

RESOLUTION NUMBER R-299083

ADOPTED ON APRIL 13, 2004

WHEREAS, the Zoological Society of San Diego, Permittee, filed an application with the City of San Diego for amendments to the Balboa Park Master Plan, the Central Mesa Precise Plan, and for a Site Development Permit [SDP 48083] to construct the Park Boulevard Promenade Project, located west of Park Boulevard in the Central Mesa Precise Plan area of Balboa Park; and

WHEREAS, the Project site includes the current Zoological Society leasehold premises and certain property within the Central Mesa Precise Plan area, as described on attached Attachment "A"; and

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

WHEREAS, the issue was heard by the City Council on April 13, 2004; and

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report LDR No. 99-0031, Project No. 2147, dated September 26, 2003; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Environmental Impact Report LDR No. 99-0031, Project No. 2147, dated September 26, 2003, on file in the office of the City Clerk, has been completed in compliance with the California

Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments, testimony, and written materials received during the public review process, has been reviewed and considered by this Council in connection with the approval of a Site Development Permit to construct the Park Boulevard Promenade, in the Central Mesa Precise Plan area of Balboa Park.


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 as Document No. R2-299083-1, 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 file in the office of the City Clerk as Document No. R2-299083-2, and incorporated herein by reference, with respect to the project.

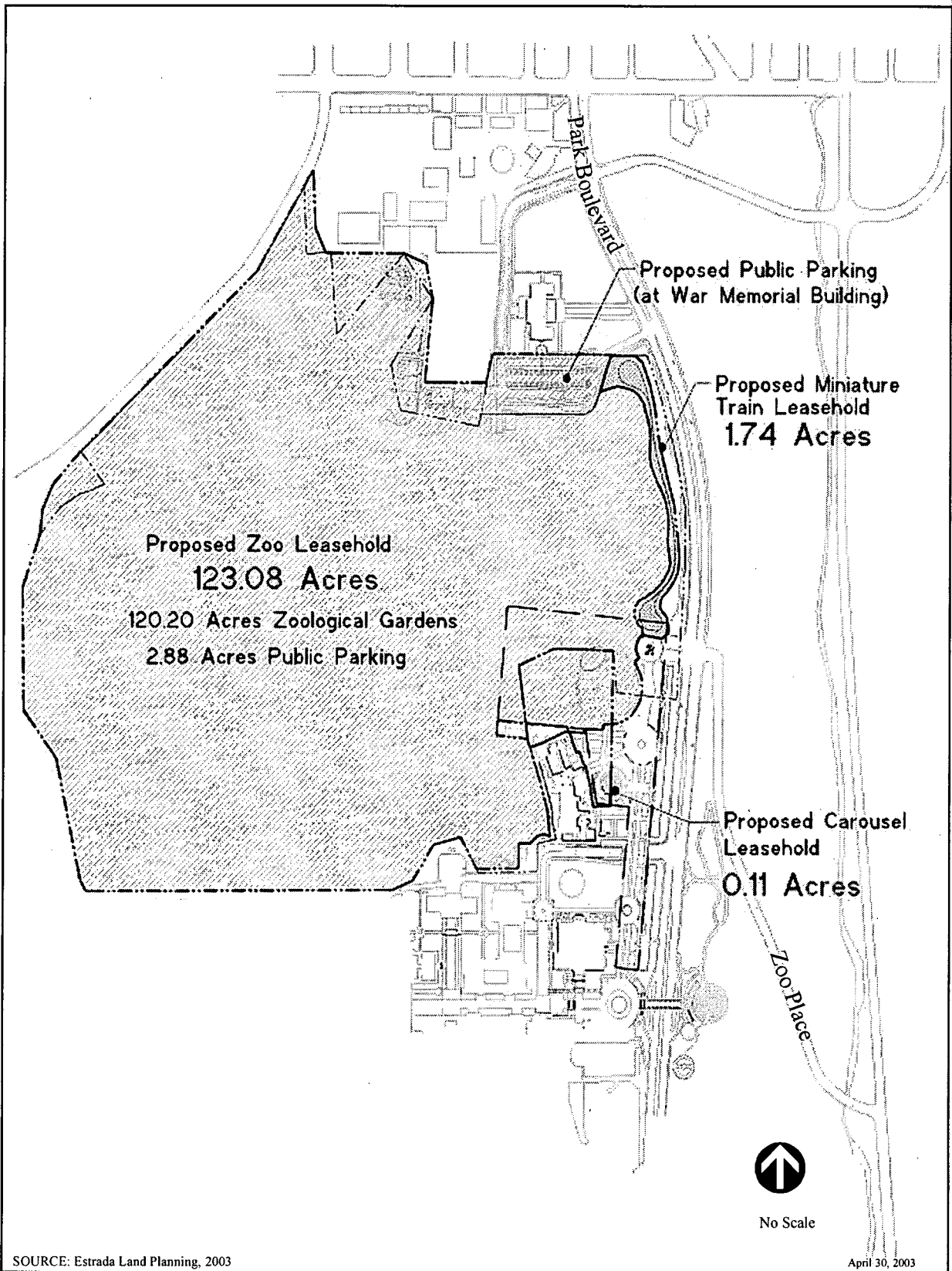
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program as described on attached Attachment "B," or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

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   
Prescilla Dugard  
Deputy City Attorney

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**EXHIBIT A - PARK BOULEVARD PROMENADE PROJECT AREA BOUNDARIES**

**ATTACHMENT B**  
**Mitigation Monitoring and Reporting Program for**  
**Park Boulevard Promenade**  
**Project No. 2147**

The California Environmental Quality Act (CEQA), Section 21081.6 (Assembly Bill [AB] 3180) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted upon certification of an Environmental Impact Report (EIR) in order to ensure that the mitigation measures are implemented. The following MMRP is designed to ensure compliance with AB 3180 during implementation of mitigation measures, and identifies at a minimum, the entity responsible for monitoring, what is to be monitored, how the monitoring is to be accomplished, the monitoring and reporting schedule and completion requirements. The Mitigation Monitoring and Reporting Program for the Park Boulevard Promenade Project is under the jurisdiction of the City of San Diego and other agencies as specified below. The following is a description of the Mitigation Monitoring and Reporting Program to be completed for the project.

