

(A) 331
(R-2009-417)
HEET 10/21

RESOLUTION NUMBER R- 304292

DATE OF FINAL PASSAGE OCT 21 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING AND APPROVING PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 49068 AND ADOPTING THE FINDINGS; THE MITIGATION, MONITORING, AND REPORTING PROGRAM; AND THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE QUARRY FALLS PROJECT.

WHEREAS, on May 11, 2005, Quarry Falls, LLC., submitted an application to the City of San Diego for a Community Plan amendment, General Plan amendment, Rezone, Specific Plan, Master Planned Development Permit, Site Development Permit, Vesting Tentative Map, Conditional Use Permit/Reclamation Plan amendment, and a Mission Valley Public Facilities Financing Plan amendment for the Quarry Falls Project [Project]; and

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

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was heard by the City Council on OCT 21 2008; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Program Environmental Impact Report [PEIR] No. 49068 prepared for the Project; NOW

THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that it is certified, that PEIR No. 49068, 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 PEIR, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of a Community Plan amendment, General Plan amendment, Rezone, Specific Plan, Master Planned Development Permit, Site Development Permit, Vesting Tentative Map, Conditional Use Permit/Reclamation Plan amendment, and a Mission Valley Public Facilities Financing Plan amendment for the Quarry Falls Project.

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

BE IT FURTHER RESOLVED, that pursuant to California 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 and incorporated herein by reference.

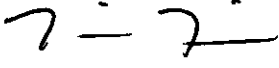
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the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

(R-2009-417)

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: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/09/08
Or.Dept:DSD
R-2009-417
MMS#6848

**EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
QUARRY FALLS PROJECT**

**COMMUNITY PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE,
SPECIFIC PLAN, MASTER PLANNED DEVELOPMENT PERMIT, SITE
DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, CONDITIONAL USE
PERMIT/RECLAMATION PLAN AMENDMENT, AND A MISSION VALLEY PUBLIC
FACILITIES FINANCING PLAN AMENDMENT**

SCH NO. 2005081018, Project No. 49068

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with California Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. The City of San Diego, Engineering and Capital Projects Department and the Development Services Department are jointly responsible for ensuring that this program is carried out.

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of the Public Resources Code (PRC) and CEQA Guidelines Section 15097 require the Lead Agency for each project which is subject to CEQA to monitor the performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The PRC requires the Lead Agency to adopt a monitoring and reporting program that is designed to ensure compliance during project implementation. In accordance with PRC Section 21081.6 and CEQA Guidelines section 15097, this Mitigation Monitoring and Reporting Program (MMRP) have been developed for Quarry Falls project. The mitigation measures, which are required to reduce or avoid the potentially significant adverse impacts of future development on the project site, are presented under each issue area below. Responsible parties, the time frame for implementation, and the monitoring parties are also identified for each measure.

11.1 GENERAL

The following measures must be completed prior to any authorization to proceed.

1. The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "The Quarry Falls Project is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the PEIR (Project No. 49068)."
2. The owner/permittee shall make arrangements to schedule pre-construction meetings, for each of the development phases or individual projects, to ensure implementation of the MMRP. The meetings shall include the Resident Engineer, the Project Biologist, Paleontologist, Archaeologist, and the City's Mitigation Monitoring Coordination (MMC) Section.
3. Prior to the issuance of any construction permits, the ADD of the LDR shall verify that the following mitigation measures are noted on the construction/grading plans submitted and included in the specifications under the heading "Environmental Mitigation Requirements."

L-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.2 LAND USE

11.2.1 Impacts

Traffic generated from the proposed project would result in significant impacts to the land use associated with traffic circulation. Mitigation measures have been identified in Section 5.2, *Traffic Circulation*, to reduce impacts. However, mitigation measures would not fully mitigate impacts, and land use impacts associated with traffic circulation would remain significant and unmitigated.

Land use conflicts which could arise as a result of on-going mining operations and development of the project site with urban land uses are associated with the potential for increased air quality impacts during construction and increased noise impacts associated with construction and traffic volumes on area roadways. Section 5.4, *Air Quality*, of this Program EIR addresses Air Quality impacts, and Section 5.5, *Noise*, addresses Noise impacts based on technical studies prepared for those issue areas. Based on the analysis presented in Sections 5.4 and 5.5, impacts to sensitive receptors would occur, and mitigation measures are proposed which would reduce compatibility impacts to below a level of significance.

11.2.2 Mitigation Measures

Mitigation measures for traffic impacts are identified in Section 5.2, *Traffic Circulation*, and presented under 11.2.2 below. Mitigation measures for air quality impacts are identified in Section 5.4, *Air Quality*, and presented in Section 11.3.2 below. Section 5.5, *Noise*, and Section 11.4.2 below presents mitigation measures for noise impacts.

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.3 TRAFFIC CIRCULATION

11.3.1 Impacts

The project would result in significant direct and cumulative impacts to street segments, intersections, freeway segments, and freeway ramps. Impacts to freeway segments and ramps would remain significant and unmitigated.

11.3.2 Mitigation Measures

The project shall implement the improvements contained in the *Transportation Phasing Plan* (Table 11-1) to mitigate traffic impacts.

