0718**

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon certification of an Environmental Impact Report (EIR). It stipulates that "the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."


This MMRP addresses the adopted Carmel Valley Road—Alternative A configuration. Alternative A encompasses a set of actions designed to provide minimal changes to Carmel Valley Road. Under this alternative, no actions are proposed that would impact the south side (lagoon side) of the road. Minimum improvements would be made on the north side of the road. The MMRP provides mitigation for this alternative for Carmel Valley Road.

This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies: (1) mitigation measures to be implemented prior to, during, and after construction of the Carmel Valley Road Enhancement Project; (2) the individual/agency responsible for that implementation; and (3) criteria for completion or monitoring of the specific measures. It incorporates revisions to mitigation measures resulting from public review.

**PROJECT DESCRIPTION**

The City's Engineering and Capital Projects Department (ECP) is evaluating three alternatives to enhance approximately 1.2 miles of Carmel Valley Road. The project would implement the goals, objectives, and specific improvements for Carmel Valley Road as stated in the Torrey Pines Community Plan. This project is located between Portofino Drive and Via Mar Valle, in the Torrey Pines community. Several alternative operating scenarios have been identified for the operation of Carmel Valley Road and the surrounding roadway network, and a draft report has been prepared by BRW. The following scenarios are addressed in the draft report.

- Alternative A—This alternative encompasses minimal modifications to the existing roadway, as well as minimal safety enhancements and amenities for pedestrians and bicyclists. Roadway improvements to Carmel Valley Road under this alternative would include the installation of a continuous curb and gutter, with a sidewalk, from Via Donada to Portofino Drive. A "shared roadway" (no

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bike lane) would also be included. No drainage or sedimentation improvements would occur.

- Alternative B— This alternative incorporates moderate changes to the roadway, as well as moderate enhancements to safety and pedestrian and bicyclist amenities. Three different design options for the Carmel Valley Road/Portofino Drive intersection area are evaluated, in order to incorporate different improvements identified by the Task Force. These design options are referred to in this EIR as Alternatives B-1, B-2, and B-3. Alternative B-1 includes road improvements described under Alternative A, continuous curb and gutter on the south side of Carmel Valley Road, a Class II bike lane for a portion of the roadway, a pedestrian path on the south side of the roadway, and storm sedimentation basins to control runoff into adjacent Peñasquitos Lagoon. Alternative B-2 builds on B-1 by including Class II bike lanes along the entire project. Alternative B-3 would implement further modifications to the roadway by including a left-turn lane at the Portofino Drive intersection in addition to those improvements described under Alternatives B-1 and B-2. Each of the design options under Alternative B would also include the installation of street lighting and decorative pavement.
- Alternative C—This alternative would incorporate the most extensive modifications to the roadway, but also would provide the largest safety enhancements and amenities for pedestrians and bicyclists. This alternative would include all of the enhancements described under Alternative B-2 and would add a continuous left-turn lane along Carmel Valley Road, as well as underground sedimentation tanks and oil water separators to control runoff into Penasquitos Lagoon.

## **THE MONITORING SYSTEM**

Carmel Valley Road would be constructed by the ECP. Upon its completion, the ECP would be responsible for maintenance and operation, as the facility would be designed to meet City of San Diego standards. The City would be responsible for implementation and monitoring of the mitigation measures presented in the EIR, which are further specified below.

The Land Development Review (LDR) Division of the City of San Diego Planning and Development Review Department (PDR) would be the primary group responsible for monitoring mitigation measures. PDR would be responsible for ensuring compliance with codes and permit conditions during project implementation.

ECP would be responsible for ensuring that the mitigation measures required for project completion would be included in the construction plans and specifications. ECP would then route plans and specifications to PDR prior to construction. PDR would verify that the mitigation measures are clearly defined in construction plans and final engineering plans as needed. The contractor would be responsible for implementing and carrying out the construction plans and specifications. PDR representatives would attend any

necessary pre-grading meetings and conduct site visits as needed to ensure the required mitigation is implemented. Status reports regarding compliance would be submitted to PDR with remedial action taken as necessary. City staff would continue monitoring the project through site visits during construction and grading to verify conformance with the approved plans and mitigation measures. Long-term mitigation measures that extend beyond the permitting process would be monitored by the PDR.


This MMRP lists the specific measures required to reduce the project's environmental impacts to below a level of significance for seven issue areas: geology/soils, hydrology and water quality, biological resources, noise, recreation, traffic/parking, and historical resources.

### Geology/Soils

Geo-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

Geo-2 Prior to grading, erosion control measures shall be provided to the satisfaction of the City Engineer in conjunction with the site development. All erosion control measures and construction activities shall avoid wetland areas flagged by the Project Biologist. These measures could include, but are not limited to the following:

- a) As much as is practicable, no grading will take place during the rainy season (November to February).
- b) The extent of the graded area exposed at one time, and the duration of exposure will be minimized.
- c) All graded areas will be landscaped prior to the rainy season with temporary or permanent landscape materials.
- d) Perimeter-control practices such as water bars or sediment traps will be installed to protect the undisturbed area from off-site runoff and to prevent sediment damage to areas below the project site.
- e) Installation/construction of the erosion and runoff control measures will be completed prior to the commencement of major grading activities. This will include the perimeter-control practices and will be indicated on the grading plans.
- f) Disturbed areas will be stabilized within 2 weeks of the completion of grading. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.
- g) A thorough maintenance and follow-up program will be implemented. Considerations would include disposal areas for

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sediment that is removed from control structures during maintenance; wet-weather emergency plans including Hyplon-type liners to be used over exposed soil; a 24-hour phone contact of the person responsible for maintenance; and/or designation of methods and responsibility for removal of temporary control structures.

- h) Except as required to move earth to construct this project, and except for those materials and measures used in the construction of this project, no debris, soil, silt, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products, or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into Los Peñasquitos Lagoon. Sandbags will be placed between the edge of construction and the wetlands to prevent such contamination from entering the lagoon.
- i) A monitoring device should be installed or regular monitoring shall be conducted along the project corridor to measure parameters including, but not limited to: total dissolved solids, temperature, and bacterial constituents. A monitoring program should be developed in accordance with Los Peñasquitos Lagoon Watershed Management Plan, and coordination with the City of San Diego NPDES monitoring program and the RWQCB.
- j) The Engineering and Capital Projects Department (ECP) shall implement a maintenance program to remove excessive sedimentation and other materials from the sedimentation ponds, as needed.

Geo-3 Prior to grading, temporary erosion protection in the form of a filter system (bio-bags) shall be installed by ECP around each inlet, reducing sedimentation entering the lagoon during construction.

Geo-4 Prior to grading, erosion protection in the form of rip rap at the outfall of each cross culvert shall be installed by ECP to dissipate and minimize erosive forces. In addition, vegetated swales shall be used to convey runoff from new culvert outfalls to existing swales.

Geo-5 Prior to the pre-construction meeting, ECP shall obtain coverage under a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality (RWQCB). The permit requires the development of a Storm Water Pollution Prevention Plan and monitoring plan that must address all phases of construction. The SWPPP shall address the management of materials (significant pollutants) used in the maintenance of construction vehicles, and the control and transport of sediment, which is defined as a significant pollutant under NPDES

regulations. The permit entails the use of Best Management Practices (BMPs).

Geo-6

Prior to the pre-construction meeting, the ECP shall submit an approved SWPPP, satisfactory to the City Engineer, containing all of the following requirements. This requirement shall be noted on the grading and construction plans under the heading "Environmental Requirements."

- a) A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned unit development plans where such development is proposed to occur on lands that shall be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm). Runoff control shall be accomplished by establishing on-site or at suitable nearby locations catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.
- b) Temporary sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 15 including graded pads and stockpiles, shall be suitably prepared to prevent excessive soil loss during the late fall and winter seasons. All graded slopes shall be stabilized prior to November 15, by means of native vegetation, if feasible, or by other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect or other qualified professional. Erosion control utilizing vegetation may include but is not limited to seeding, mulching, fertilization, and irrigation within sufficient time prior to November 15 to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness. From November 15 to March 31, grading may be permitted provided ECP conforms to the requirements of subsection C and submits monthly documentation within two weeks following the end of the preceding month to the City Engineer of the condition of the erosion control

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procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

- c) From November 15 to March 31, grading may occur in phased increments as determined by the City Engineer provided all of the following requirements have been met:
  - 1) The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins, detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the off site transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 15 and March 31.
  - 2) Temporary detention basins and other control measures employed shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm).
  - 3) The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within five working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's ability to grade during the period of November 15 to March 31.
  - 4) Overall, field review of grading operations shall be performed by the City Resident Engineer on each grading project in the Coastal Zone.
- d) Field review of erosion control devices, sedimentation basins, detention basins, and landscaping shall be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 15 and March 31. The City Engineer shall prepare a periodic report documenting the compliance of all individual projects with the grading and erosion control requirements. The report shall be completed as of November 15 of each year.



- e) The City Engineer shall periodically review and prepare a report on the effectiveness of the runoff and erosion control measures established for the North City areas within the Coastal Zone that drain into Los Peñasquitos or San Dieguito Lagoons. The initial report shall be completed within two years following the adoption of the erosion control measures and thereafter six months prior to any scheduled review by the California Coastal Commission of the Local Coastal Program for the City of San Diego. A copy of the report shall be submitted to the Executive Director of the Coastal Commission.


### Hydrology and Water Quality

- Hydro-1 Prior to City acceptance of the construction documents, the following mitigation measures shall be included on the project construction plans and included in the project specifications.
- a) Prior to grading, implementation of mitigation measures described in Geo-1 through Geo-6 shall be verified by the City Engineer or his assigned agent.
- b) A statement shall be added to the contract documents prohibiting refueling or servicing construction equipment in the project area unless protective devices (i.e., absorbent pads under trucks and equipment) are used. The construction resident engineer shall verify appropriate measures are taken to prevent runoff of fuel, oil or grease into the lagoon.

### Biological Resources

The following mitigation measures are required to reduce impacts to less than significant levels.

- Bio-1 Thirty days prior to the preconstruction meeting, the ECP Department shall submit a letter of verification to the Environmental Review Manager of the Land Development Review Division that a qualified biologist has been retained to implement the mitigation program.
- Bio-2 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and included in the specifications and contract documents.
- Bio-3 ECP shall schedule construction to avoid temporary indirect impacts to sensitive nesting species (i.e., California Gnatcatcher, Belding's Savannah Sparrow, and Light-Footed Clapper Rail). No construction shall be conducted within or adjacent to occupied habitat from March 1 through August 15 (breeding period for the California Gnatcatcher).