**MMRP DEPOSIT**

After project approval by the Decision Maker and prior to issuance of any discretionary approval(s), the applicant shall submit a deposit of \$3,200.00 to the Development Project Manager in Development Services Department to cover the City's costs associated with implementation of the Mitigation Monitoring and Reporting Program (MMRP).

**LAND USE**

Implementation of the mitigation measures described in Historical Resources below, and Section 4.3 of the EIR, would reduce the impacts associated with the project's compliance with the City's Historical Resources Regulations to below a level of significance.

**TRANSPORTATION/CIRCULATION**

1. To reduce significant project impacts at the Florida Drive/Zoo Place intersection to below a level of significance, the project builder shall, prior to the operation of the Park Boulevard Parking Structure, install a traffic signal at the Florida Drive/Zoo Place intersection to the satisfaction of the City Engineer. The project builder would be responsible for 100 percent of the costs for this measure.
2. To reduce significant project impacts at the Park Boulevard/Zoo Place intersection to below a level of significance, the project builder shall, prior to the operation of the Park Boulevard Parking Structure, implement intersection improvements at the Park Boulevard/Zoo Place intersection to the satisfaction of the City Engineer. The improvements shall include the modification of the existing signal and widening of the intersection to include northbound dual

left-turn lanes, a southbound right-turn overlap signal phase, eastbound dual right-turn lanes with a right-turn overlap signal phase, and a westbound left-turn lane. The project builder would be responsible for 100 percent of the costs for this measure.

3. To reduce significant project impacts at the Pershing Drive/26<sup>th</sup> Street intersection to below a level of significance, the project builder shall, prior to the operation of the Park Boulevard Parking Structure, implement intersection improvements at Pershing Drive/26<sup>th</sup> Street to the satisfaction of the City Engineer. The improvements shall include the modification of the existing traffic signal and widening to include two additional eastbound right-turn lanes so that the eastbound approach would have one left-turn lane, one thru lane, and two right-turn lanes. Additionally, east-west protected left-turn phasing is required. The project builder would be responsible for 100 percent of the cost for this measure.
4. To reduce significant project impacts at the planned intersection of Park Boulevard/War Memorial to below a level of significance, the project builder shall, prior to construction of the underground parking structure and closure of the Zoo Place parking lot entrance, install a traffic signal at the Park Boulevard/War Memorial intersection with the south leg to include a northbound left-turn lane with appropriate storage length and transition. The west leg shall have a left-turn lane of at least 100 feet and a right-turn lane. The north leg shall have the number 2 lane re-striped as a shared thru-right lane. The project builder would be responsible for 100 percent of the cost for this measure.
5. To reduce significant traffic delays during construction to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, prepare a Construction Parking Management Plan in conformance with City standards and implement this plan during the entire duration of construction activities, in which the project builder shall provide shuttles, signs, and the means to optimize shuttle use and to keep visitors informed. The project builder shall be responsible for 100 percent of the costs for this mitigation measure.
6. To reduce significant future parking impacts, the project builder shall, upon completion of the proposed War Memorial Parking Lot, implement a War Memorial/Group Parking Area Parking Management Plan where the project shall monitor the War Memorial/Group Parking Area for buses exceeding the available parking spaces and private vehicles using the Zoo group entrance and shall direct said vehicles to Inspiration Point. The project builder shall be responsible for 100 percent of the costs for this mitigation measure.

## **HISTORICAL RESOURCES**

### **Archaeological Monitoring**

To reduce potential significant adverse effects to unknown subsurface prehistoric or historic archaeological resources to below a level of significance, the project builder shall, prior the City's first pre-construction meeting or the issuance of a building or grading permit, whichever is applicable, 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, has been retained to implement the cultural resources monitoring program. The following conditions apply to the implementation of this mitigation measure:

**Prior to Preconstruction (Precon) Meeting**

**1. Land Development Review (LDR) Plan Check**

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

**2. Letters of Qualification have been submitted to ERM**

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program.

**3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)**

At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project. MMC will provide Plan Check with a copy of both the first and second letters.

**4. Records Search Prior to Precon Meeting**

At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

**Precon Meeting**

**1. Monitor Shall Attend Precon Meetings**

- a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading-related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

**2. *Identify Areas to be Monitored***

At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.

**3. *When Monitoring Will Occur***

Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

**During Construction**

**1. *Monitor Shall be Present During Grading/Excavation***

The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE or BI, as appropriate, will forward copies to MMC.

**2. *Discoveries***

**a. *Discovery Process***

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.