**Table 11-1.
Transportation Phasing Plan**

#	Location	Responsible Party ¹	Improvement ²
Phase 1			
1	Friars Road/ SR-163 interchange	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of the following local improvements at Friars Road and SR-163 interchange: the widening of the northbound approach of the SR-163 southbound off-ramp at Friars Road by 1 right turn lane resulting in 1 left turn lane, 1 thru left and 1 right turn lane; the reconfiguring of the southbound approach of Friars Road and SR-163 northbound ramps to provide 2 right-turn lane; the widening of westbound Friars Road from Frazee Road to SR-163 northbound ramps by 1 thru lane and 1 right turn lane resulting in 3 thru lanes and 2 right-turn lanes; the widening of eastbound Friars Road at Frazee Road by 1 thru lane (with widening to accept the thru lane) and 2 right turn lanes resulting in dual left turn lanes, 4 thru lanes and 2 right turn lanes, satisfactory to the City Engineer. The City may require the project to pay \$5,000,000 (2007 dollars) to the City of San Diego in lieu of constructing such local improvements to assist in the funding of a more regional set of improvements at this same location, satisfactory to the City Engineer.
2	Mission Center Road/Quarry Falls Boulevard	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of the following improvements at the intersection of Mission Center Road and Quarry Falls Boulevard: the widening of the northbound approach by 1 right turn trap lane resulting in 2 left turn lanes, 2 thru lanes, and 1 right turn lane; the widening of the westbound approach by 2 left turn lanes resulting in 2 left turn lanes and 1 shared thru-right lane; and the widening of the eastbound approach by 1 right turn lane resulting in 1 left turn lane, 1 thru lane and 1 right-turn lane, satisfactory to the City Engineer.
3	Mission Center Road from Quarry Falls Boulevard to Friars Road	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of the following improvement on Mission Center Road from Quarry Falls Boulevard to Friars Road; the widening of northbound Mission Center Road to add one additional lane for a total of three thru lanes, satisfactory to the City Engineer.
4	Friars Road from Qualcomm Way to Mission Center Road	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of a westbound auxiliary lane by widening Friars Road from Qualcomm Way to Mission Center Road, resulting in a total of three thru lanes and one auxiliary lane, satisfactory to the City Engineer.

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

#	Location	Responsible Party ¹	Improvement ²
5	Phyllis Place/ I-805 SB ramp	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of a traffic signal at the intersection of Phyllis Place and I-805 southbound ramp with the appropriate traffic signal interconnect, satisfactory to the City Engineer.
6	Phyllis Place/ I-805 NB ramp	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of a traffic signal at the intersection of Phyllis Place and I-805 northbound ramp with the appropriate traffic signal interconnect, satisfactory to the City Engineer.
7	Murray Ridge Road/ Mission Center Road	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, construction of the following improvements at the intersection of Mission Center Road and Murray Ridge Road: the installation of a traffic signal, the restriping of the southbound approach to provide 1 left turn lane, 1 thru lane, and 1 right turn lane; the widening of the westbound approach by 1 left turn lane resulting in 1 shared thru-right lane and 1 left turn lane; and the restriping of the eastbound approach to provide 1 left turn lane and 1 thru-right lane, satisfactory to the City Engineer.
8a	Murray Ridge Road from NB Interstate 805 ramps to Pinecrest Avenue	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, the following improvements on Murray Ridge Road from the southbound I-805 ramps to Pinecrest Avenue: the restriping of Murray Ridge Road to a 4-lane collector or the contribution of \$100,000 (2007 dollars) in funding for traffic calming to be determined by the Serra Mesa community, satisfactory to the City Engineer.
8b	Murray Ridge Road Bridge over I-805	Project ²	Prior to the issuance of any building permits for Phase 1, the applicant shall assure by permit and bond the restriping of the Murray Ridge Road/Phyllis Place, between the northbound and southbound ramps of I-805 ramps, to 5 lanes, satisfactory to the City Engineer.
9	Murray Ridge Road/ Pinecrest Ave.	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, the construction of a traffic signal at the intersection of Murray Ridge Road and Pinecrest Avenue, satisfactory to the City Engineer.
10	Friars Road/ Avenue De Las Tiendas	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, the lengthening of westbound dual left-turn lanes at the intersection of Friars Road and Avenida De Las Tiendas to approximately 450 feet, satisfactory to the City Engineer.
11	Texas Street from Camino del Rio South to El Cajon Boulevard	Project ²	Prior to the issuance of any building permits for Phase 1, applicant shall assure by permit and bond, the implementation of the following traffic calming measures on Texas Street from El Cajon Boulevard to Camino Del Rio South: provide pedestrian lighting and a new sidewalk from Camino Del Rio South to Madison Avenue (per item T4 in the Greater North Park Planning Committee's Priority List on page 13 of the Public Facility Financing Plan, 2002), and contribute \$100,000 (2007 dollars) in funding for traffic calming to be determined by the community from Madison Avenue to El Cajon Boulevard.
12	Transportation Demand Management measures	Project	Prior to the issuance of any building permits for Phase 1, applicant shall develop a comprehensive demand management plan that includes information kiosks in central locations, bike lockers, priority parking spaces for carpools, a shuttle system for residents and employees that connects to nearby LRT stations, transit passes for local residents and employees, an on-site shared car program utilizing hybrid vehicles, and coordination with MTS for potential public or private bus service in Quarry Falls, satisfactory to the City Engineer.
Phase 2			
13	Mission Center Road from I-	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT in total development,