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If construction or pre-activity surveys must occur during the breeding season (as defined above) the following mitigation measures would be required:

No California Gnatcatchers within the MHPA shall be exposed to construction noise levels above 60 dB(A) during the breeding season (March 1 to August 15). If construction is proposed during the breeding season, the following measures shall ensure that construction related impacts to California Gnatcatchers are avoided.

- a) Prior to the commencement of grading, a qualified biologist shall survey those areas of the MHPA within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of California Gnatcatchers.
- b) Prior to the commencement of grading, a report shall be provided to the Environmental Review Manager of the Land Development Review Division presenting the results of the presence/absence surveys.
- c) If the survey concludes no California Gnatcatchers are present then no additional mitigation shall be required.
- d) If the survey concludes that California Gnatcatchers are present, grading operations shall be suspended or noise barrier(s) shall be constructed so as to buffer noise between construction activity and occupied habitat. (Noise barriers may not be constructed in areas which cross an identified wildlife corridor.) Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A).
- e) Construction noise shall be monitored weekly to verify that noise within occupied areas of the MHPA is maintained below 60 dB(A). Additional attenuation, including complete cessation of work during the breeding season, shall be required as necessary to maintain noise levels below 60 dB(A).
- f) Monthly letter reports shall be provided to the Environmental Review Manager of the Land Development Review Division regarding the results of the noise monitoring if California Gnatcatchers are present.

### Noise

Noise-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

Noise-2 The construction contractor shall be required to comply with all provisions of the City of San Diego Noise Ordinance. Prior to the start of

construction, the contractor shall retain a qualified acoustician to prepare a construction noise control plan satisfactory to the City Manager. The plan shall evaluate noise levels based on the actual equipment proposed for use. The plan shall estimate noise levels at noise sensitive receptors and recommend site specific noise mitigation measures if the sound levels will exceed 75 dBA over a 12-hour period. The plan shall identify noise reduction measures as necessary. These measures may include but are not limited to the following:

- a) Equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible shall be selected.
- b) In some cases portable noise barriers may be required to limit noise exposure.
- c) All construction equipment shall be operated and maintained to minimize noise generation. Equipment and vehicles will be kept in good repair and fitted with "manufacturer-recommended" mufflers.
- d) Enclosures shall be provided for noise-producing stationary sources, such as generators used for night lighting.

Noise-3 The construction contractor shall locate the laydown area at least 500 feet from any residence.

Noise-4 The construction contractor shall perform equipment maintenance at least 500 feet from any residence.

### **Recreation**

Rec-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

Rec-2 The City of San Diego shall provide alternative vehicular, bicycle and pedestrian access during construction through the implementation of a traffic control plan. This plan shall be approved by the City Traffic Engineer prior to commencement of the project.

Rec-3 The applicant/contractor shall avoid weekend construction activities during the peak summer months, i.e. from Memorial Day weekend (May) to Labor Day weekend (September).

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## Traffic/Parking

- TP-1 Detailed traffic control plans for the portion of Carmel Valley Road that would be affected by construction shall be developed during the engineering and design phase of the project. The traffic control plans shall fully outline the requirements of the contractor to maintain traffic operations including any signing, markings and advisory notes. The City of San Diego's *Work Zone Traffic Control* guidelines would be used to develop these control plans. The traffic control plans developed during the engineering and design phase shall address any pavement differential issues and provide proper channelization, to prevent motorists from negotiating uneven pavement. Steel trench plates shall be required where traffic is expected to cross an open trench.
- TP-2 During construction working hours, at least one lane of traveled way shall remain open at all times. During non-working hours, the contractor shall open both lanes of the traveled way. The existing 12-foot traveled way lane widths may be narrowed to 10 feet to allow for placement of delineators and traffic cones.
- TP-3 Informational signage warning motorists of traffic delays shall be posted in the event one-way traffic control (flagging) is implemented during construction. Pedestrian traffic shall be rerouted away from construction activity, to the opposite side of the street where necessary for pedestrian safety. Pedestrian crossings would be located at the Portofino Drive and Via Donada intersections.
- TP-4 During construction activities, crosswalk striping shall be installed by the City to facilitate pedestrian crossings, where required. In addition, during construction, signage shall be installed by the City, as needed, to instruct pedestrians where to cross Carmel Valley Road, and use the sidewalk on the opposite side of the road.
- TP-5 No construction work shall be performed at night or on weekends.

## Historical Resources

- Hist-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Hist-2 Thirty days prior to the to the pre-construction meeting, the ECP shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the mitigation and monitoring programs. The requirement for archaeological

monitoring shall be noted on the grading plans. All persons involved in the archaeological monitoring of this project shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.

- a) The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
- b) The qualified archaeologist or archaeological monitor shall be present on site full-time during grading of native soils.
- c) When requested by the archaeologist, the city resident engineer shall divert, direct, or temporarily halt ground disturbance activities in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall immediately notify LDR staff of such finding at the time of discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
- d) All cultural materials collected shall be cleaned, catalogued, 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 and specialty studies shall be completed, as appropriate.
- e) Within three months following the completion of grading, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR.

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**MITIGATION MONITORING AND REPORTING PROGRAM  
ALTERNATIVE B**

**SCH No. 99041003**

**LDR No. 99-0718**

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon certification of an Environmental Impact Report (EIR). It stipulates that "the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This MMRP addresses the adopted Carmel Valley Road—Alternative B configuration. Alternative B encompasses a set of actions designed to address fourteen key issues and three additional issues raised by the Task Force to Carmel Valley Road, identified as Alternatives B-1, B-2, and B-3. Under these alternatives, key issues and actions of the Task Force are incorporated into the project design. These alternatives would impact both the north and south sides (lagoon side) of the road. The MMRP provides mitigation for these alternatives for Carmel Valley Road.

This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies: (1) mitigation measures to be implemented prior to, during, and after construction of the Carmel Valley Road Enhancement Project; (2) the individual/agency responsible for that implementation; and (3) criteria for completion or monitoring of the specific measures. It incorporates revisions to mitigation measures resulting from public review.

### **PROJECT DESCRIPTION**

The City's Engineering and Capital Projects Department (ECP) is evaluating three alternatives to enhance approximately 1.2 miles of Carmel Valley Road. The project would implement the goals, objectives, and specific improvements for Carmel Valley Road as stated in the Torrey Pines Community Plan. This project is located between Portofino Drive and Via Mar Valle, in the Torrey Pines community. Several alternative operating scenarios have been identified for the operation of Carmel Valley Road and the surrounding roadway network, and a draft report has been prepared by BRW. The following scenarios are addressed in the draft report.

- Alternative A—This alternative encompasses minimal modifications to the existing roadway, as well as minimal safety enhancements and amenities for pedestrians and bicyclists. Roadway improvements to Carmel Valley Road under this alternative would include the installation of a continuous curb and gutter,

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with a sidewalk, from Via Donada to Portofino Drive. A "shared roadway" (no bike lane) would also be included. No drainage or sedimentation improvements would occur.

- Alternative B— This alternative incorporates moderate changes to the roadway, as well as moderate enhancements to safety and pedestrian and bicyclist amenities. Three different design options for the Carmel Valley Road/Portofino Drive intersection area are evaluated, in order to incorporate different improvements identified by the Task Force. These design options are referred to in this EIR as Alternatives B-1, B-2, and B-3. Alternative B-1 includes road improvements described under Alternative A, continuous curb and gutter on the south side of Carmel Valley Road, a Class II bike lane for a portion of the roadway, a pedestrian path on the south side of the roadway, and storm sedimentation basins to control runoff into adjacent Peñasquitos Lagoon. Alternative B-2 builds on B-1 by including Class II bike lanes along the entire project. Alternative B-3 would implement further modifications to the roadway by including a left-turn lane at the Portofino Drive intersection in addition to those improvements described under Alternatives B-1 and B-2. Each of the design options under Alternative B would also include the installation of street lighting and decorative pavement.
- Alternative C—This alternative would incorporate the most extensive modifications to the roadway, but also would provide the largest safety enhancements and amenities for pedestrians and bicyclists. This alternative would include all of the enhancements described under Alternative B-2 and would add a continuous left-turn lane along Carmel Valley Road, as well as underground sedimentation tanks and oil water separators to control runoff into Peñasquitos Lagoon.

### **THE MONITORING SYSTEM**

Carmel Valley Road would be constructed by the ECP. Upon its completion, the ECP would be responsible for maintenance and operation, as the facility would be designed to meet City of San Diego standards. The City would be responsible for implementation and monitoring of the mitigation measures presented in the EIR, which are further specified below.

The Land Development Review (LDR) Division of the City of San Diego Planning and Development Review Department (PDR) would be the primary group responsible for monitoring mitigation measures. PDR would be responsible for ensuring compliance with codes and permit conditions during project implementation.

ECP would be responsible for ensuring that the mitigation measures required for project completion would be included in the construction plans and specifications. ECP would then route plans and specifications to PDR prior to construction. PDR would verify that the mitigation measures are clearly defined in construction plans and final engineering plans as needed. The contractor would be responsible for implementing and carrying out

the construction plans and specifications. PDR representatives would attend any necessary pre-grading meetings and conduct site visits as needed to ensure the required mitigation is implemented. Status reports regarding compliance would be submitted to PDR with remedial action taken as necessary. City staff would continue monitoring the project through site visits during construction and grading to verify conformance with the approved plans and mitigation measures. Long-term mitigation measures that extend beyond the permitting process would be monitored by the PDR.

This MMRP lists the specific measures required to reduce the project's environmental impacts to below a level of significance for nine issue areas: geology/soils, hydrology and water quality, biological resources, noise, recreation, traffic/parking, historical resources, paleontological resource, and landform alteration/visual resources. Alternatives B-1, B-2, and B-3 are encompassed under this program and are only discussed separately under Biological Resources, which would require different mitigation measures for the implementation of Alternative B-1, B-2, or B-3. No mitigation is possible that would reduce land use impacts for Alternatives B-2 and B-3 to less than significant.

### Geology/Soils

- Geo-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Geo-2 Prior to grading, erosion control measures shall be provided to the satisfaction of the City Engineer in conjunction with the site development. All erosion control measures and construction activities shall avoid wetland areas flagged by the Project Biologist. These measures could include, but are not limited to the following:
- a) As much as is practicable, no grading will take place during the rainy season (November to February).
  - b) The extent of the graded area exposed at one time, and the duration of exposure will be minimized.
  - c) All graded areas will be landscaped prior to the rainy season with temporary or permanent landscape materials.
  - d) Perimeter-control practices such as water bars or sediment traps will be installed to protect the undisturbed area from off-site runoff and to prevent sediment damage to areas below the project site.
  - e) Installation/construction of the erosion and runoff control measures will be completed prior to the commencement of major grading activities. This will include the perimeter-control practices and will be indicated on the grading plans.