**b. *Determination of Significance***

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

**3. *Human Remains***

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:



1. Notification

- (1) Archaeological Monitor shall notify the RE or BI, as appropriate, MMC and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
- (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

b. Isolate discovery site

- (1) Work shall be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
- (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examine to determine the provenience.
- (3) If a field examination is not warranted, the Medical Examiner, shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

c. If Human Remains are determined to be Native American

- (1) The Medical Examiner shall notify the Native American Historic Commission (NAHC). (By law, **ONLY** the Medical Examiner can make this call).
- (2) The NAHC will contact the PI within 24 hours of sooner, after the Medical Examiner has completed coordination.
- (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide.
- (4) The PI will coordinate with the MLD for additional consultation.
- (5) Disposition of Native American Human Remains will be determined between the MLD and the PI IF:
  - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
  - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-inter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.

d. If Human Remains are **NOT** Native American

- (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.

- (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the landowner and the Museum of Man.

#### **4. Night Work**

##### **A. If night work is included in the contract**

- (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
- (2) The following procedures shall be followed:
  - (a) No Discoveries

In the event that nothing was found during the night work, the PI will record the information on the Site Visit Record Form.

- (b) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction**; 2.,a. & b, will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.

##### **B. If night work becomes necessary during the course of construction**

- (1) The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE or BI, as appropriate, will notify MMC immediately.

##### **C. All other procedures described above will apply, as appropriate.**

#### **5. Notification of Completion**

The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

#### **Post Construction**

##### **1. Handling and Curation of Artifacts and Letter of Acceptance**

1. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

2. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

**2. *Final Results Reports (Monitoring and Research Design And Data Recovery Program)***

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describe the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
- b. For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery Program shall be included as part of the Final Results Report.
- c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

**3. *Recording Sites with State of California Department of Park and Recreation***

The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

**Carousel**

To reduce potential indirect significant impacts from the dismantlement and storage of the Carousel during construction and its relocation and reconstruction after construction to below a level of significance, the following mitigation measures shall be implemented:

Prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, a temporary location shall be chosen for operation of the Carousel during construction activities in the same general locale as the current Carousel location and a new temporary lease shall be issued and signed for the duration of the construction period. Should temporary relocation of the Carousel be impractical, the Carousel shall be dismantled and stored until construction is completed.

**Design Guidelines**

Prior to the City's first preconstruction meeting or issuance of any construction permits, whichever is applicable, the applicant and/or design/builder shall implement the design guidelines in the Central Mesa Precise Plan and Balboa Park Master Plan for the following project elements located within the Local Historic Resource Boundary: the parking structure, including the wall and entrances; Park Boulevard entry statements; light wells; pedestrian bridge and associated elements including gateway elements; the Rose Garden and the transit station element.

## **Documentation and Treatment Plan for the Carousel**

Prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, the following documentation and treatment plan shall be implemented for the relocation of the Carousel to the satisfaction of the City Historical Resources Board.

### **Prior to Preconstruction (Precon) Meeting**

#### ***1. Land Development Review (LDR) Plan Check***

Notes on plan

- a. Prior to the City's first Precon Meeting or issuance of a building or grading permit, whichever is applicable, the Environmental Review Manager (ERM) shall verify that the requirement for historical monitoring during alteration, construction and/or restoration has been noted on the Grading/Demolition Plans.
- b. The applicant shall implement the DP (Documentation Program) and Treatment Programs (TPs) as indicated in 4 and 5 below.
- c. The DP can be implemented prior to Precon Meeting. However, monitoring cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.
- d. Physical description including year, type of structure and extent of work shall be noted on the plans.

#### ***2. Letters of Qualification have been submitted to Environmental Review Manager (ERM)***

- a. Prior to the City's first Precon Meeting or issuance of a building or grading permit, whichever is applicable, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Historian and/or Architectural Historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the DP and TPs.

#### ***3. Second letter containing names of monitors has been sent to Mitigation Monitoring Coordination (MMC)***

- a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC of LDR and shall include the names of all persons involved in the historical monitoring of this project and shall be approved by ERM prior to the first Precon Meeting.
- b. MMC will provide Plan Check with a copy of both the first and second letters.

#### ***4. DP Program (DP)***

- a. Prior to the issuance of a Demolition or Grading Permit, the DP shall be submitted to the Environmental Analysis Section (EAS) for approval by the ERM of LDR and shall include the following:

(1) Photographic DP

- (a) Prior to the relocation, a DP shall be completed for the Carousel and its components. The DP shall include professional quality photography of the Carousel, Pavilion, Organ and Ticket booth in 35 mm black and white and color photographs (4x6 standard format). General overviews of the Carousel and its components shall be taken to document its present location and setting and to document the relationship of the components to the Carousel. Detailed photographs shall be taken of each of the Carousel animals, murals, organ, and architectural elements of the Carousel and Pavilion. Photographs shall be archival quality and easily reproducible.
- (b) Copies of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board, the Land Development Review Division, and the South Coastal Information Center. One set of original photographs and negatives shall be submitted for archival storage with the San Diego Historical Society and further copies shall be submitted to the California Room of the City of San Diego Public Library and other appropriate historical groups.