A-304-303

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

#	Location	Responsible Party ¹	Improvement
	805 to Murray Ridge Road		applicant shall assure by permit and bond, the construction of an additional eastbound thru lane on Mission Center Road by roadway widening from I-805 to Murray Ridge Road resulting in a total of 2 eastbound lanes and 1 westbound lane, satisfactory to the City Engineer.
14	Friars Road/ Fashion Valley Road	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT in total development, applicant shall assure by permit and bond, the restriping of the westbound approach at the intersection of Friars Road and Fashion Valley Road by 1 left turn lane resulting in 2 left-turn lanes, 1 thru lane and 1 shared thru-right turn lane, satisfactory to the City Engineer.
15a	Friars Road/SR-163 Interchange	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT in total development, applicant shall assure by permit and bond, construction of the following local improvements at Friars Road and SR-163 interchange: the widening and lengthening of the Friars Road bridge from 6 lanes to 8 thru lanes from Frazee Road to Ulric Street and providing 2 left turn lanes across the bridge; the reconfiguration of the SR-163 northbound off ramp (by removing the free right turn lane and widening the existing loop off-ramp to provide 3 left turn and 1 right turn lanes); and the widening of the southbound approach at Friars Road and Frazee Road intersection by 1 right turn lane resulting in 2 left turn lanes, 1 shared thru right and 2 right turn lanes. The City may require the project to pay \$14,000,000 (2007 dollars) to the City of San Diego in lieu of constructing such local improvements to assist in the funding of a more regional set of improvements at this same location, satisfactory to the City Engineer.
15b	Mission Center Road/I-8 Interchange	Project ⁴	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT ³ in total development, applicant shall provide \$1 million (2007 dollars) for the Mission Center Road and I-8 interchange Project Study Report, satisfactory to the City Engineer.
16	Pedestrian Bridge across Friars Road	Project ³	Prior to the issuance of any building permits for Phase 2 in the area represented by parcels 21, 24, or 25 of the Quarry Falls Vesting Tentative Map 183196 and that exceeds 23,750 ADT ³ in total development, applicant shall assure by permit and bond, the construction of a pedestrian bridge over Friars Road to connect Quarry Falls to Rio Vista West shopping center and provide access to Rio Vista West trolley station, satisfactory to the City Engineer.
17	Friars Road EB ramp/ Qualcomm Way	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ³ ADT in total development, applicant shall assure by permit and bond, construction of the following improvement on Friars Road eastbound ramp and Qualcomm Way; the widening of eastbound approach by 1 left turn lane resulting in 1 right turn lane, a 1 shared left-thru lane and 1 left turn lane; the restriping of the southbound approach within the existing bridge abutments resulting in 2 thru lanes and 2 left turn lanes; and the widening of the northbound approach by 2 thru lanes resulting in 4 thru lanes and 1 right turn lane, satisfactory to the City Engineer.
18	Friars Road WB ramp/ Qualcomm Way	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT in total development, applicant shall assure by permit and bond, construction of the following improvement on Friars Road westbound ramp and Qualcomm Way; the widening of the southbound approach by 1 thru lane and 1 right turn lane for 1 right turn lane and 2 thru lanes; and the restriping of the northbound approach resulting in 2 thru lanes and 2 left turn lanes, satisfactory to the City Engineer.
19	Friars Road/I-15 SB off-ramp	Project ²	Prior to the issuance of any building permits for Phase 2 that exceeds 23,750 ADT ³ in total development, applicant shall assure by permit and bond, the widening of southbound approach at Friars Road and I-15 southbound off-ramp by 1 left turn lane resulting in 2 left turn lanes, 1 shared thru-left turn lane, and 2 right turn lanes, satisfactory to the City Engineer.

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

#	Location	Responsible Party ¹	Improvement ²
Phase 3			
15b	Mission Center Road/I-8 Interchange	Project ²	Prior to the issuance of any building permits for Phase 3 that exceeds 51,180 ADT ³ in total development, applicant shall assure by permit and bond, construction of the following improvements at Mission Center Road and I-8 interchange (unless built by others): the widening of the eastbound off ramp to provide 1 additional left turn lane resulting in 3 left turn lanes, 1 right turn lane; the widening of Mission Center Road over I-8 bridge by one northbound thru lane resulting in 2 southbound thru lanes and 3 northbound thru lanes; the widening of the southbound approach at Mission Center Road and I-8 eastbound ramp by 1 left turn lane resulting in 2 left turn lanes and 2 thru lanes; the restriping of the eastbound approach at Mission Center Road and Camino Del Rio North to provide a 350-foot long right turn lane; the widening of the westbound approach at the intersection of Mission Center Road and Camino Del Rio North by 1 right turn lane resulting in 2 left turn lanes, 2 thru lanes and 1 right turn lane; the widening of the eastbound approach at Camino Del Rio North and I-8 westbound ramp by 1 right turn lane resulting in 2 thru lanes and 2 right turn lanes; at Camino Del Rio South and Mission Center Road, the widening of the southbound approach resulting in 2 left turn, 1 thru, and 2 right turn lanes, the restriping of the eastbound approach resulting in 2 left turn, 1 thru, and 1 shared thru-right lanes; and the widening of the westbound approach resulting in 1 left, 1 thru and 1 right turn lane, satisfactory to the City Engineer.
20	Texas Street/El Cajon Boulevard	Project ²	Prior to the issuance of any building permits for Phase 3 that exceeds 51,180 ADT ³ in total development, applicant shall assure by permit and bond, the widening of eastbound approach at the intersection of Texas Street and El Cajon Boulevard by 1 right turn lane for 1 left turn, 3 thru lanes and 1 right turn lane, satisfactory to the City Engineer.
21	Qualcomm Way / I-8 WB off-ramp	Project ²	Prior to the issuance of any building permits for Phase 3 that exceeds 51,180 ADT ³ in total development, applicant shall assure by permit and bond, the widening of westbound approach at the intersection of Qualcomm Way and I-8 westbound off-ramp by 1 right turn lane resulting in 1 shared left-thru lane and 2 right turn lanes, satisfactory to the City Engineer.
Phase 4			
22	Friars Road/Santo Road	Project ²	Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT ³ in total development, applicant shall contribute a fair share of 16% toward the cost of restriping southbound approach at the intersection of Friars Road and Santo Road to provide dual left turn lanes and dual right turn lanes, satisfactory to the City Engineer.
23	Mission Gorge Road/Zion Avenue	Project ²	Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT ³ in total development, applicant shall contribute a fair share of 23% toward the cost of the installation of an additional westbound left turn lane (requiring widening of the west-leg of the intersection) resulting in dual left turn lanes and 1 shared thru-right turn lane at the intersection of Mission Gorge Road and Zion Avenue, satisfactory to the City Engineer.
24	Mission Center Road/Camino De La Reina	Project ²	Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ³ ADT in total development, applicant shall contribute a fair share of 15% toward the cost of widening the eastbound approach at the intersection of Mission Center Road and Camino De La Reina by 1 right turn lane resulting in 2 left turn lanes, 2 thru lanes and 1 right turn lane, satisfactory to the City Engineer.
25	Qualcomm Way/Camino De La Reina	Project ²	Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT ³ in total development, applicant shall contribute a fair share of 38% toward the cost of widening the westbound approach at the