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- f) Disturbed areas will be stabilized within 2 weeks of the completion of grading. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.
- g) A thorough maintenance and follow-up program will be implemented. Considerations would include disposal areas for sediment that is removed from control structures during maintenance; wet-weather emergency plans including Hyplon-type liners to be used over exposed soil; a 24-hour phone contact of the person responsible for maintenance; and/or designation of methods and responsibility for removal of temporary control structures.
- h) Except as required to move earth to construct this project, and except for those materials and measures used in the construction of this project, no debris, soil, silt, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products, or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into Los Peñasquitos Lagoon. Sandbags will be placed between the edge of construction and the wetlands to prevent such contamination from entering the lagoon.
- i) A monitoring device should be installed or regular monitoring shall be conducted along the project corridor to measure parameters including, but not limited to: total dissolved solids, temperature, and bacterial constituents. A monitoring program should be developed in accordance with Los Peñasquitos Lagoon Watershed Management Plan, and coordination with the City of San Diego NPDES monitoring program and the RWQCB.
- j) The Engineering and Capital Projects Department (ECP) shall implement a maintenance program to remove excessive sedimentation and other materials from the sedimentation ponds, as needed.

Geo-3 Prior to grading, temporary erosion protection in the form of a filter system (bio-bags) shall be installed by ECP around each inlet, reducing sedimentation entering the lagoon during construction.

Geo-4 Prior to grading, erosion protection in the form of rip rap at the outfall of each cross culvert shall be installed by ECP to dissipate and minimize erosive forces. In addition, vegetated swales shall be used to convey runoff from new culvert outfalls to existing swales.

Geo-5 Prior to the pre-construction meeting, ECP shall obtain coverage under a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality (RWQCB). The permit requires

measures, if necessary shall be submitted at the end of each year of the five-year monitoring program to the City Manager.

- f) **CONTINGENCY MEASURES & COMPLETION:** 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. Prior to the end of the monitor period, 0.04 acre of restored Coastal Brackish Marsh, 0.02 acre of Freshwater Seep, and 0.25 acre of Salt Marsh shall be determined to meet all three criteria for wetlands under the City's definition, including hydrophytic vegetation, hydric soils, and wetland hydrology. In addition, success of the mitigation wetlands will be evaluated against wildlife usage, vegetative cover, species composition, plant height, plant survivorship and hydrologic conditions of the created wetlands. To evaluate vegetative cover, annual performance goals, expressed as a percent of total vegetative cover of the mitigation areas, are 30, 50, 70, 80, and 90 percent. To evaluate survivorship of container stock, annual performance goals, expressed as a percent of total plants planted, are 80, 90, 90, 90 and 90 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 is met. When the final success criteria has been met, a final annual report shall be submitted which includes a wetland delineation according to the City's definition.

Bio-10 The ECP shall be responsible for ensuring that the project biologist collects on-site Lewis' Evening Primrose seed, distributes the seed within suitable conserved habitat onsite and monitors the relative success of the seeding effort. The mitigation success standard is replacement of the estimated number of individuals impacted.

### **Alternative B-3**

Alternative B-3 would impact Coastal Sage Scrub and wetland habitat along Carmel Valley Road. Because the Coastal sage scrub and wetland mitigation would occur within City of San Diego-owned land adjacent to Carmel Valley road, protection and management would be assured by the City, and therefore formal notice of the mitigation areas would not need to be recorded against the title of the property. Protection and management of lands acquired through the City's Habitat Acquisition Fund would also be assured because the City would use the funds to purchase habitat within the MHPA and would take responsibility for long-term management.

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 "Conceptual Wetland Mitigation Plan for Carmel Valley Road (Market & Associates, January 24, 2000). Generally, the container plantings for the Coastal Salt Marsh shall be mixed and shall also include, but not limited to Quail Saltbush (*Atriplex lentiformis*), Saltwort, California Desert Thorn (*Lycium californicum*), Coast Prickly Pear (*Opuntia littoralis*), and Coast Cholla (*Opuntia prolifera*). The seed mix shall consist of, but not limited to California Sagebrush, Beach Evening Primrose (*Camissonia cheiranthifolia*), Lewis' Evening Primrose (*Camissonia lewisii*), and California Encelia.

- d) **MAINTENANCE:** A five-year maintenance program shall be carried out to ensure the wetland habitat is successfully created. At the direction of the Project Biologist, the landscape maintenance contractor shall maintain the plantings in good condition and re-seed and re-plant as necessary to meet the goals listed in Section F "CONTINGENCY MEASURES & COMPLETION" (below), 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. Weed control shall occur monthly during the first year and on an as-needed basis for the remainder of the monitoring period. Selective use of an herbicide may be used when directly applied to the target species and used in accordance with the written recommendations of a licensed and registered Pest Control Advisor. Targeted species for weed control include, but are not limited to, Tamarisk (*Tamarix* sp.), Tree Tobacco (*Nicotiana glauca*), Castor-bean (*Ricinus communis*), and Myoperum (*Myoperum laetum*).
- e) **MONITORING & SUCCESS ASSESSMENT:** After implementing the wetland mitigation program, a five-year monitoring period will begin. The Project Biologist 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 and quantitative analysis (transects). Site inspections and visual analysis shall occur monthly during the first year after planting and semi-annually over the remainder of the five-year period. Quantitative analysis shall occur three and six months after planting is implemented, and annually for the remainder of the monitoring period. Progress and technical reports that focus on botanical data collection (i.e., percent cover, density, phenology), evaluate the annual revegetation goals listed in the success criteria below, report the results of the quantitative analysis, and recommend corrective

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of Coastal Brackish Marsh, 0.05 acre of impacts Coastal Salt Marsh, and 0.01 acre of Freshwater Seep to ensure at least a 1:1 ratio and a "no net loss" of these wetland habitats. The remainder of the mitigation requirement may be achieved through any combination of creation, restoration, or acquisition and/or enhancement, which would create a minimum of 0.31 acre of march habitat on-site. The mitigation program shall follow the recommendations in the Conceptual Wetland Mitigation Plan for the Carmel Valley Road (Merkel & Associates, January 24, 2000), as described below.

- a) **RESPONSIBLE PARTIES:** The ECP shall be responsible for implementing the wetland mitigation project. Prior to grading, the ECP shall obtain approval from the U.S. Army Corps and California Department of Fish and Game for the Carmel Valley Road Conceptual Wetland Mitigation Plan, including biological monitoring and a maintenance agreement for a period of five years or until the revegetation program has been approved by the City Manager. A Project Biologist shall oversee the installation, maintenance, and monitoring of the mitigation project, including submitting reports to the ECP. Under the supervision of the Project Biologist, a landscape maintenance contractor with wetland restoration experience shall be responsible for completion of the grading, pre-planting weed control, planting, seeding, and monthly maintenance.
- b) **SITE PREPARATION:** Prior to grading, the existing groundwater level shall be determined in order to replicate the hydrologic conditions necessary for sustaining Coastal Brackish Marsh and Coastal Salt Marsh. In addition, the soils of the mitigation site shall 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, if necessary. The landscape maintenance contractor shall meet on-site with the Project Biologist prior to grading and shall mark all areas to be graded based on approved detailed mapping and restoration plans. The Project Biologist shall be present to flag the boundaries and 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) **PLANTING SPECIFICATIONS:** One-gallon nursery-grown mycorrhizal fungi-inoculated container plants, propagated from cuttings on-site or nearby sources, and local, native seed shall be used to achieve a shrub density of approximately 475 plants per acre. Planting shall occur in Spring (April-May), and temporary overhead or drip irrigation or other appropriate means of irrigation, shall be

- Bio-5 If interpretative look-outs are incorporated into project design, these look-outs shall not be placed in areas where wetland habitats would be disturbed or altered satisfactory to the City Manager. Consideration of sensitive biological receptors shall be made in placing and designing look-outs. Interpretative facilities along Carmel Valley Road shall be designed to limit access to the salt marsh and surrounding upland habitats. Interpretative opportunities along the southern edge of Carmel Valley Road include a variety of options that incorporate both sage scrub and wetland habitats. Interpretative look-outs shall be placed in areas where a variety of habitat types can be viewed.
- Bio-6 Prior to the pre-construction meeting, the mitigation for impacts to 0.32 acre of Coastal Sage Scrub within the MHPA shall be mitigated at 1:1 ratio within the MHPA through on-site restoration of 0.32 acre of Coastal Sage Scrub. The restoration shall occur as part of restoration of slopes, development of upland buffers and enhancement of the Portofino Drive wildlife corridor. Upland areas on the south side of the roadway supporting non-native vegetation shall be revegetated with native plants.
- Bio-7 Coastal Sage Scrub restoration shall include a final restoration plan, complete with a planting plan, monitoring and maintenance schedule, and success criteria to be met as specified over a five-year period to the satisfaction of the City Manager.
- Bio-8 Prior to the pre-construction meeting, impacts to approximately 0.46 acres of Non-native grassland (NNG) shall be mitigated, to the satisfaction of the City Manager, through the payment of fees for off-site acquisition of 0.46 acres of habitat in the MHPA, as described below.
- a. The Engineering & Capital Projects Department shall contribute \$17,710 to the City's Habitat Acquisition Fund (No. 10571) as established by City Council Resolution R-275129, adopted on February 12, 1990, for the off-site acquisition of 0.46 acres of habitat within the MHPA.
- Bio-9 Prior to the pre-construction meeting, ECP shall secure a U.S. Army Corps and California Department of Fish and Game-approved wetland mitigation program to mitigate impacts to approximately 0.01 acre of Coastal Brackish Marsh at a 4:1 ratio, and 0.01 acre of Freshwater Seep at a 2:1 ratio to the satisfaction of the City Manager. Approximately 0.05 acre of impact to an existing salt march revegetation site shall be mitigated at 5:1 ratio, the typical MSCP ratio plus one mitigation unit. Mitigation sites at Peñasquitos Lagoon are proposed for mitigation areas that meet City wetland revegetation standards.

The mitigation shall include implementation of a wetland creation/restoration program which would create a minimum of 0.01 acre

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Sparrow, and Light-Footed Clapper Rail). No construction shall be conducted within or adjacent to occupied habitat from March 1 through August 15 (breeding period for the California Gnatcatcher).

If construction or pre-activity surveys must occur during the breeding season (as defined above) the following mitigation measures would be required:

No California Gnatcatchers within the MHPA shall be exposed to construction noise levels above 60 dB(A) during the breeding season (March 1 to August 15). If construction is proposed during the breeding season, the following measures shall ensure that construction related impacts to California Gnatcatchers are avoided.