(2) Photo Relocation Plan

- (a) The Relocation will involve dismantling the Carousel and Pavilion to some extent. A Photo Relocation Plan with systematic documentation of each section or element of the resource shall be produced to aid in the reconstruction of the Carousel and Pavilion. Each section or element to be dismantled shall be given a number, and labeled. A log shall be kept of all numbered elements. All major elements shall be photographed and the number of each photograph shall be entered into the log and cross-referenced to the element number. A schematic plan showing the relationship of numbered elements to one another shall be produced. If portions of the Carousel or Pavilion are not accessible for photographing *in situ* they shall be numbered, logged and photographed once dismantled. This process will allow for documentation of portions of the Carousel not normally visible.
  - (b) The Photo Relocation Plan shall be submitted for archival storage with the City of San Diego Historical Resources Board, the Land Development Review Division, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and other appropriate historical societies or groups.
- b. Prior to the first Precon Meeting, a letter of verification shall be obtained from EAS and copied to MMC verifying that the DP has been approved.

**5. Treatment Plan for the Carousel**

- a. Relocation of the Carousel
  - 1. The Carousel has not been moved from its present location since 1968 and has never been moved by its present owners. The National Carousel Association (<http://www.nca-usa.org/>) shall be consulted regarding industry protocols for relocating carousels. The

National Association may also provide referrals to companies with experience in moving carousels. The Pavilion and booth shall be moved by a company specializing in the transportation of timber-framed buildings.

2. The Photo Relocation Plan and photolog shall be re-checked during dismantling and can be added to as the process unfolds. Care shall be taken to ensure that each element dismantled is labeled, photographed and added to the logs.
  3. All elements shall be appropriately packed to avoid damage during relocation.
  4. If the Carousel and Pavilion is placed in temporary storage a log shall be kept of the exact location of each part to avoid misplacing elements.
- b. Reassembly of the Carousel
1. When reassembled, the Carousel, Pavilion, organ, and booth shall faithfully replicate the original design and spatial configuration. The Photo Relocation Plan and schematics shall be referenced to ensure the correct placement of Carousel elements. While the orientation of the Pavilion will change so that it does not open directly toward Spanish Village, the reconstructed Pavilion and ticket booth shall replicate the original in every other way.
  2. Should fasteners such as nails, nuts, bolts or screws need to be replaced during reassembly the replacement parts shall replicate the original fastener type and materials as per Secretary of the Interior Standards (Weeks and Grimmer 1995).
  3. Should any major elements of the Carousel, Pavilion or organ become damaged as a result of the relocation, repairs shall be made by a qualified Carousel conservator. The National Carousel Association webpage (<http://www.nca-usa.org/>) provides links to Carousel conservators throughout the U.S.
  4. Should any elements of the Carousel, Pavilion, organ or booth require repainting as a result of damage incurred during relocation, the original paint type and color shall be replicated.

## **Precon Meeting**

### ***1. Historian and/or Architectural Historian Shall Attend Precon Meetings***

At least thirty days prior to implementation of the MMRP, the applicant shall arrange a Precon Meeting that shall include the Historian and/or Architectural Historian, Construction Manager or Grading Contractor, Resident Engineer (RE), Building Inspector (BI) and MMC. In addition, the Historian and/or Architectural Historian shall attend any focused Precon Meetings at the request of MMC to make comments and/or suggestions concerning the historical monitoring program with the construction manager and/or grading contractor.

### ***2. Submit Letter of Verification of approval of DP***

A letter of verification that the DP has been approved by ERM shall be submitted to the RE or BI, as appropriate, at the first Precon Meeting and copy provided to MMC.

### **3. Identify Areas to be Monitored**

At the Precon Meeting the Historian and/or Architectural Historian shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies the areas involved in the DP and P as noted above.

### **4. DP and TP Construction Schedule**

Prior to the start of any work, the Historian and/or Architectural Historian shall submit a construction schedule for implementation of the DP and TPs and will notify MMC of the start date.

#### **During construction**

##### **1. Monitor Shall be Present During Implementation of TP**

The Historian and/or Architectural Historian shall be present during implementation of the TP. The qualified historian shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI every month. RE or BI will forward copies to MMC.

##### **2. Night Work**

a. If night work is included in the contract

1. The extent and timing shall be presented and discussed at the Precon Meeting.
2. All work shall be recorded on the Consultant Site Visit Record and the RE or BI, as appropriate, will notify MMC of any unusual circumstances by 9 AM the following morning.
3. MMC will coordinate with LDR staff, as appropriate.

b. If night work becomes necessary during the course of the project

1. The qualified Historian and/or Architectural Historian shall notify the RE or BI, as appropriate a minimum of 24 hours before work is to begin.
2. The RE, or BI, as appropriate will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

#### **Post Construction**

##### **1. Final Results Report (Historic DP)**

After completion of the MMRP, the Final Results Report (FRP), including historic DP, shall be submitted to MMC for review by the ERM of LDR.

##### **2. Verification of Historic DP Distribution**

Prior to release of the grading bond and/or issuance of any Building Permits or Certificate of Occupancy, the Historical Consultant shall provide verification to the ERM of LDR that copies of the historic DP have been distributed as indicated in 4. above.

## **Documentation and Treatment Plan for the Miniature Train**

To reduce significant impacts to the location, setting and feeling of the Miniature Train as a result of the relocation and reconfiguration of this locally historic resource to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, implement the following documentation and treatment plan for the relocation of the Miniature Train to the satisfaction of the City Historical Resources Board.

### **Prior to Preconstruction (Precon) Meeting**

#### ***1. Land Development Review (LDR) Plan Check***

Notes on plan

- a. Prior to the City's first Precon Meeting or issuance of a building or grading permit, whichever is applicable, the Environmental Review Manager (ERM) shall verify that the requirement for historical monitoring during alteration, construction and/or restoration has been noted on the Grading/Demolition Plans.
- b. The applicant shall implement the DP (Documentation Program) and Treatment Programs (TPs) as indicated in 4 and 5 below.
- c. The DP can be implemented prior to Precon Meeting. However, monitoring cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.
- d. Physical description including year, type of structure and extent of work shall be noted on the plans.