R-304202

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

#	Responsible Party ¹	Improvement ²
		intersection of Qualcomm Way and Camino De La Reina by 1 right turn lane resulting in 2 left turn lanes, 2 thru lanes and 2 right turn lanes, satisfactory to the City Engineer.
26	Project ²	<p>Texas Street/Camino Del Rio South</p> <p>Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT³ in total development, applicant shall contribute a fair share of 21% toward the cost of the following improvements at the intersection of Texas Street and Camino Del Rio South: the widening of the northbound approach by a shared thru-right lane resulting in 1 left turn lane, 1 shared thru right turn lane and 2 thru lanes; the restriping of the eastbound approach resulting in 2 left turn lanes and 1 shared thru-right turn lane; widening of southbound approach by 1 left turn lane, for 2 left turn lanes, 2 thru lanes and 1 right turn lane; and the widening of the westbound approach by 1 right turn lane resulting in 1 left turn lane, 1 thru lane and 2 right turn lanes, satisfactory to the City Engineer.</p>
27	Project ²	<p>Texas Street/Madison Street</p> <p>Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT³ in total development, applicant shall contribute a fair share of 30% toward the cost of restriping the eastbound approach (which will require the widening of the north-leg of the intersection) at the intersection of Texas Street and Madison Street resulting in 2 left turn lanes and 1 shared thru-right turn lane, satisfactory to the City Engineer.</p>
28	Project ²	<p>Rio San Diego Drive/Fenton Parkway</p> <p>Prior to the issuance of any building permits for Phase 4 that exceeds 59,040 ADT³ in total development, applicant shall contribute a fair share of 11% toward the cost of widening northbound approach at the intersection of Rio San Diego Drive and Fenton Parkway by 1 left turn lane resulting in 2 left turn lanes, 1 thru lane and 1 shared thru-right turn lane, satisfactory to the City Engineer.</p>
Project shall maintain a trip generation monitoring report and parking table that will be provided with every building permit submitted to the City of San Diego within the Quarry Falls development.		
Project shall be in conformance with the proposed Transportation Phasing plan included in the Quarry Falls Traffic Impact analysis.		
All transportation improvements shall be constructed and completed in accordance with the approved Transportation Phasing Plan included in the Quarry Falls traffic analysis.		

¹ Construction and/or funding may also be the responsibility of others. Project may be eligible for DIF credits and/or reimbursement for construction of the improvement.

² Appendix I of the Quarry Falls Traffic Impact Study contains conceptual designs for each of these improvements

³ Each development threshold is based upon driveway trip generation rates.

⁴ Assurance to the satisfaction of the City Engineer shall not be required until construction of the Village Walk District commences.

R- 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.4 AIR QUALITY

11.4.1 Impacts

Temporary construction emissions of PM₁₀ are considered significant.

11.4.2 Mitigation Measures

The following measure shall be implemented to mitigate air quality impacts associated with construction.

Air Quality	Responsible Party	Timing of Implementation
<p>As a condition of the grading permit, the project shall implement best management practices to reduce the amount of fugitive dust generated from construction of the proposed project, and their respective control efficiencies (Based on control efficiencies provided in the SCAQMD CEQA Air Quality Handbook, Table 11-4). The BMPs and their respective control efficiencies include the following:</p> <ul style="list-style-type: none">a. Multiple applications of water during grading between dozer/scrapper passes – 34-68%b. Watering or chemical stabilization of unpaved internal roadways after completion of grading – 92.5%c. Use of sweepers or water trucks to remove “track-out” at any point of public street access – 25-60%d. Termination of grading if winds exceed 25 mph – not quantifiede. Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control – 30-65%f. Hydroseeding of graded residential lots – 30-65%	Permittee	Grading Permit

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.5 NOISE

11.5.1 Impacts

Future development proposed on-site would potentially be affected by traffic noise associated with the internal street network. Construction noise could result in significant impacts to occupied housing within Quarry Falls, as well as outdoor instructional use associated with development of a school within Quarry Falls. The on-going mining operations and concrete and asphalt plants may continue to operate for a short period of time during the initial phase of residential development. Significant noise impacts could occur if residential units are occupied while mining operations are being completed and before the concrete and asphalt plants are relocated. Operation of the proposed relocated asphalt and concrete plants would result in potentially significant noise impacts to residents, if development occurs within 500 feet of the relocated concrete and asphalt plants.

11.5.2 Mitigation Measures

The following measures shall be implemented to mitigate traffic, construction and noise from asphalt and concrete plant operations to below a level of significance.