- a) Prior to the commencement of grading, a qualified biologist shall survey those areas of the MHPA within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of California Gnatcatchers.
- b) Prior to the commencement of grading, a report shall be provided to the Environmental Review Manager of the Land Development Review Division presenting the results of the presence/absence surveys.
- c) If the survey concludes no California Gnatcatchers are present then no additional mitigation shall be required.
- d) If the survey concludes that California Gnatcatchers are present, grading operations shall be suspended or noise barrier(s) shall be constructed so as to buffer noise between construction activity and occupied habitat. (Noise barriers may not be constructed in areas which cross an identified wildlife corridor.) Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A).
- e) Construction noise shall be monitored weekly to verify that noise within occupied areas of the MHPA is maintained below 60 dB(A). Additional attenuation, including complete cessation of work during the breeding season, shall be required as necessary to maintain noise levels below 60 dB(A).
- f) Monthly letter reports shall be provided to the Environmental Review Manager of the Land Development Review Division regarding the results of the noise monitoring if California Gnatcatchers are present.

Bio-4

Street light installation on the north side of Carmel Valley Road shall utilize low impact lighting, installed at controlled intersections only, and designed to avoid creating a glare on the lagoon.

Bio-4 Street light installation on the north side of Carmel Valley Road shall utilize low impact lighting, installed at controlled intersections only, and designed to avoid creating a glare on the lagoon.

Bio-5 If interpretative look-outs are incorporated into project design, these look-outs shall be placed in areas where wetland habitats would not be disturbed or altered satisfactory to the City Manager. Consideration of sensitive biological receptors shall be made in placing and designing look-outs. Interpretative facilities along Carmel Valley Road shall be designed to limit access to the salt marsh and surrounding upland habitats. Interpretative opportunities along the southern edge of Carmel Valley Road include a variety of options that incorporate both sage scrub and wetland habitats. Interpretative look-outs shall be placed in areas where a variety of habitat types can be viewed.

### **Alternative B-2**

Alternative B-2 would impact Coastal Sage Scrub and wetland habitat along Carmel Valley Road. The mitigation program for impacts to sensitive habitats consists of three elements: 1) Mitigation Element, 2) Protection and Notice Element, and 3) Management Element, as described in Alternatives B-2, B-3 and C below, and as further detailed in the Conceptual Mitigation Plan (Appendix G). Because the Coastal sage scrub and wetland mitigation would occur within City of San Diego-owned land adjacent to Carmel Valley Road, protection and management would be assured by the City, and therefore formal notice of the mitigation areas would not need to be recorded against the title of the property. Protection and management of lands acquired through the City's Habitat Acquisition Fund would also be assured because the City would use the funds to purchase habitat within the MHPA and would take responsibility for long-term management.

The following mitigation measures are required to reduce impacts to less than significant levels.

Bio-1 Thirty days prior to the preconstruction meeting, the ECP Department shall submit a letter of verification to the Environmental Review Manager of the Land Development Review Division that a qualified biologist has been retained to implement the mitigation program.

Bio-2 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and included in the specifications and contract documents.

Bio-3 ECP shall schedule construction to avoid temporary indirect impacts to sensitive nesting species (*i.e.*, California Gnatcatcher, Belding's Savannah

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Bio-2 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and included in the specifications and contract documents.

Bio-3 ECP shall schedule construction to avoid temporary indirect impacts to sensitive nesting species (*i.e.*, California Gnatcatcher, Belding's Savannah Sparrow, and Light-Footed Clapper Rail). No construction shall be conducted within or adjacent to occupied habitat from March 1 through August 15 (breeding period for the California Gnatcatcher).

If construction or pre-activity surveys must occur during the breeding season (as defined above) the following mitigation measures would be required:

No California Gnatcatchers within the MHPA shall be exposed to construction noise levels above 60 dB(A) during the breeding season (March 1 to August 15). If construction is proposed during the breeding season, the following measures shall ensure that construction related impacts to California Gnatcatchers are avoided.

- a) Prior to the commencement of grading, a qualified biologist shall survey those areas of the MHPA within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of California Gnatcatchers.
- b) Prior to the commencement of grading, a report shall be provided to the Environmental Review Manager of the Land Development Review Division presenting the results of the presence/absence surveys.
- c) If the survey concludes no California Gnatcatchers are present then no additional mitigation shall be required.
- d) If the survey concludes that California Gnatcatchers are present, grading operations shall be suspended or noise barrier(s) shall be constructed so as to buffer noise between construction activity and occupied habitat. (Noise barriers may not be constructed in areas which cross an identified wildlife corridor.) Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A).
- e) Construction noise shall be monitored weekly to verify that noise within occupied areas of the MHPA is maintained below 60 dB(A). Additional attenuation, including complete cessation of work during the breeding season, shall be required as necessary to maintain noise levels below 60 dB(A).
- f) Monthly letter reports shall be provided to the Environmental Review Manager of the Land Development Review Division regarding the results of the noise monitoring if California Gnatcatchers are present.



and erosion control requirements. The report shall be completed as of November 15 of each year.

- f) The City Engineer shall periodically review and prepare a report on the effectiveness of the runoff and erosion control measures established for the North City areas within the Coastal Zone that drain into Los Peñasquitos or San Dieguito Lagoons. The initial report shall be completed within two years following the adoption of the erosion control measures and thereafter six months prior to any scheduled review by the California Coastal Commission of the Local Coastal Program for the City of San Diego. A copy of the report shall be submitted to the Executive Director of the Coastal Commission.

### Hydrology and Water Quality


- Hydro-1 Prior to City acceptance of the construction documents, the following mitigation measures shall be included on the project construction plans and included in the project specifications.
- a) Prior to grading, implementation of mitigation measures described in Geo-1 through Geo-6 shall be verified by the City Engineer or his assigned agent.
  - b) A statement shall be added to the contract documents prohibiting refueling or servicing construction equipment in the project area unless protective devices (i.e., absorbent pads under trucks and equipment) are used. The construction resident engineer shall verify appropriate measures are taken to prevent runoff of fuel, oil or grease into the lagoon.
- Hydro-2 The freshwater culverts along Carmel Valley Road that empty into the Lagoon shall be recontoured and revegetated to allow the recolonization of plant species (i.e., freshwater marsh associates). This design feature shall be verified by the City Engineer or his assigned agent prior to the start of grading.

### Biological Resources

#### **Alternative B-1**

The following mitigation measures are required to reduce impacts to less than significant levels.

- Bio-1 Thirty days prior to the preconstruction meeting, the ECP Department shall submit a letter of verification to the Environmental Review Manager of the Land Development Review Division that a qualified biologist has been retained to implement the mitigation program.

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or other similar means of equal or greater effectiveness. From November 15 to March 31, grading may be permitted provided ECP conforms to the requirements of subsection C and submits monthly documentation within two weeks following the end of the preceding month to the City Engineer of the condition of the erosion control procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

- c) From November 15 to March 31, grading may occur in phased increments as determined by the City Engineer provided all of the following requirements have been met:
  - 1) The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins, detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the off site transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 15 and March 31.
  - 2) Temporary detention basins and other control measures employed shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm).
  - 3) The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within five working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's ability to grade during the period of November 15 to March 31.
- d) Overall, field review of grading operations shall be performed by the City Resident Engineer on each grading project in the Coastal Zone.
- e) Field review of erosion control devices, sedimentation basins, detention basins, and landscaping shall be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 15 and March 31. The City Engineer shall prepare a periodic report documenting the compliance of all individual projects with the grading

the development of a Storm Water Pollution Prevention Plan and monitoring plan that must address all phases of construction. The SWPPP shall address the management of materials (significant pollutants) used in the maintenance of construction vehicles, and the control and transport of sediment, which is defined as a significant pollutant under NPDES regulations. The permit entails the use of Best Management Practices (BMPs).

Geo-6

Prior to the pre-construction meeting, the ECP shall submit an approved SWPPP, satisfactory to the City Engineer, containing all of the following requirements. This requirement shall be noted on the grading and construction plans under the heading "Environmental Requirements."

- a) A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned unit development plans where such development is proposed to occur on lands that shall be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm). Runoff control shall be accomplished by establishing on-site or at suitable nearby locations catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.
- b) Temporary sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 15 including graded pads and stockpiles, shall be suitably prepared to prevent excessive soil loss during the late fall and winter seasons. All graded slopes shall be stabilized prior to November 15, by means of native vegetation, if feasible, or by other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect or other qualified professional. Erosion control utilizing vegetation may include but is not limited to seeding, mulching, fertilization, and irrigation within sufficient time prior to November 15 to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, silt traps,

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The following mitigation measures are required to reduce impacts to less than significant levels.

- Bio-1 Thirty days prior to the preconstruction meeting, the ECP Department shall submit a letter of verification to the Environmental Review Manager of the Land Development Review Division that a qualified biologist has been retained to implement the mitigation program.
- Bio-2 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and included in the specifications and contract documents.
- Bio-3 ECP shall schedule construction to avoid temporary indirect impacts to sensitive nesting species (*i.e.*, California Gnatcatcher, Belding's Savannah Sparrow, and Light-Footed Clapper Rail). No construction shall be conducted within or adjacent to occupied habitat from March 1 through August 15 (breeding period for the California Gnatcatcher).

If construction or pre-activity surveys must occur during the breeding season (as defined above) the following mitigation measures would be required:

No California Gnatcatchers within the MHPA shall be exposed to construction noise levels above 60 dB(A) during the breeding season (March 1 to August 15). If construction is proposed during the breeding season, the following measures shall ensure that construction related impacts to California Gnatcatchers are avoided.

- a) Prior to the commencement of grading, a qualified biologist shall survey those areas of the MHPA within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of California Gnatcatchers.
- b) Prior to the commencement of grading, a report shall be provided to the Environmental Review Manager of the Land Development Review Division presenting the results of the presence/absence surveys.
- c) If the survey concludes no California Gnatcatchers are present then no additional mitigation shall be required.
- d) If the survey concludes that California Gnatcatchers are present, grading operations shall be suspended or noise barrier(s) shall be constructed so as to buffer noise between construction activity and occupied habitat. (Noise barriers may not be constructed in areas which cross an identified wildlife corridor.) Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A).

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- e) Construction noise shall be monitored weekly to verify that noise within occupied areas of the MHPA is maintained below 60 dB(A). Additional attenuation, including complete cessation of work during the breeding season, shall be required as necessary to maintain noise levels below 60 dB(A).
- f) Monthly letter reports shall be provided to the Environmental Review Manager of the Land Development Review Division regarding the results of the noise monitoring if California Gnatcatchers are present.