#### ***2. Letters of Qualification have been submitted to Environmental Review Manager (ERM)***

- a. Prior to the City's first Precon Meeting or issuance of a building or grading permit, whichever is applicable, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Historian and/or Architectural Historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the DP and TPs.

#### ***3. Second letter containing names of monitors has been sent to Mitigation Monitoring Coordination (MMC)***

- a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC of LDR and shall include the names of all persons involved in the historical monitoring of this project and shall be approved by ERM prior to the first Precon Meeting.
- b. MMC will provide Plan Check with a copy of both the first and second letters.

#### ***4. DP Program (DP)***

- a. Prior to the issuance of a Demolition or Grading Permit, the DP shall be submitted to the Environmental Analysis Section (EAS) for approval by the ERM of LDR and shall include the following:



(1) Photographic DP

- (a) Prior to the relocation, a DP shall be completed for the Miniature Train. The DP shall include professional quality photography of the train, tracks, tunnels, signs, trestle bridge, station building, and landscaping features in 35 mm black and white and color photographs (4x6 standard format). General overviews of the Train and its components shall be taken to document its present location and setting and to document the spatial relationship of the components. Detailed photographs shall be taken of the train engine, train carriages, architectural details of the station building, and landscaping elements. A record shall be made of individual plants used in the landscaping. Photographs shall be archival quality and easily reproducible.
  - (b) A detailed topographic plan of the layout of the Train shall be completed prior to relocation to record details of the layout and landscaping as a historical record.
  - (c) Copies of the photographs and the plan shall be submitted for archival storage with the City of San Diego Historical Resources Board, the Land Development Review Division, and the South Coastal Information Center. One set of original photographs and negatives and the plan shall be submitted for archival storage with the San Diego Historical Society and further copies shall be submitted to the California Room of the City of San Diego Public Library and other historical groups.
- b. Prior to the first Precon Meeting, a letter of verification shall be obtained from EAS and copied to MMC verifying that the DP has been approved.

**5. Treatment Plan for the Miniature Train**

The Miniature Train will be moved approximately 200 feet north from its present location. Impacts resulting from the relocation of the Train can be substantially mitigated through new project design and documentation of the original configuration. The Train shall undergo a complete redesign at its new location. In addition, any obsolete engine or cars shall be replaced with similar engine or cars, as necessary. The "Figure 8" configuration of the tracks shall be changed to an elongated curvilinear configuration between Park Boulevard and the proposed future Zoo exhibit area. The redesign shall include new landscaping elements, signage, tunnels and bridges. It is recommended that elements of the original landscaping, for example signage, shall be incorporated into the new design where possible to provide a link to the original Miniature Train. The only element of the existing Miniature Train that may be incorporated in the new design is the existing train. The train shall be reassembled to look the same in the new location.

**Precon Meeting**

**1. Historian and/or Architectural Historian Shall Attend Precon Meetings**

At least thirty days prior to implementation of the MMRP, the applicant shall arrange a Precon Meeting that shall include the Historian and/or Architectural Historian, Construction Manager or Grading Contractor, Resident Engineer (RE), Building Inspector (BI) and MMC. In addition, the Historian and/or Architectural Historian shall attend any focused Precon Meetings at the request

of MMC to make comments and/or suggestions concerning the historical monitoring program with the construction manager and/or grading contractor.

**2. *Submit Letter of Verification of Approval of DP***

A letter of verification that the DP has been approved by ERM shall be submitted to the RE or BI, as appropriate, at the first Precon Meeting and copy provided to MMC.

**3. *Identify Areas to be Monitored***

At the Precon Meeting the Historian and/or Architectural Historian shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies the areas involved in the DP and TP as noted above.

**4. *DP and TP Construction Schedule***

Prior to the start of any work, the Historian and/or Architectural Historian shall submit a construction schedule for implementation of the DP and TPs and will notify MMC of the start date.

**During Construction**

**1. *Monitor Shall be Present During Implementation of TP***

The Historian and/or Architectural Historian shall be present during implementation of the TP. The qualified historian shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI every month. RE or BI will forward copies to MMC.

**2. *Night Work***

a. If night work is included in the contract

1. The extent and timing shall be presented and discussed at the Precon Meeting
2. All work shall be recorded on the Consultant Site Visit Record and the RE or BI, as appropriate, will notify MMC of any unusual circumstances by 9 AM the following morning.
3. MMC will coordinate with LDR staff, as appropriate.

b. If night work becomes necessary during the course of the project

1. The qualified Historian and/or Architectural Historian shall notify the RE or BI, as appropriate a minimum of 24 hours before work is to begin.
2. The RE or BI, as appropriate will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

**Post Construction**

**1. *Final Results Report (Historic DP)***

After completion of the MMRP, the Final Results Report (FRP), including historic DP, shall be submitted to MMC for review by the ERM of LDR.

## **2. Verification of Historic DP Distribution**

Prior to release of the grading bond and/or issuance of any Building Permits or Certificate of Occupancy, the Historical Consultant shall provide verification to the ERM of LDR that copies of the historic DP have been distributed as indicated in Precon Meeting #4 above.