Noise	Responsible Party	Timing of Implementation
All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Saturday and should utilize the quietest equipment available.	Permittee/Contractor	During grading and construction.
All on-site construction equipment shall have properly operating mufflers and all construction staging areas shall be as far away as possible from any already completed residences. A noise mitigation plan would need to be developed and implemented to insure that the City's noise ordinance standard will not be exceeded. Components of such a plan would possibly include erecting temporary noise barriers, using smaller (quieter) earth-moving equipment, or insuring that no residents are present or that they have no opposition to such temporary operations for brief periods of time. With the restriction to hours of lesser sensitivity, and with enhanced mitigation if the setback distance to heavy equipment operations is less than 100 feet, construction activity noise would create less-than-significant noise impacts.		
Construction activities occurring within 250 of a school shall be coordinated with school administrators to avoid conflicts with outdoor learning activities.	Permittee	Prior to commencement of grading.
The mining operations (rock crushing and grading) shall be limited to 7 AM to 7 PM upon occupancy of the first new residential unit for Quarry Falls Vesting Tentative Map #183196.	Permittee	Prior to issuance of Certificate of Occupancy for the first residential unit.
Prior to issuance of building permits for new residential development within 2,000 feet of existing mining (rock crushing and grading activities), a noise mitigation plan shall be required that identifies modifications to limit noise levels to 65 dB Leq at the property line between 7 AM and 7 PM. A letter, verifying compliance with the 65 dB LEQ shall be prepared by a qualified acoustician and sent to the Mitigation, Monitoring and Coordination Section for review and approval prior to the occupancy of the residential units.	Permittee	Prior to issuance of building permits for new residential development within 2,000 feet.
Prior to issuance of building permits for new residential development within 1,580 feet of existing or relocated	Permittee	Prior to issuance of building

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Noise	Responsible Party	Timing of Implementation
<p>concrete and asphalt plant activities, a noise mitigation plan shall be required that identifies modifications to limit noise levels to 65 dB Leq at the property line between 7 AM and 7 PM. A letter, verifying compliance with the 65 dB Leq shall be prepared by a qualified acoustician and sent to the Mitigation, Monitoring and Coordination Section for review and approval prior to the occupancy of the residential units.</p> <p>Prior to the issuance of building permits for new residential development within 1,580 feet of the existing concrete and asphalt plant activities, a noise mitigation plan shall be required that identifies modifications to limit noise levels to 50 db Leq (presumed nuisance protection standard) between 7 PM and 7 AM. A letter, verifying compliance with the 50 db LEQ shall prepared by a qualified acoustician be sent to the Mitigation, Monitoring and Coordination Section for review and approval prior to the occupancy of the residential units.</p>		permits for new residential development within 1,580 feet of existing and relocated concrete and asphalt plant activities.
Existing mining, rock crushing, and concrete and asphalt plant activities shall cease operation no later than December 31, 2011 or no later than two years after the issuance of the first residential building permit.	Permitee	Prior to December 31, 2011 or no later than two years after the issuance of the first residential building permit.
The hours of operation of the relocated concrete and asphalt plants shall be from 4 AM to 7 PM. Queuing of trucks shall be prohibited between the hours of 7 PM and 4 AM.	Permitee	During operation of relocated asphalt and concrete plants.
The construction of the relocated concrete and asphalt plants shall incorporate earthen, landscaped berms and other noise attenuation features to interrupt the line of sight from future residential development.	Permitee	Prior to issuance of building permits residential development located within 500 feet of the relocated asphalt and concrete plants.
Prior to issuance of building permits for construction of the relocated concrete and asphalt plants, a noise mitigation plan shall be required that reduces/attenuates noise levels at the property line to 65 dB Leq between the hours of 7 AM and 7 PM by incorporating any of the following: limits on noise generating concrete and asphalt plant activities; noise attenuation screening of equipment; and state-of-the-art equipment (such as rock-handling noise reduction features). A letter, verifying compliance with the 65 dB Leq, shall be prepared by a qualified acoustician and sent to the Mitigation, Monitoring and Coordination Section for review and approval.	Permitee	Prior to building permits for relocated asphalt and concrete plants.
Prior to issuance of building permits for construction of the relocated concrete and asphalt plants, a noise mitigation plan shall be required that reduces/attenuates noise levels at the property line of all future residentially zoned parcels to 50 dB Leq (presumed nuisance protection standard) between the hours of 4 AM and 7 AM by incorporating any of the following: limits on its hours of operations; limits on noise generating concrete and asphalt plant activities; earthen, landscaped berms; noise attenuation screening of equipment; and state-of-the-art equipment (such as rock-handling noise reduction features). A letter, verifying compliance with the 50 dB Leq, shall be prepared by a qualified acoustician and sent to the Mitigation, Monitoring and Coordination Section for review and approval.	Permitee	Prior to building permits for relocated asphalt and concrete plants.

2-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.6 BIOLOGICAL RESOURCES

11.6.1 Impacts

The proposed project would result in direct impacts to a total of 14.08 acres of sensitive habitat. This includes the direct loss of 0.06 acre of on-site disturbed wetland, 0.12 acre of off-site disturbed wetlands, 1.08 acres of coastal sage scrub (Tier II), 0.28 acre of mixed chaparral (Tier IIIA), and 12.54 acres of non-native grassland (Tier IIIB). The proposed project would also result in potentially significant impacts to migratory birds, if construction activities affect active raptor nests.

11.6.2 Mitigation Measures

Implementation of the following measures would reduce project impacts to biological resources to below a level of significance.