Bio-4 Street light installation on the north side of Carmel Valley Road shall utilize low impact lighting, installed at controlled intersections only, and designed to avoid creating a glare on the lagoon.

Bio-5 If interpretative look-outs are incorporated into project design, these look-outs shall not be placed in areas where wetland habitats would be disturbed or altered satisfactory to the City Manager. Consideration of sensitive biological receptors shall be made in placing and designing look-outs. Interpretative facilities along Carmel Valley Road shall be designed to limit access to the salt marsh and surrounding upland habitats. Interpretative opportunities along the southern edge of Carmel Valley Road include a variety of options that incorporate both sage scrub and wetland habitats. Interpretative look-outs shall be placed in areas where a variety of habitat types can be viewed.

Bio-6 Prior to the pre-construction meeting, mitigation for impacts to 0.32 acre of Coastal Sage Scrub within the MHPA shall be mitigated at 1:1 ratio within the MHPA on-site through the restoration of 0.32 acre of Coastal Sage Scrub if restoration occurs within the MHPA, or at a 2:1 ratio if the mitigation site is outside the MHPA. The restoration shall occur as part of restoration of slopes, development of upland buffers and enhancement of the Portofino Drive wildlife corridor. Upland areas on the south side of the roadway supporting non-native vegetation shall be revegetated with native plants.

Bio-7 The Coastal Sage Scrub restoration shall include a planting plan, monitoring and maintenance schedule, and success criteria to be met as specified over a five-year period to the satisfaction of the City Manager.

Bio-8 Prior to the pre-construction meeting, impacts to approximately 0.46 acres of Non-native grassland (NNG) shall be mitigated, to the satisfaction of the City Manager, through the payment of fees for off-site acquisition of 0.46 acres of habitat in the MHPA, as described below.

- a. The Engineering & Capital Projects Department shall contribute \$17,710 to the City's Habitat Acquisition Fund (No. 10571) as established by City Council Resolution R-275129, adopted on

February 12, 1990, for the off-site acquisition of 0.46 acres of habitat within the MHPA.

Bio-9

Prior to the pre-construction meeting, ECP shall secure a U.S. Army Corps and California Department of Fish and Game-approved wetland mitigation program to mitigate impacts to approximately 0.01 acre of Coastal Brackish Marsh at a 4:1 ratio, and 0.01 acre of Freshwater Seep at a 2:1 ratio to the satisfaction of the City Manager. Approximately 0.05 acre of impact to an existing salt march revegetation site shall be mitigated at 5:1 ratio, the typical MSCP ratio plus one mitigation unit. Mitigation sites at Peñasquitos Lagoon are proposed for mitigation areas that meet City wetland revegetation standards.

The mitigation shall include implementation of a wetland creation/restoration program which would create a minimum of 0.02 acre of Coastal Brackish Marsh, 0.05 acre of impacts Coastal Salt Marsh, and 0.01 acre of Freshwater Seep to ensure at least a 1:1 ratio and a "no net loss" of these wetland habitats. The remainder of the mitigation requirement may be achieved through any combination of creation, restoration, or acquisition and/or enhancement, which would create 0.35 acre of marsh habitat on-site. Overall, wetland mitigation shall total a minimum of 0.35 acre. The mitigation program shall follow the recommendations in the Conceptual Wetland Mitigation Plan for the Carmel Valley Road (Merkel & Associates, January 24, 2000), as described below. If the conceptual wetland mitigation plan cannot be secured, an alternative mitigation program shall be prepared, to the satisfaction of the City Manager.

- a) **RESPONSIBLE PARTIES:** The ECP shall be responsible for implementing the wetland mitigation project. Prior to grading, ECP shall obtain approval from the U.S. Army Corps and California Department of Fish and Game for the Carmel Valley Road Conceptual Wetland Mitigation Plan, including biological monitoring and a maintenance agreement for a period of five years or until the revegetation program has been approved by the City Manager. A Project Biologist shall oversee the installation, maintenance, and monitoring of the mitigation project, including submitting reports to ECP. Under the supervision of the Project Biologist, a landscape maintenance contractor with wetland restoration experience shall be responsible for completion of the grading, pre-planting weed control, planting, seeding, and monthly maintenance.
- b) **SITE PREPARATION:** Prior to grading, the existing groundwater level shall be determined in order to replicated the hydrologic conditions necessary for sustaining Coastal Brackish Marsh and Coastal Salt Marsh. In addition, the soils of the mitigation site shall be tested to determine suitability for seedling establishment and long-term

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survival of container plantings, and amended as necessary. A grading plan shall be prepared based on the above data, if necessary. The landscape maintenance contractor shall meet on-site with the Project Biologist prior to grading and shall mark all areas to be graded based on approved detailed mapping and restoration plans. The Project Biologist shall be present to flag the boundaries and monitor all grading adjacent to existing wetland habitat. All vehicles and equipment shall be restricted to a specified staging area when not in uses. 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) **PLANTING SPECIFICATIONS:** One-gallon nursery-grown mycorrhizal fungi-inoculated container plants, propagated from cuttings on-site or nearby sources, and local, native seed shall be used to achieve a shrub density of approximately 475 plants per acre. Planting shall occur in Spring (April-May), and 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 "Conceptual Wetland Mitigation Plan for Carmel Valley Road (Merkel & Associates, January 24, 2000). Generally, the container plantings for the Coastal Salt Marsh shall be mixed and shall also include, but not limited to Quail Saltbush, Saltwort, California Desert Thorn, Coast Prickly Pear, and Coast Cholla. The seed mix shall consist of, but not limited to California Sagebrush, Beach Evening Primrose, Lewis' Primrose, and California Encelia.
- d) **MAINTENANCE:** A five-year maintenance program shall be carried out to ensure the wetland habitat is successfully created. At the direction of the Project Biologist, the landscape maintenance contractor shall maintain the plantings in good condition and re-seed and re-plant as necessary to meet the goals listed in Section F, "CONTINGENCY MEASURES & COMPLETION" (below), 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. Weed control shall occur monthly during the first year and on an as-needed basis for the remainder of the monitoring period. Selective use of an herbicide may be used when directly applied to the target species and used in accordance with the written recommendations of a licensed and registered Pest Control Advisor. Targeted species for weed control include, but are not limited to, Tamarisk, Tree Tobacco, Castor-, and Myoperum.

- e) **MONITORING & SUCCESS ASSESSMENT:** After implementing the wetland mitigation program, a five-year monitoring period will begin. The Project Biologist 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 and quantitative analysis (transects) Site inspections and visual analysis shall occur monthly during the first year after planting and semi-annually over the remainder of the five-year period. Quantitative analysis shall occur three and six months after planting is implemented, and annually for the remainder of the monitoring period. Progress and technical reports that focus on botanical data collection (*i.e.*, percent cover, density, phonology), evaluate the annual revegetation goals listed in the success criteria below, report the results of the quantitative analysis, and recommend corrective measures, if necessary shall be submitted at the end of each year of the five-year monitoring program to the City Manager.
- f) **CONTINGENCY MEASURES & COMPLETION:** 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. Prior to the end of the monitor period, 0.08 acre of restored Coastal Brackish Marsh, 0.02 acre of Freshwater Seep, and 0.25 acre of Salt Marsh shall be determined to meet all three criteria for wetlands under the City's definition, including hydrophytic vegetation, hydric soils, and wetland hydrology. In addition, success of the mitigation wetlands will be evaluated against wildlife usage, vegetative cover, species composition, plant height, plant survivorship and hydrologic conditions of the created wetlands. To evaluate vegetative cover, annual performance goals, expressed as a percent of total vegetative cover of the mitigation areas, are 30, 50, 70, 80, and 90 percent. To evaluate survivorship of container stock, annual performance goals, expressed as a percent of total plants planted, are 80, 90, 90, 90 and 90 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 is met. When the final success criteria has been met, a final annual report shall be submitted which includes a wetland delineation according to the City's definition.

Bio-10

The ECP shall be responsible for ensuring that the project biologist collects on-site Lewis' Evening Primrose seed, distributes the seed within

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suitable conserved habitat onsite and monitors the relative success of the seeding effort. The mitigation success standard is replacement of the estimated number of individuals impacted

### Noise

Noise-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

Noise-2 The construction contractor shall be required to comply with all provisions of the City of San Diego Noise Ordinance. Prior to the start of construction, the contractor shall retain a qualified acoustician to prepare a construction noise control plan satisfactory to the City Manager. The plan shall evaluate noise levels based on the actual equipment proposed for use. The plan shall estimate noise levels at noise sensitive receptors and recommend site specific noise mitigation measures if the sound levels will exceed 75 dBA over a 12-hour period. The plan shall identify noise reduction measures as necessary. These measures may include but are not limited to the following:

- a) Equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible shall be selected.
- b) In some cases portable noise barriers may be required to limit noise exposure.
- c) All construction equipment shall be operated and maintained to minimize noise generation. Equipment and vehicles will be kept in good repair and fitted with "manufacturer-recommended" mufflers.
- d) Enclosures shall be provided for noise-producing stationary sources, such as generators used for night lighting.

Noise-3 The construction contractor shall locate the laydown area at least 500 feet from any residence.

Noise-4 The construction contractor shall perform equipment maintenance at least 500 feet from any residence.

### Recreation

Rec-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

- Rec-2 The City of San Diego shall provide alternative vehicular, bicycle and pedestrian access during construction through the implementation of a traffic control plan. This plan shall be approved by the City Traffic Engineer prior to commencement of the project.
- Rec-3 The applicant/contractor shall avoid weekend construction activities during the peak summer months, i.e. from Memorial Day weekend (May) to Labor Day weekend (September).
- Rec-4 The applicant/contractor shall phase the construction schedule so that improvements should occur on only one side of the street at a time.

### Traffic/Parking

- TP-1 Detailed traffic control plans for the portion of Carmel Valley Road that would be affected by construction shall be developed during the engineering and design phase of the project. The traffic control plans shall fully outline the requirements of the contractor to maintain traffic operations including any signing, markings and advisory notes. The City of San Diego's *Work Zone Traffic Control* guidelines would be used to develop these control plans. The traffic control plans developed during the engineering and design phase shall address any pavement differential issues and provide proper channelization, to prevent motorists from negotiating uneven pavement. Steel trench plates shall be required where traffic is expected to cross an open trench.
- TP-2 During construction working hours, at least one lane of traveled way shall remain open at all times. During non-working hours, the contractor shall open both lanes of the traveled way. The existing 12-foot traveled way lane widths may be narrowed to 10 feet to allow for placement of delineators and traffic cones.
- TP-3 Informational signage warning motorists of traffic delays shall be posted in the event one-way traffic control (flagging) is implemented during construction. Pedestrian traffic shall be rerouted away from construction activity, to the opposite side of the street where necessary for pedestrian safety. Pedestrian crossings would be located at the Portofino Drive and Via Donada intersections.
- TP-4 During construction activities, crosswalk striping shall be installed by the City to facilitate pedestrian crossings, where required. In addition, during construction, signage shall be installed by the City, as needed, to instruct pedestrians where to cross Carmel Valley Road, and use the sidewalk on the opposite side of the road.
- TP-5 No construction work shall be performed at night or on weekends.