### **Historically Significant Landscaping**

To reduce significant impacts to historically significant landscaping to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting or the issuance of a building or grading permit, whichever is applicable, provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that an Arborist, certified by the International Society of Arboriculture (ISA), has been retained to prepare the horticulture analysis for the proposed project. The horticultural analysis shall include a summary table and graphic indicating the location, height, trunk diameter, and type for all trees which will be removed, relocated or impacted by the proposed project. The horticultural analysis shall also delineate measures that will protect existing trees and provide recommendations for the relocation of significant trees. Under the supervision of the arborist, the project builder shall relocate and replant the significant trees in conformance with the Central Mesa Precise Plan Landscape Planting Guidelines and the horticultural analysis. If the relocated trees are placed within the National Historical Landmark boundary, then the replanting shall conform to the Secretary of the Interior's Guidelines for Historic Landscapes including the provision of a treatment plan for all trees to be replanted.

### **HYDROLOGY AND WATER QUALITY**

To reduce potential short-term water quality impacts from sediment releases at the construction site and the discharge of storm water collected in excavated areas to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, the applicant shall submit two copies of the Water Quality Technical Report to the Environmental Review Manager of the Land Development Review Department for review and approval that identifies comprehensive permanent post-construction water quality best management practices (BMPs), consistent with those shown on the Grading Plan (Exhibit "A,") and as identified in the "Conceptual Drainage Plan and Water Quality Report" prepared by Nolte Associates (March 2003). The applicant shall ensure that BMPs are incorporated into the construction drawings to reduce the amount of pollutants (e.g., oil, grease, heavy metals) and sediments discharged from the site, satisfactory to the City Engineer. Equivalent alternative available technologies may be approved as BMPs by the City Engineer in lieu of, or in addition to, those shown on Exhibit "A." All permanent BMPs shall be maintained in accordance with the applicable manufacturer specifications. Spot checks may be made by the City Engineer to ensure that BMPs are being properly maintained.

2. Prior to City's first pre-construction meeting or issuance of a building or grading permit for the Zoo employee parking lot and associated access road, whichever is applicable, the Environmental Review Manager and City Engineer shall approve a detailed erosion/siltation control plan. This plan shall include, but shall not be limited to, the following applicable measures to protect downstream areas from sediment deposition during site grading and construction:
  - Diversion of uphill runoff around disturbed areas of the site.
  - Removal of sediment from surface runoff before it leaves the site with a sedimentation basin or similar structure for larger cleared areas such as the parking lot, and by silt fences for smaller cleared areas such as the access road.
  - Stabilization of cleared or graded slopes.
  - Prevention of tracking soil off site through use of a gravel strip or wash facilities at exit areas.
  - Protection or stabilization of stockpiled soils.
  - Continual inspection and maintenance of all specified BMPs through the duration of construction.
3. Prior to City's first pre-construction meeting or issuance of a building or grading permit for any project within the primary project area, whichever is applicable, the Environmental Review Manager and City Engineer shall approve a detailed erosion/siltation control plan. This plan shall include, but shall not be limited to, the following applicable measures to protect downstream areas from sediment deposition during site grading and construction:
  - Removal of sediment from surface runoff before it leaves the site by silt fences or other similar devices around the site perimeter.
  - Protection of all storm drain inlets onsite or downstream of the construction site to eliminate entry of sediment.
  - Diversion of runoff around the excavated area.
  - Prevention of tracking soil off site through use of a gravel strip or wash facilities at exit areas.
  - Protection or stabilization of stockpiled soils.
  - Continual inspection and maintenance of all specified BMPs through the duration of construction.
4. Prior to City's first pre-construction meeting or issuance of a building or grading permit for any project within the primary project area, whichever is applicable, construction plans indicating the proposed method of discharge of collected storm water shall be reviewed and approved by the City Engineer. Storm water collected in the excavated area of the construction site shall not be discharged to the storm sewer or offsite unless all practicable quantities of sediment have been

removed from the waters prior to discharge. Otherwise, the collected storm water shall be discharged to the sanitary sewer after consultation with and approval from the City Metropolitan Wastewater Department.

5. Prior to City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, coverage under the SWRCB Statewide General Construction Storm Water Permit shall be obtained and demonstrated through submittal of the project's waste discharger identification number (WDID) to the City. All construction activities shall comply with the General Construction Storm Water Permit and coverage under the permit shall be maintained for the duration of construction for all construction activities. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared pursuant to the SWRCB Statewide General Construction Storm Water Permit and approved by the City's Storm Water Pollution Regulation Section. The SWPPP shall detail those applicable measures identified in mitigation measures **Hydrology/Water Quality 2** and **3**, as well as material and waste management programs during site grading and construction, water quality sampling and monitoring, and any other applicable measures required under the General Construction Storm Water Permit.

The project builder shall implement the following mitigation measure to reduce significant long-term water quality impacts from the discharge of heavy metals and hydrocarbons from the Zoo employee parking lot to below a level of significance.

6. Prior to the City's first pre-construction meeting or issuance of a building or grading permit for the proposed Zoo employee parking lot, construction plans detailing measures (BMPs) to reduce pollutants from entering runoff and to treat runoff originating from the parking lot prior to discharge, shall be reviewed and approved by appropriate City staff. The BMPs shall be focused on hydrocarbon, heavy metals, and trash and debris. The selection and application of BMPs shall be consistent with the City Storm Water Standards, Land Development Manual. Any selected treatment measures shall also be designed with a capacity to effectively treat runoff up to a determined volume or flow of runoff based on the City's Storm Water Standards Manual. In addition, the Zoo shall update its SWPPP to reflect the proposed BMPs.