Biological Resource	Responsible Party	Timing of Implementation
<p>GENERAL:</p> <p>Prior to Preconstruction meeting:</p> <p>A. The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a qualified biologist, as defined in the City of San Diego's Biological Review References, has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.</p> <p>B. The Biologist shall submit required documentation to MMC verifying that any special reports, maps, plans, and timelines; such as but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas, or other such information has been completed and updated.</p> <p>Preconstruction Meeting:</p> <p>A. The Project biologist shall attend the Preconstruction meeting and discuss the project's biological monitoring program.</p> <p>B. The Project biologist shall submit a biological construction monitoring exhibit (BCME) (site plan reduced to 11X17) delineating the location of orange construction fencing to be installed at the limits of disturbance adjacent to any sensitive biological resources as shown on the project's approved construction documents. The exhibit shall also contain a biological monitoring schedule.</p> <p>Prior to Construction:</p> <p>The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats as shown on the BCME and approved construction documents.</p>	Permittee/Consulting Biologist	As indicated in each mitigation measure.

K 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing of Implementation
<p>During Construction: The project biologist shall monitor construction activities as described on the BCME and approved construction documents to ensure that construction activities do not encroach into biologically sensitive areas beyond the approved limits of disturbance.</p> <p>Post Construction: The project biologist shall submit a final construction monitoring report to the MMC section within 30 days of construction completion. The report shall address all biological monitoring requirements described on the BCME and approved construction documents to the satisfaction of MMC.</p>		
<p>RESTORATION AREAS:</p> <p>A. Land Development Review (LDR) Plan Check</p> <p>1) Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications the enhancement/ restoration mitigation for direct impacts to 0.18 acres of CDFG jurisdictional/ESL disturbed wetlands located both on (0.06 acres) and off-site (0.12 acres) have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the Wetland Habitat Enhancement, Mitigation and Monitoring Plan" (Exhibit A) prepared by Consultants Collaborative, September 2007, the requirements of which are summarized below:</p> <p>B. Revegetation/Restoration Plan(s) and Specifications</p> <p>1) Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.</p> <p>2) Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, etc. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).</p> <p>3) The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the</p>		

P- 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing/Implementation
<p>120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:</p> <ol style="list-style-type: none"> a. The RMC shall be responsible for the maintenance of the mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a <i>weekly</i> basis throughout the plant establishment period. b. At the end of the 120 day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC. c. MMC will provide approval in writing to begin the <i>five year</i> long-term establishment/maintenance and monitoring program. d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area. e. The revegetation site shall not be fertilized. f. The RIC is responsible for reseeded (if applicable) if weeds are not removed, within one week of written recommendation by the PQB. g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible. h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the <i>five-year</i> maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally-acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides. <p>4) If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.</p> <p>C. Letters of Qualification Have Been Submitted to ADD</p> <ol style="list-style-type: none"> 1) The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually. 2) MMC will provide a letter to the applicant confirming the qualifications of the PQB/ PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project. 3) Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project. 4) PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution 		

R- 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing of Implementation
<p style="text-align: center;">Prevention Program (SWPPP) training.</p> <p>Prior to Start of Construction</p> <p>A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings</p> <p>1) Prior to beginning any work that requires monitoring:</p> <p>a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.</p> <p>b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.</p> <p>c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.</p> <p>2) Where Revegetation/Restoration Work Will Occur</p> <p>a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.</p> <p>b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.</p> <p>3) When Biological Monitoring Will Occur</p> <p>a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.</p> <p>4) PQB Shall Contact MMC to Request Modification</p> <p>a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.</p> <p>During Construction</p> <p>A. PQB or QBM Present During Construction/Grading/Planting</p> <p>1) The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with the reliance upon the approved permits. This shall ensure that no impacts occur to sensitive biological resources (outside the approved limits) as identified in the LCD and on the RRME. The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify</p>		

2-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing of Implementation
<p>the CM, LA, RE, BI and MMC of the changes.</p> <p>2) The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVSR). The CSVSR's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.</p> <p>3) The PQB or QBM shall be responsible for maintaining and submitting the CSVSR at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).</p> <p>4) All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.</p> <p>5) The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats, including the preserved coastal sage scrub, mixed chaparral, and non-native grasslands, as shown on the approved LCD.</p> <p>6) The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly.</p> <p>7) The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVSR.</p> <p>8) PQB shall verify in writing on the CSVSR's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.</p> <p>9) The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.</p> <p>B. Disturbance/Discovery Notification Process</p> <p>1) If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.</p> <p>2) The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.</p> <p>3) The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).</p>		

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resource	Responsible Party	Timing of Implementation
<p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1) The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs. 2) MMC shall review this letter report and provide the RE with MMC's recommendations and procedures. <p>Post Construction</p> <p>A. Mitigation Monitoring and Reporting Period</p> <ol style="list-style-type: none"> 1) Five-Year Mitigation Establishment/Maintenance Period <ol style="list-style-type: none"> a. The RMC shall be retained to complete maintenance monitoring activities throughout the <i>five-year</i> mitigation monitoring period. b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter. c. Maintenance activities will include all items described in the LCD. d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC). 2) Five-Year Biological Monitoring <ol style="list-style-type: none"> a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD. b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems. c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five. d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years. e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/non invasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD. 		