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## Historical Resources

- Hist-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Hist-2 Thirty days prior to the to the pre-construction meeting, the ECP shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the mitigation and monitoring programs. The requirement for archaeological monitoring shall be noted on the grading plans. All persons involved in the archaeological monitoring of this project shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.
- a) The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
  - b) The qualified archaeologist or archaeological monitor shall be present on site full-time during grading of native soils.
  - c) When requested by the archaeologist, the city resident engineer shall divert, direct, or temporarily halt ground disturbance activities in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall immediately notify LDR staff of such finding at the time of discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
  - d) All cultural materials collected shall be cleaned, catalogued, 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 and specialty studies shall be completed, as appropriate.
  - e) Within three months following the completion of grading, a monitoring results report and/or evaluation report, if appropriate,

which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR.

### Paleontological Resources

- Paleo-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Paleo-2 Thirty days prior to the pre-construction meeting, the ECP shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the mitigation and monitoring programs. Verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Environmental Analysis Section (EAS). All persons involved in the paleontological monitoring of the project shall be approved by EAS.
- a) The qualified paleontologist shall attend any pre-construction meetings to discuss grading plans with the grading and excavation contractor. The requirement for paleontological monitoring shall be noted on the grading plans.
  - b) The paleontologist or paleontological monitor shall be on-site full time during original cutting of previously undisturbed sediments of the Torrey Sandstone and Delmar Formations to perform periodic inspections of excavations and, if necessary, to salvage exposed fossils, specifically from Station 63+00 east to the end of the project area. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with EAS, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
  - c) In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. The paleontologist shall immediately notify EAS staff of such finding at the time of discovery. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.

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- d) All collected fossil remains shall be cleaned, sorted and cataloged following standard professional procedures. The collection should be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).
- e) Within three months following the completion of grading, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the paleontological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR, even if negative. For significant paleontological resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant paleontological resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR.

**Landform Alteration/Visual Resources**

- Vis-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Vis-2 The retaining wall color, texture and details shall be selected to minimize the visibility of the wall from the Lagoon side, satisfactory to the City Manager. The amount of standard concrete (in terms of color and texture) shall be kept to a minimum.
- Vis-3 A water-based VOC compliant graffiti-resistant coating shall be applied to the wall surface to control graffiti. The coating shall have a low sheen finish, clear in color and would be free of lead, chromium, mercury and similar heavy metals. It shall comply with federal and local VOC air quality regulations.
- Vis-4 Restoration of the native habitats shall be coordinated with the design of the wall to provide screening for the wall. Additional wetland and native upland plant species shall be utilized as necessary to screen the entire length of the wall, satisfactory to the City Manager.
- Vis-5 The handrail on top of the wall shall be designed to be as unobtrusive as possible, while promoting the rural atmosphere of the area, satisfactory to the City Manager. The handrail should be between 32" and 36" high. Construction materials shall include wood-clad metal posts, a wood cap, and stainless steel cable between the posts.

February 12, 1990, for the off-site acquisition of 0.35 acres of habitat within the MHPA.

Bio-9

Prior to the pre-construction meeting, ECP shall secure a U.S. Army Corps and California Department of Fish and Game-approved wetland mitigation program to mitigate impacts to approximately 0.01 acre of Coastal Brackish Marsh at a 4:1 ratio, and 0.01 acre of Freshwater Seep at a 2:1 ratio to the satisfaction of the City Manager. Approximately 0.05 acre of impact to an existing salt march revegetation site shall be mitigated at 5:1 ratio, the typical MSCP ratio plus one mitigation unit. Mitigation sites at Peñasquitos Lagoon are proposed for mitigation areas that meet City wetland revegetation standards.

The mitigation shall include implementation of a wetland creation/restoration program which would create a minimum of 0.02 acre of Coastal Brackish Marsh, 0.05 acre of impacts Coastal Salt Marsh, and 0.01 acre of Freshwater Seep to ensure at least a 1:1 ratio and a "no net loss" of these wetland habitats. The remainder of the mitigation requirement may be achieved through any combination of creation, restoration, or acquisition and/or enhancement, which would create 0.35 acre of marsh habitat on-site. Overall, wetland mitigation shall total a minimum of 0.35 acre. The mitigation program shall follow the recommendations in the Conceptual Wetland Mitigation Plan for the Carmel Valley Road (Merkel & Associates, January 24, 2000), as described below. If the conceptual wetland mitigation plan cannot be secured, an alternative mitigation program shall be prepared, to the satisfaction of the City Manager.

- a) **RESPONSIBLE PARTIES:** The ECP shall be responsible for implementing the wetland mitigation project. Prior to grading, ECP shall obtain approval from the U.S. Army Corps and California Department of Fish and Game for the Carmel Valley Road Conceptual Wetland Mitigation Plan, including biological monitoring and a maintenance agreement for a period of five years or until the revegetation program has been approved by the City Manager. A Project Biologist shall oversee the installation, maintenance, and monitoring of the mitigation project, including submitting reports to ECP. Under the supervision of the Project Biologist, a landscape maintenance contractor with wetland restoration experience shall be responsible for completion of the grading, pre-planting weed control, planting, seeding, and monthly maintenance.
- b) **SITE PREPARATION:** Prior to grading, the existing groundwater level shall be determined in order to replicated the hydrologic conditions necessary for sustaining Coastal Brackish Marsh and Coastal Salt Marsh. In addition, the soils of the mitigation site shall be tested to determine suitability for seedling establishment and long-term

the breeding season, shall be required as necessary to maintain noise levels below 60 dB(A).

- f) Monthly letter reports shall be provided to the Environmental Review Manager of the Land Development Review Division regarding the results of the noise monitoring if California Gnatcatchers are present.

Bio-4 Street light installation on the north side of Carmel Valley Road shall utilize low impact lighting, installed at controlled intersections only, and designed to avoid creating a glare on the lagoon.

Bio-5 If interpretative look-outs are incorporated into project design, these look-outs shall not be placed in areas where wetland habitats would be disturbed or altered satisfactory to the City Manager. Consideration of sensitive biological receptors shall be made in placing and designing look-outs. Interpretative facilities along Carmel Valley Road shall be designed to limit access to the salt marsh and surrounding upland habitats. Interpretative opportunities along the southern edge of Carmel Valley Road include a variety of options that incorporate both sage scrub and wetland habitats. Interpretative look-outs shall be placed in areas where a variety of habitat types can be viewed.

Bio-6 Prior to the pre-construction meeting, mitigation for impacts to 0.61 acre of Coastal Sage Scrub within the MHPA shall be mitigated at a 1:1 ratio within an MHPA off-site. Impacts to 0.11 acre of the Coastal Sage Scrub revegetation site shall be mitigated at a 2:1 ratio through on-site restoration of 0.17 acre of Coastal Sage Scrub and off-site acquisition of 0.05 acre of MHPA land. On-site restoration would occur as part of restoration of slopes, development of upland buffers and enhancement of the Portofino Drive wildlife corridor. The off-site acquisition would contribute monetary funds into the City's Habitat Acquisition Fund to mitigate for Coastal Sage Scrub impacts. Upland areas on the south side of the roadway supporting non-native vegetation shall be revegetated with native plants, without grade changes.

Bio-7 Habitat restoration shall include a final restoration plan, complete with a planting plan, monitoring and maintenance schedule, and success criteria to be met as specified over a five-year period to the satisfaction of the City Manager.

Bio-8 Prior to the pre-construction meeting, impacts to approximately 0.35 acres of non-native grassland (NNG) shall be mitigated, to the satisfaction of the City Manager, through the payment of fees for off-site acquisition of 0.35 acres of habitat in the MHPA, as described below.

- a) The Engineering and Capital Projects Department shall contribute \$13,475 to the City's Habitat Acquisition Fund (No.10571) as established by City Council Resolution R-275129, adopted on

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Bio-1 Thirty days prior to the preconstruction meeting, the ECP Department shall submit a letter of verification to the Environmental Review Manager of the Land Development Review Division that a qualified biologist has been retained to implement the mitigation program.

Bio-2 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and included in the specifications and contract documents.

Bio-3 ECP shall schedule construction to avoid temporary indirect impacts to sensitive nesting species (*i.e.*, California Gnatcatcher, Belding's Savannah Sparrow, and Light-Footed Clapper Rail). No construction shall be conducted within or adjacent to occupied habitat from March 1 through August 15 (breeding period for the California Gnatcatcher).

If construction or pre-activity surveys must occur during the breeding season (as defined above) the following mitigation measures would be required:

No California Gnatcatchers within the MHPA shall be exposed to construction noise levels above 60 dB(A) during the breeding season (March 1 to August 15). If construction is proposed during the breeding season, the following measures shall ensure that construction related impacts to California Gnatcatchers are avoided.

- a) Prior to the commencement of grading, a qualified biologist shall survey those areas of the MHPA within 500 feet of any construction activity in accordance with the USFWS protocol for determining the presence/absence of California Gnatcatchers.
- b) Prior to the commencement of grading, a report shall be provided to the Environmental Review Manager of the Land Development Review Division presenting the results of the presence/absence surveys.
- c) If the survey concludes no California Gnatcatchers are present then no additional mitigation shall be required.
- d) If the survey concludes that California Gnatcatchers are present, grading operations shall be suspended or noise barrier(s) shall be constructed so as to buffer noise between construction activity and occupied habitat. (Noise barriers may not be constructed in areas which cross an identified wildlife corridor.) Other measures shall be implemented, as necessary, to reduce noise levels to below 60 dB(A).
- e) Construction noise shall be monitored weekly to verify that noise within occupied areas of the MHPA is maintained below 60 dB(A). Additional attenuation, including complete cessation of work during



- f) The City Engineer shall periodically review and prepare a report on the effectiveness of the runoff and erosion control measures established for the North City areas within the Coastal Zone that drain into Los Peñasquitos or San Dieguito Lagoons. The initial report shall be completed within two years following the adoption of the erosion control measures and thereafter six months prior to any scheduled review by the California Coastal Commission of the Local Coastal Program for the City of San Diego. A copy of the report shall be submitted to the Executive Director of the Coastal Commission.