Based on the City's Storm Water Standards Manual, the proposed project shall include site design BMPs to the maximum extent practicable to minimize the introduction of pollutants and to control discharges, as well as source control BMPs including the following:

- Storm drain stenciling and signage - All storm drain inlets and catch basins within the project area must be stenciled or labeled with prohibitive language and/or graphical icons to discourage illegal dumping.
- Trash storage areas designed to reduce pollution introductions - All trash container areas shall meet the following requirements:
  1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent off-site transport or trash; and
  2. Provide attached lids on all trash containers that exclude rain, or roofing or awning to minimize direct precipitation.

- Use of efficient irrigation systems and landscape design - Timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the storm drain.
- The design of private roadway drainage shall use at least one of the following:
  1. Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings;
  2. Urban curb/swale system: street slopes to curb, periodic swale inlets drain to vegetated swale/biofilter;
  3. Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to storm drain; or
  4. Other methods that are comparable and equally effective within the project.
- Parking areas shall incorporated and implement the following BMPs where determined applicable and feasible:
  1. Where landscaping is proposed in parking areas, incorporate landscape areas into drainage design.
  2. Other design concepts that are comparable and equally effective.

As an example of treatment measures that could be implemented for the proposed project, the City's Storm Water Standards Manual describes seven general categories of treatment control BMPs: Biofilters, Detention Basins, Infiltration Basins, Wet Ponds or Wetlands, Drainage Inserts, Filtration, and Hydrodynamic Separator Systems. To select the appropriate BMP, the applicant shall select a single or combination of storm water BMPs from these categories which maximize pollutant removal for the particular pollutants of focus. The treatment BMPs shall be designed, constructed, and implemented, according to one of the following design standards:

1. Volume-based BMPs shall be designed to mitigate (infiltrate, filter, or treat) either:
  - a. The volume of runoff produced from a 24-hour 85<sup>th</sup> percentile storm event, as determined from the local historical rainfall record; or
  - b. The volume of runoff produced by the 85<sup>th</sup> percentile 24-hour runoff event, determined as a maximized capture runoff volume for the area, from the formula recommended in Urban Runoff Quality Management (WEF 1998); or
  - c. The volume of annual runoff based on unit basin storage volume, to achieve 90 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook - Industrial/Commercial (1993); or
  - d. The volume of runoff, as determined from the local historical rainfall record that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85<sup>th</sup> percentile 24-hour runoff event.

2. Flow-based BMPs shall be designed to mitigate (infiltrate, filter, or treat) either:
  - a. The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour for each hour of a storm event; or
  - b. The maximum flow rate of runoff produced by the 85<sup>th</sup> percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two, for each hour of a storm event; or
  - c. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85<sup>th</sup> percentile hourly rainfall intensity multiplied by a factor of two, for each hour of a storm event.

The project builder shall implement the following mitigation measure to reduce significant long-term water quality impacts from the discharge of various pollutants from the primary project area to below a level of significance.

7. Prior to the City's first pre-construction meeting or issuance of a building or grading permit for any project within the primary project area, whichever is applicable, construction plans detailing measures to reduce pollutants from entering runoff and to treat runoff originating from the Park Boulevard Promenade, War Memorial Building Parking Lot and for the new Zoo exhibit area prior to discharge, shall be reviewed and approved by the City Engineer. The BMPs for the War Memorial Building Parking Lot shall be focused on hydrocarbons, heavy metals, and trash and debris. The BMPs for the new Zoo exhibit area shall be focused on bacteria, sediment, and trash and debris. The selection and application of BMPs shall be consistent with the City's Storm Water Standards Manual. Any selected treatment measures shall also be designed with a capacity to effectively treat runoff up to a determined volume or flow of runoff based on the City's SUSMP. In addition, the Zoo shall update its SWPPP to reflect the proposed BMPs. See mitigation measure **Hydrology/Water Quality - 6** for a detailed description of required BMPs and standards that apply to design of treatment BMPs as provided in the City's Storm Water Standards Manual.

To reduce significant long-term hydrology impacts associated with an increase in runoff volumes from the proposed Zoo employee-parking site to below a level of significance, the project builder shall implement the following mitigation measure:

8. Prior to the City's first pre-construction meeting or the issuance of a building or grading permit for the proposed Zoo employee parking lot, whichever is applicable, construction plans detailing detention basin design and function, and supporting hydrologic calculations, shall be reviewed and approved by the City Engineer to ensure that post construction discharges would not result in erosion or flooding.

## RECREATIONAL RESOURCES

To reduce short-term construction-related significant impacts to recreational resources to below a level of significance, the project builder shall, prior to City's first pre-construction meeting or the

issuance of a building or grading permit, whichever is applicable, prepare a project-related construction parking management plan to the satisfaction of the City Engineer. The project-related construction parking management plan shall include:

- a. Identification of available parking supply during construction.
- b. Estimate parking needed in the project area.
- c. Provide for offsite employee parking and provide shuttle service for employees to their place of work.
- d. Provide for offsite visitor parking, if necessary, and a shuttle service to transport visitors to park use areas.
- e. Provide information to the public and employees regarding transit availability, and general information concerning the parking management plan.