### **Hydrology and Water Quality**

Hydro-1 Prior to City acceptance of the construction documents, the following mitigation measures shall be included on the project construction plans and included in the project specifications.

- a) Prior to grading, implementation of mitigation measures described in Geo-1 through Geo-6 shall be verified by the City Engineer or his assigned agent.
- b) A statement shall be added to the contract documents prohibiting refueling or servicing construction equipment in the project area unless protective devices (i.e., absorbent pads under trucks and equipment) are used. The construction resident engineer shall verify appropriate measures are taken to prevent runoff of fuel, oil or grease into the lagoon.

Hydro-2 The freshwater culverts along Carmel Valley Road that empty into the Lagoon shall be replaced with underground sedimentation tanks and oil/water separator devices. This design feature shall be verified by the City Engineer or his assigned agent prior to the start of grading.

### **Biological Resources**

Alternative C would impact Coastal Sage Scrub and wetland habitat along Carmel Valley Road. Because the Coastal Sage Scrub and wetland mitigation would occur within City of San Diego-owned land adjacent to Carmel Valley Road, protection and management would be assured by the City, and therefore formal notice of the mitigation areas would not need to be recorded against the title of the property. Protection and management of lands acquired through the City's Habitat Acquisition Fund would also be assured because the City would use the funds to purchase habitat within the MHPA and would take responsibility for long-term management.

The following mitigation measures are required to reduce impacts to less than significant levels.

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month to the City Engineer of the condition of the erosion control procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

- c) From November 15 to March 31, grading may occur in phased increments as determined by the City Engineer provided all of the following requirements have been met:
  - 1) The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins, detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the off site transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 15 and March 31.
  - 2) Temporary detention basins and other control measures employed shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm).
  - 3) The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within five working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's ability to grade during the period of November 15 to March 31.
- d) Overall, field review of grading operations shall be performed by the City Resident Engineer on each grading project in the Coastal Zone.
- e) Field review of erosion control devices, sedimentation basins, detention basins, and landscaping shall be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 15 and March 31. The City Engineer shall prepare a periodic report documenting the compliance of all individual projects with the grading and erosion control requirements. The report shall be completed as of November 15 of each year.

sediment, which is defined as a significant pollutant under NPDES regulations. The permit entails the use of Best Management Practices (BMPs).

Geo-6

Prior to the pre-construction meeting, the ECP shall submit an approved SWPPP, satisfactory to the City Engineer, containing all of the following requirements. This requirement shall be noted on the grading and construction plans under the heading "Environmental Requirements."

- a) A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned unit development plans where such development is proposed to occur on lands that shall be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to assure that there shall be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site as a result of the intensity of rainfall expected during a six-hour period once every ten years (the "six-hour, ten-year" design storm). Runoff control shall be accomplished by establishing on-site or at suitable nearby locations catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.
- b) Temporary sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 15 including graded pads and stockpiles, shall be suitably prepared to prevent excessive soil loss during the late fall and winter seasons. All graded slopes shall be stabilized prior to November 15, by means of native vegetation, if feasible, or by other suitable means. The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect or other qualified professional. Erosion control utilizing vegetation may include but is not limited to seeding, mulching, fertilization, and irrigation within sufficient time prior to November 15 to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, sandbagging, hay bales, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness. From November 15 to March 31, grading may be permitted provided ECP conforms to the requirements of subsection C and submits monthly documentation with in two weeks following the end of the preceding

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- g) A thorough maintenance and follow-up program will be implemented. Considerations would include disposal areas for sediment that is removed from control structures during maintenance; wet-weather emergency plans including Hyplon-type liners to be used over exposed soil; a 24-hour phone contact of the person responsible for maintenance; and/or designation of methods and responsibility for removal of temporary control structures.
- h) Except as required to move earth to construct this project, and except for those materials and measures used in the construction of this project, no debris, soil, silt, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products, or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into Los Peñasquitos Lagoon. Sandbags will be placed between the edge of construction and the wetlands to prevent such contamination from entering the lagoon.
- i) A monitoring device should be installed or regular monitoring shall be conducted along the project corridor to measure parameters including, but not limited to: total dissolved solids, temperature, and bacterial constituents. A monitoring program should be developed in accordance with Los Peñasquitos Lagoon Watershed Management Plan, and coordination with the City of San Diego NPDES monitoring program and the RWQCB.
- j) The Engineering and Capital Projects Department (ECP) shall implement a maintenance program to remove excessive sedimentation and other materials from the sedimentation ponds, as needed.

Geo-3 Prior to grading, temporary erosion protection in the form of a filter system (bio-bags) shall be installed by ECP around each inlet, reducing sedimentation entering the lagoon during construction.

Geo-4 Prior to grading, erosion protection in the form of rip rap at the outfall of each cross culvert shall be installed by ECP to dissipate and minimize erosive forces. In addition, vegetated swales shall be used to convey runoff from new culvert outfalls to existing swales.


Geo-5 Prior to the pre-construction meeting, ECP shall obtain coverage under a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality (RWQCB). The permit requires the development of a Storm Water Pollution Prevention Plan and monitoring plan that must address all phases of construction. The SWPPP shall address the management of materials (significant pollutants) used in the maintenance of construction vehicles, and the control and transport of

the construction plans and specifications. PDR representatives would attend any necessary pre-grading meetings and conduct site visits as needed to ensure the required mitigation is implemented. Status reports regarding compliance would be submitted to PDR with remedial action taken as necessary. City staff would continue monitoring the project through site visits during construction and grading to verify conformance with the approved plans and mitigation measures. Long-term mitigation measures that extend beyond the permitting process would be monitored by the PDR.

This MMRP lists the specific measures required to reduce the project's environmental impacts to below a level of significance for nine issue areas: geology/soils, hydrology and water quality, biological resources, noise, recreation, traffic/parking, historical resources, paleontological resources, and landform alteration/visual resources. No mitigation is possible that would reduce land use impacts from Alternative C to be less than significant.

### Geology/Soils

- Geo-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Geo-2 Prior to grading, erosion control measures shall be provided to the satisfaction of the City Engineer in conjunction with the site development. All erosion control measures and construction activities shall avoid wetland areas flagged by the Project Biologist. These measures could include, but are not limited to the following:
- a) As much as is practicable, no grading will take place during the rainy season (November to February).
  - b) The extent of the graded area exposed at one time, and the duration of exposure will be minimized.
  - c) All graded areas will be landscaped prior to the rainy season with temporary or permanent landscape materials.
  - d) Perimeter-control practices such as water bars or sediment traps will be installed to protect the undisturbed area from off-site runoff and to prevent sediment damage to areas below the project site.
  - e) Installation/construction of the erosion and runoff control measures will be completed prior to the commencement of major grading activities. This will include the perimeter-control practices and will be indicated on the grading plans.
  - f) Disturbed areas will be stabilized within 2 weeks of the completion of grading. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.

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with a sidewalk, from Via Donada to Portofino Drive. A "shared roadway" (no bike lane) would also be included. No drainage or sedimentation improvements would occur.

- Alternative B— This alternative incorporates moderate changes to the roadway, as well as moderate enhancements to safety and pedestrian and bicyclist amenities. Three different design options for the Carmel Valley Road/Portofino Drive intersection area are evaluated, in order to incorporate different improvements identified by the Task Force. These design options are referred to in this EIR as Alternatives B-1, B-2, and B-3. Alternative B-1 includes road improvements described under Alternative A, continuous curb and gutter on the south side of Carmel Valley Road, a Class II bike lane for a portion of the roadway, a pedestrian path on the south side of the roadway, and storm sedimentation basins to control runoff into adjacent Peñasquitos Lagoon. Alternative B-2 builds on B-1 by including Class II bike lanes along the entire project. Alternative B-3 would implement further modifications to the roadway by including a left-turn lane at the Portofino Drive intersection in addition to those improvements described under Alternatives B-1 and B-2. Each of the design options under Alternative B would also include the installation of street lighting and decorative pavement.
- Alternative C—This alternative would incorporate the most extensive modifications to the roadway, but also would provide the largest safety enhancements and amenities for pedestrians and bicyclists. This alternative would include all of the enhancements described under Alternative B-2 and would add a continuous left-turn lane along Carmel Valley Road, as well as underground sedimentation tanks and oil water separators to control runoff into Penasquitos Lagoon.

## **THE MONITORING SYSTEM**

Carmel Valley Road would be constructed by the ECP. Upon its completion, the ECP would be responsible for maintenance and operation, as the facility would be designed to meet City of San Diego standards. The City would be responsible for implementation and monitoring of the mitigation measures presented in the EIR, which are further specified below.

The Land Development Review (LDR) Division of the City of San Diego Planning and Development Review Department (PDR) would be the primary group responsible for monitoring mitigation measures. PDR would be responsible for ensuring compliance with codes and permit conditions during project implementation.

ECP would be responsible for ensuring that the mitigation measures required for project completion would be included in the construction plans and specifications. ECP would then route plans and specifications to PDR prior to construction. PDR would verify that the mitigation measures are clearly defined in construction plans and final engineering plans as needed. The contractor would be responsible for implementing and carrying out

~~—DRAFT—~~  
**MITIGATION MONITORING AND REPORTING PROGRAM  
ALTERNATIVE C**

**SCH No. 99041003**

**LDR No. 99-0718**

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon certification of an Environmental Impact Report (EIR). It stipulates that "the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This MMRP addresses the adopted Carmel Valley Road—Alternative C configuration. Alternative C encompasses a set of actions that would incorporate the most extensive modifications to the roadway, but also would provide the largest safety enhancements and amenities for pedestrians and bicyclists. This alternative would include a continuous left-turn lane along Carmel Valley Road, Class II bicycle lanes along the entire project length, sedimentation tanks and oil water separators, and a pedestrian walkway along the south side of the road.

This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies: (1) mitigation measures to be implemented prior to, during, and after construction of the Carmel Valley Road Enhancement Project; (2) the individual/agency responsible for that implementation; and (3) criteria for completion or monitoring of the specific measures. It incorporates revisions to mitigation measures resulting from public review.

### **PROJECT DESCRIPTION**

The City's Engineering and Capital Projects Department (ECP) is evaluating three alternatives to enhance approximately 1.2 miles of Carmel Valley Road. The project would implement the goals, objectives, and specific improvements for Carmel Valley Road as stated in the Torrey Pines Community Plan. This project is located between Portofino Drive and Via Mar Valle, in the Torrey Pines community. Several alternative operating scenarios have been identified for the operation of Carmel Valley Road and the surrounding roadway network, and a draft report has been prepared by BRW. The following scenarios are addressed in the draft report.

- Alternative A—This alternative encompasses minimal modifications to the existing roadway, as well as minimal safety enhancements and amenities for pedestrians and bicyclists. Roadway improvements to Carmel Valley Road under this alternative would include the installation of a continuous curb and gutter,

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survival of container plantings, and amended as necessary. A grading plan shall be prepared based on the above data, if necessary. The landscape maintenance contractor shall meet on-site with the Project Biologist prior to grading and shall mark all areas to be graded based on approved detailed mapping and restoration plans. The Project Biologist shall be present to flag the boundaries and monitor all grading adjacent to existing wetland habitat. All vehicles and equipment shall be restricted to a specified staging area when not in uses. 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) **PLANTING SPECIFICATIONS:** One-gallon nursery-grown mycorrhizal fungi-inoculated container plants, propagated from cuttings on-site or nearby sources, and local, native seed shall be used to achieve a shrub density of approximately 475 plants per acre. Planting shall occur in Spring (April-May), and 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 "Conceptual Wetland Mitigation Plan for Carmel Valley Road (Merkel & Associates, January 24, 2000). Generally, the container plantings for the Coastal Salt Marsh shall be mixed and shall also include, but not limited to Quail Saltbush, Saltwort, California Desert Thorn, Coast Prickly Pear, and Coast Cholla. The seed mix shall consist of, but not limited to California Sagebrush, Beach Evening Primrose, Lewis' Primrose, and California Encelia.
- d) **MAINTENANCE:** A five-year maintenance program shall be carried out to ensure the wetland habitat is successfully created. At the direction of the Project Biologist, the landscape maintenance contractor shall maintain the plantings in good condition and re-seed and re-plant as necessary to meet the goals listed in Section F, "CONTINGENCY MEASURES & COMPLETION" (below), 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. Weed control shall occur monthly during the first year and on an as-needed basis for the remainder of the monitoring period. Selective use of an herbicide may be used when directly applied to the target species and used in accordance with the written recommendations of a licensed and registered Pest Control Advisor. Targeted species for weed control include, but are not limited to, Tamarisk, Tree Tobacco, Castor-, and Myoperum.

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- e) **MONITORING & SUCCESS ASSESSMENT:** After implementing the wetland mitigation program, a five-year monitoring period will begin. The Project Biologist 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 and quantitative analysis (transects) Site inspections and visual analysis shall occur monthly during the first year after planting and semi-annually over the remainder of the five-year period. Quantitative analysis shall occur three and six months after planting is implemented, and annually for the remainder of the monitoring period. Progress and technical reports that focus on botanical data collection (i.e., percent cover, density, phenology), evaluate the annual revegetation goals listed in the success criteria below, report the results of the quantitative analysis, and recommend corrective measures, if necessary shall be submitted at the end of each year of the five-year monitoring program to the City Manager.
- f) **CONTINGENCY MEASURES & COMPLETION:** 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. Prior to the end of the monitor period, 0.08 acre of restored Coastal Brackish Marsh, 0.02 acre of Freshwater Seep, and 0.25 acre of Salt Marsh shall be determined to meet all three criteria for wetlands under the City's definition, including hydrophytic vegetation, hydric soils, and wetland hydrology. In addition, success of the mitigation wetlands will be evaluated against wildlife usage, vegetative cover, species composition, plant height, plant survivorship and hydrologic conditions of the created wetlands. To evaluate vegetative cover, annual performance goals, expressed as a percent of total vegetative cover of the mitigation areas, are 30, 50, 70, 80, and 90 percent. To evaluate survivorship of container stock, annual performance goals, expressed as a percent of total plants planted, are 80, 90, 90, 90 and 90 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 is met. When the final success criteria has been met, a final annual report shall be submitted which includes a wetland delineation according to the City's definition.

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The ECP shall be responsible for ensuring that the project biologist collects on-site Lewis' Evening Primrose seed and distributes the seed within suitable

conserved habitat onsite and monitoring the relative success of the seeding effort.

- Bio-11 Prior to construction, ECP shall construct one to two earthen, vegetated ramps on the southern edge of the retaining wall within the area of the Portofino corridor.
- Bio-12 Prior to construction, ECP shall install wildlife crossing signage on the east and westward lanes near Caminito Del Barco and Portofino Drive.
- Bio-13 Any curbside fencing above the retaining wall shall be constructed to allow for wildlife passage, thereby not increasing the height of the obstacle. Vertical fencing (maximum pole height of three feet) without a horizontal component shall be spaced at a minimum of 20 inches. Fencing shall not be constructed in the vicinity of the two wildlife ramps. Although significant impacts to the east-west corridor south of the road are not anticipated, enhancement of the lagoon habitat buffer areas shall be required. An enhancement program to increase upland buffers adjacent to the lagoon shall ensure that this buffer functions as a wildlife dispersal route.

#### Noise

- Noise-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Noise-2 The construction contractor shall be required to comply with all provisions of the City of San Diego Noise Ordinance. Prior to the start of construction, the contractor shall retain a qualified acoustician to prepare a construction noise control plan satisfactory to the City Manager. The plan shall evaluate noise levels based on the actual equipment proposed for use. The plan shall estimate noise levels at noise sensitive receptors and recommend site specific noise mitigation measures if the sound levels will exceed 75 dBA over a 12-hour period. The plan shall identify noise reduction measures as necessary. These measures may include but are not limited to the following:
- a) Equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible shall be selected.
  - b) In some cases portable noise barriers may be required to limit noise exposure.
  - c) All construction equipment shall be operated and maintained to minimize noise generation. Equipment and vehicles will be kept in

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good repair and fitted with "manufacturer-recommended" mufflers.

- d) Enclosures shall be provided for noise-producing stationary sources, such as generators used for night lighting.

Noise-3 The construction contractor shall locate the laydown area at least 500 feet from any residence.

Noise-4 The construction contractor shall perform equipment maintenance at least 500 feet from any residence.

### **Recreation**

Rec-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.

Rec-2 The City of San Diego shall provide alternative vehicular, bicycle and pedestrian access during construction through the implementation of a traffic control plan. This plan shall be approved by the City Traffic Engineer prior to commencement of the project.

Rec-3 The applicant/contractor shall avoid weekend construction activities during the peak summer months, i.e. from Memorial Day weekend (May) to Labor Day weekend (September).

Rec-4 The applicant/contractor shall phase the construction schedule so that improvements should occur on only one side of the street at a time.

### **Traffic/Parking**

TP-1 Detailed traffic control plans for the portion of Carmel Valley Road that would be affected by construction shall be developed during the engineering and design phase of the project. The traffic control plans shall fully outline the requirements of the contractor to maintain traffic operations including any signing, markings and advisory notes. The City of San Diego's *Work Zone Traffic Control* guidelines would be used to develop these control plans. The traffic control plans developed during the engineering and design phase shall address any pavement differential issues and provide proper channelization, to prevent motorists from negotiating uneven pavement. Steel trench plates shall be required where traffic is expected to cross an open trench.

TP-2 During construction working hours, at least one lane of traveled way shall remain open at all times. During non-working hours, the contractor shall open both lanes of the traveled way. The existing 12-foot traveled way

lane widths may be narrowed to 10 feet to allow for placement of delineators and traffic cones.

- TP-3 Informational signage warning motorists of traffic delays shall be posted in the event one-way traffic control (flagging) is implemented during construction. Pedestrian traffic shall be rerouted away from construction activity, to the opposite side of the street where necessary for pedestrian safety. Pedestrian crossings would be located at the Portofino Drive and Via Donada intersections.
- TP-4 During construction activities, crosswalk striping shall be installed by the City to facilitate pedestrian crossings, where required. In addition, during construction, signage shall be installed by the City, as needed, to instruct pedestrians where to cross Carmel Valley Road, and use the sidewalk on the opposite side of the road.
- TP-5 No construction work shall be performed at night or on weekends.

#### Historical Resources

- Hist-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Hist-2 Thirty days prior to the to the pre-construction meeting, the ECP shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the mitigation and monitoring programs. The requirement for archaeological monitoring shall be noted on the grading plans. All persons involved in the archaeological monitoring of this project shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.
- a) The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
  - b) The qualified archaeologist or archaeological monitor shall be present on site full-time during grading of native soils.
  - c) When requested by the archaeologist, the city resident engineer shall divert, direct, or temporarily halt ground disturbance activities in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall immediately notify LDR staff of such finding at the time of discovery. The

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significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

- d) All cultural materials collected shall be cleaned, catalogued, 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 and specialty studies shall be completed, as appropriate.
- e) Within three months following the completion of grading, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR.

### **Paleontological Resources**

- Paleo-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Paleo-2 Thirty days prior to the pre-construction meeting, the ECP shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the mitigation and monitoring programs. Verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Environmental Analysis Section (EAS). All persons involved in the paleontological monitoring of the project shall be approved by EAS.
  - a) The qualified paleontologist shall attend any pre-construction meetings to discuss grading plans with the grading and excavation contractor. The requirement for paleontological monitoring shall be noted on the grading plans.

- b) The paleontologist or paleontological monitor shall be on-site full time during original cutting of previously undisturbed sediments of the Torrey Sandstone and Delmar Formations to perform periodic inspections of excavations and, if necessary, to salvage exposed fossils, specifically from Station 63+00 east to the end of the project area. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with EAS, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
- c) In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. The paleontologist shall immediately notify EAS staff of such finding at the time of discovery. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- d) All collected fossil remains shall be cleaned, sorted and cataloged following standard professional procedures. The collection should be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).
- e) Within three months following the completion of grading, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the paleontological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR, even if negative. For significant paleontological resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant paleontological resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR.

**Landform Alteration/Visual Resources**

- Vis-1 Prior to City Council approval, the following mitigation measures shall be graphically shown and typed on the project construction plans and also included in the specifications and contract documents.
- Vis-2 The retaining wall color, texture and details shall be selected to minimize the visibility of the wall from the Lagoon side, satisfactory to the City Manager. The amount of standard concrete (in terms of color and texture) shall be kept to a minimum.

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- Vis-3 A water-based VOC compliant graffiti-resistant coating shall be applied to the wall surface to control graffiti. The coating shall have a low sheen finish, clear in color and would be free of lead, chromium, mercury and similar heavy metals. It shall comply with federal and local VOC air quality regulations.
- Vis-4 Restoration of the native habitats shall be coordinated with the design of the wall to provide screening for the wall. Additional wetland and native upland plant species shall be utilized as necessary to screen the entire length of the wall, satisfactory to the City Manager.
- Vis-5 The handrail on top of the wall shall be designed to be as unobtrusive as possible, while promoting the rural atmosphere of the area, satisfactory to the City Manager. The handrail should be between 32" and 36" high. Construction materials shall include wood-clad metal posts, a wood cap, and stainless steel cable between the posts.