#### **AESTHETICS/NEIGHBORHOOD CHARACTER**

1. To reduce impacts to views of SR-163 to below a level of significance, the project applicant shall, prior to the City's first pre-construction meeting or the issuance of a building or grading permit, whichever is applicable, indicate on a site plan that the design of the proposed Zoo employee parking lot access road westerly fill slope incorporates contour grading and blending of slopes with existing topographic contours and revegetation of all slopes with native vegetation.
2. To reduce visual impacts associated with the easterly Zoo employee parking lot access road crib-style retaining wall to below a level of significance, the project applicant shall, prior to the City's first pre-construction meeting or the issuance of a building or grading permit, whichever is applicable, indicate on a site plan that the design of the proposed Zoo employee parking lot access road crib-style retaining walls incorporate landscaping that includes revegetation of adjacent disturbed areas in conformance with City standards.

#### **PALEONTOLOGICAL RESOURCES**

To reduce potential significant adverse impacts to paleontological resources to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting, or the issuance of a building or grading permit, whichever is applicable, provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist has been retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. The following conditions apply to the implementation of this mitigation measure:



## **Prior to Preconstruction (precon) meeting**

### **1. *Land Development Review (LDR) Plan Check.***

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

### **2. *Letters of Qualification have been Submitted to ERM.***

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

### **3. *Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC).***

a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

b. MMC will provide Plan Check with a copy of both the first and second letter.

### **4. *Records Search Prior to Precon Meeting.***

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

## **Precon Meeting**

### **1. *Monitor Shall Attend Precon Meetings.***

a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.

b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

## **2. Identify Areas to be Monitored.**

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

## **3. When Monitoring Will Occur.**

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

### **During Construction**

#### **1. Monitor Shall be Present During Grading/Excavation**

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

#### **2. Discoveries**

- a. **Minor Paleontological Discovery.** In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.
- b. **Significant Paleontological Discovery.** In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

#### **3. Night Work**

- a. If night work is included in the contract
  - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - (2) The following procedures shall be followed:
    - (a) **No Discoveries.** In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
    - (b) **Minor Discoveries.** All Minor Discoveries will be processed and documented using the existing procedures under During Construction 2.a, with the exception that the RE will contact MMC by 9 A.M. the following morning.

- (c) Potentially Significant Discoveries. If the PI determines that a potentially significant discovery has been made, the procedures under During Construction 2.b, will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.
- b. If night work becomes necessary during the course of construction
  - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

#### **4. Notification of Completion.**

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

#### **Post Construction**

The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

#### **1. Submit Letter of Acceptance from Local Qualified Curation Facility.**

The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

#### **2. If Fossil Collection is not Accepted, Contact LDR for Alternatives.**

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

#### **3. Recording Sites with San Diego Natural History Museum**

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

#### **4. Final Results Report.**

Prior to the release of the grading bond, two copies of the Final Results Report, even if negative, describing the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

#### **UTILITIES**

To reduce significant impacts on sewer conveyance pipe capacity to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting or the issuance of a building or grading permit, whichever is applicable, implement the design of an equalization tank or

series of tanks within the zoological gardens to the satisfaction of the City Engineer. This facility shall be designed to detain the first 24 hours of storm water from primate exhibit areas during a major storm event to prevent overloading the existing trunk sewer. These facilities would be implemented as part of development of the new zoological gardens.

## **NOISE**

To reduce impacts associated with the relocation of the Carousel closer to Spanish Village to below a level of significance, the project builder shall implement the following mitigation measures:

1. Prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, the project builder shall replace the existing cupola speaker on the Carousel roof with a directional speaker system that faces away from Spanish Village. This mitigation measure would reduce noise propagation from the Carousel roof into the courtyard of Spanish Village when the cupola speaker is in operation.
2. Prior to the City's first pre-construction meeting or issuance of a building or grading permit, whichever is applicable, a relocation and reconstruction plan shall be provided to the ERM of LDR that illustrates the position of the Carousel such that the open sides face away from Spanish Village. This plan shall be implemented as part of the relocation and reconstruction of this resource. With implementation of this mitigation measure, the net reduction in Carousel noise levels at Spanish Village would be 2 dB. This is because the 14 dB increase resulting from the reduced setback distance would be offset by the 16 dB decrease from the repositioning of the Carousel's open sides away from Spanish Village.
3. Subsequent (within three months) to relocation, reconstruction and operation of the Carousel, a noise study shall be performed to determine noise levels in Spanish Village after the replacement of the existing cupola speaker with a directional speaker system. The results of this subsequent noise study shall be submitted to the Environmental Review Manager and be used to make any necessary adjustments to the directional speaker system in order to ensure that the noise levels on Spanish Village from the speaker system do not exceed existing Carousel noise levels at Spanish Village (those measured for this EIR noise study). This subsequent study will identify remedial measures pertaining only to the cupola speakers' directionality and volume, if necessary, to achieve the existing Carousel noise levels at Spanish Village.

## **AIR QUALITY**

To reduce significant air quality impacts from project construction PM<sub>10</sub> emissions to below a level of significance, the project builder shall, prior to the City's first pre-construction meeting, or the issuance of a building or grading permit, whichever is applicable, identify the following mitigation measures on the appropriate grading plans which shall be implemented during all phases of construction for the proposed project:

1. All sites with active grading, dozing, or excavating shall be watered at least twice daily or as necessary to increase soil moisture content.

2. All active unpaved haul roads shall be watered at least twice daily
3. Wheel washers shall be installed or the wheels of each haul truck shall be hand washed as the trucks leave the unpaved roads of the construction site and enter the paved road system.
4. Paved streets shall be swept (wet sweep with reclaimed water preferred) as necessary to remove visible soil material carried onto the paved streets from the adjacent unpaved construction sites.