R- 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing of Implementation
<p>f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth year criteria and the irrigation has been terminated for a period of the last two years.</p> <p>g. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.</p> <p>C. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1) A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120 day period to determine mortality of individuals. 2) The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures. 3) Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring. 4) MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report. 5) The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days. 6) MMC will provide written acceptance of the PQB and RE of the approved report. <p>D. Final Monitoring Reports(s)</p> <ol style="list-style-type: none"> 1) PQB shall prepare a Final Monitoring upon achievement of the fifth year performance/success criteria and completion of the five-year maintenance period. <ol style="list-style-type: none"> a. This report may occur before the end of the fifth year if the revegetation meets the fifth year performance /success criteria and the irrigation has been terminated for a period of the last two years. b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report c. If at the end of the five years any of the revegetated area fails to meet the project's final 		

P. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resources	Responsible Party	Timing of Implementation
<p>success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/ maintenance period until all success standards are met.</p>		
<p><u>DISTURBED WETLANDS:</u> Through consultation with CDFG, the following mitigation has been determined for the unavoidable impacts to the 0.18 acre of CDFG jurisdictional disturbed wetlands.</p> <p><i>On-Site Impacts:</i> The 0.06 acre of disturbed wetlands permanently impacted on-site shall require a 2:1 mitigation ratio. On-site impacts shall be mitigated by the following: a 0.06 acre of wetlands creation has been purchased from the Rancho Jamul Mitigation Bank (1:1), and a 0.06 acre of wetlands enhancement has been proposed to be completed within the 17-acre river parcel northeast of the intersection of Qualcomm Way and Camino del Rio North. This 17-acre San Diego River property is comprised of two adjoining parcels (APNs 43805216 and 43805217) located south of the proposed project within the San Diego River, adjacent to the east side of Qualcomm Way and west of the I-805.</p> <p><i>Off-Site Impacts:</i> The 0.12 acre of disturbed wetlands impacted by the project shall require a 1:1 mitigation ratio. Off-site impacts shall be mitigated by 0.12 acre of wetlands enhancement (1:1) shall be completed within the 17-acre river parcel northeast of the intersection of Qualcomm Way and Camino del Rio Norte.</p> <p>Therefore, a total of 0.24 acre of mitigation shall be required as follows: 0.18 acre of wetlands enhancement shall occur within the 17-acre river parcel and 0.06 acre of wetland creation credits have been purchased from Rancho Jamul Mitigation Bank. To comply with the 0.18 acre of required wetland habitat enhancement, a minimum of 0.18 acre of non-native exotic species dominated wetland habitat shall be enhanced within an approximately 17-acre property located within the San Diego River. Once removal of the invasive exotic species has been completed, the bare areas shall be planted, hydroseeded, and monitored as specified in the <i>Wetland Habitat Enhancement Mitigation and Monitoring Plan</i> (CCI 2007).</p> <p>The proposed enhancement area would be placed in a conservation or easement and would occur off site within an approximately 17-acre parcel of which a portion is within the San Diego River Floodway. The property is comprised of two adjoining parcels (APN #s 43805216 and 43805217) located immediately north-east of the intersection of Camino Del Rio North and Qualcomm Way, south of the trolley and San Diego River. Currently, the property is fenced off to preclude public access to the greatest extent possible; and this fence would be maintained by the property owner.</p> <p>In addition, as a condition of the Master PDP, permanent signs would be placed on the fence to identify and protect the created enhanced area. The signs would be corrosion resistant, a minimum of 6" x 9" in size, on</p>	<p>Permittee</p>	<p>Prior to issuance of grading permit where habitat is affected.</p>

P. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resource	Responsible Party	Timing of Implementation
<p>posts not less than three (3) feet in height from the ground surface, and would state the following:</p> <p style="text-align: center;">SENSITIVE BIOLOGICAL RESOURCES</p> <p style="text-align: center;">DISTURBANCE BEYOND THIS POINT IS RESTRICTED</p> <p style="text-align: center;">NO TRESPASSING</p> <p>Prior to the commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, the project applicant shall submit a complete Lake or Streambed Alteration Program notification package and fee to the California Department of Fish and Game.</p>		
<p>COASTAL SAGE SCRUB (TIER II)</p> <p>The mitigation ratio for the loss of 1.08 acres of coastal sage scrub outside of the MHPA would be 1:1, if the mitigation land is within a MHPA, or 1.5:1, if the mitigation land is outside of a MHPA. Therefore, either 1.08 acres (at a 1:1 ratio) or 1.6 acres (at a 1.5:1 ratio) of mitigation land will be required. Mitigation shall occur through acquisition of 1.08 credits from the San Diego Habitat Acquisition Fund.</p>	Permitee	Prior to issuance of grading permit where habitat is affected.
<p>MIXED CHAPARRAL (TIER IIIA)</p> <p>The mitigation ratio for the loss of 0.28 acre of mixed chaparral outside of the MHPA would be 0.5:1, if the mitigation land is within a MHPA, or 1:1, if the mitigation land is outside of a MHPA. Therefore, either 0.14 acres (at a 0.5:1 ratio) or 0.28 acres (at a 1:1 ratio) of mitigation land will be required. Mitigation shall occur through acquisition of 0.14 credits from the San Diego Habitat Acquisition Fund.</p>	Permitee	Prior to issuance of grading permit where habitat is affected.
<p>NON-NATIVE GRASSLANDS</p> <p>The mitigation ratio for the loss of 12.54 acres of non-native grasslands will be either 0.5:1, if the mitigation land is within a MHPA, or 1:1, if the mitigation land is outside of a MHPA. Therefore, either 6.27 acres (at a 0.5:1 ratio) or 12.54 acres (at a 1:1 ratio) of mitigation land will be required. Mitigation shall occur through acquisition of 6.27 credits from the City of San Diego Habitat Acquisition Fund.</p>	Permitee	Prior to issuance of grading permit where habitat is affected.
<p>MITIGATION SUMMARY: WETLAND HABITAT</p> <p>Prior to the issuance of the grading permit and/or authorization to proceed the ADD of the LDR shall verify that:</p> <p>A. 0.06 acre of wetlands creation has been purchased from the Rancho Jamul Mitigation Bank</p> <p>B. The 0.12 acre of disturbed wetlands impacted by the project shall require a 1:1 mitigation ratio. Off-site impacts shall be mitigated by 0.12 acre of wetlands enhancement (1:1) shall be completed within the 17-acre river parcel northeast of the intersection of Qualcomm Way and Camino del Rio Norte.</p>	Permitee	Prior to the issuance of grading permits.
<p>MITIGATION SUMMARY: UPLAND HABITAT</p> <p>Prior to the issuance of any authorization to proceed the ADD of LDR shall ensure that the applicant has provided verification of the payment in the amount of approximately \$205,975 into the City of San Diego's Habitat Acquisition fund as mitigation for impacts to 1.08 acre of Coastal Sage Scrub, 0.28 acre of Mixed</p>	Permitee	Prior to the authorization to proceed.

P. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Biological Resource	Responsible Party	Timing of Implementation
<p>Chaparral, and 12.54 acres of Non-Native Grasslands. (The payment shall be calculated based on the current Habitat Acquisition Fund fee at the time of grading permit issuance for the area(s) where the impact occurs – currently \$35,000/acre – plus a 10 percent administration fee.)</p> <p>RAPTORS If project grading is proposed during the raptor breeding season (Feb. 1-Sept. 15), the project biologist shall conduct a pregrading survey for active raptor nests in within 300ft. of the development area and submit a letter report to MMC prior to the preconstruction meeting.</p> <p>A. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the Assistant Deputy Director (ADD) of the Land Development Review Division (LDR). Mitigation requirements determined by the project biologist and the ADD of LDR shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.</p> <p>B. If no nesting raptors are detected during the pregrading survey, no mitigation is required.</p>	Contractor	Prior to Start of Construction.

R- 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.7 HEALTH AND SAFETY

11.7.1 Impacts

There are potential hazardous materials (USTs) present on the site that may pose a health risk

11.7.2 Mitigation Measures

The following mitigation measure would be implemented to reduce hazardous materials impacts to a level below significant.

Health and Safety	Responsible Party	Timing of Implementation
Prior to the issuance of building permits for each of the development phases/proposed site development, the project applicant shall contact the San Diego County Department of Environmental Health (DEH) and participate in the Voluntary Assistance Program (VAP) to assess potential impacts on health and safety. The applicant shall provide EAS with a concurrence letter from DEH subsequent to participation in the VAP and prior to the issuance of building permits for each of the development phases stating that human health, water resources and the environmental are adequately protected from any contamination that may have been present on the site.	Permittee	Prior to issuance of building permits.

P. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Historical	Responsible Party	Timing of Implementation
<p>stating that the search was completed.</p> <ol style="list-style-type: none"> 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor. <ol style="list-style-type: none"> a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored <ol style="list-style-type: none"> a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur <ol style="list-style-type: none"> a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present. 		
<p>DURING CONSTRUCTION</p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities. 2. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC. 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous 	Consulting Archeologist	During construction.

P-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Historical	Responsible Party	Timing of Implementation
<p>grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.</p> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible. <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below. <ol style="list-style-type: none"> a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required. 		
<p>DISCOVERY OF HUMAN REMAINS</p> <p>If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> 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. <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> 1. Work shall be directed away 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, will determine the need for a field examination to determine the provenience. 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin. <p>C. If Human Remains ARE determined to be Native American</p> <ol style="list-style-type: none"> 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call. 	Consulting Archeologist	During construction.

11-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Historical	Responsible Party	Timing of Implementation
<p>2. The NAHC will contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.</p> <p>3. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.</p> <p>4. The PI shall coordinate with the MLD for additional consultation.</p> <p>5. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</p> <p>6. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:</p> <p style="margin-left: 20px;">a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;</p> <p style="margin-left: 20px;">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.</p> <p style="margin-left: 20px;">c. In order to protect these sites, the Landowner shall do one or more of the following:</p> <p style="margin-left: 40px;">(1) Record the site with the NAHC;</p> <p style="margin-left: 40px;">(2) Record an open space or conservation easement on the site;</p> <p style="margin-left: 40px;">(3) Record a document with the County.</p> <p style="margin-left: 20px;">d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 6.c., above.</p> <p>D. If Human Remains are NOT Native American</p> <p style="margin-left: 20px;">1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.</p> <p style="margin-left: 20px;">2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).</p> <p style="margin-left: 20px;">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 internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.</p>		
<p>NIGHT AND/OR WEEKEND WORK</p> <p>A. If night and/or weekend work is included in the contract</p> <p style="margin-left: 20px;">1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.</p>	Consulting Archeologist	During construction.

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Historical	Responsible Party	Timing of Implementation
<p>2. The following procedures shall be followed.</p> <p>a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 9 am the following morning of the next business day.</p> <p>b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.</p> <p>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</p> <p>d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify MMC immediately.</p> <p>C. All other procedures described above shall apply, as appropriate.</p>		
<p>POST CONSTRUCTION</p> <p>A. Submittal of Draft Monitoring Report</p> <p>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.</p> <p>a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.</p> <p>b. Recording Sites with State of California Department of Parks and Recreation The PI 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 Monitoring Report.</p> <p>2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p> <p>3. The PI shall submit revised Draft Monitoring Report to MMC for approval.</p> <p>4. MMC shall provide written verification to the PI of the approved report.</p> <p>5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p>B. Handling of Artifacts</p> <p>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued</p>	Consulting Archaeologist	During construction.

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Historical	Responsible Party	Timing of Implementation
<p>2. The PI shall be responsible for ensuring 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.</p> <p>3. The cost for curation is the responsibility of the property owner.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <p>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.</p> <p>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.</p> <p>D. Final Monitoring Report(s)</p> <p>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.</p>		

P-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.9 PALEONTOLOGICAL RESOURCES

11.9.1 Impacts

Development of the Quarry Falls project would have the potential to impact paleontological resources and where off-site sewer impacts and roadway improvements (including work within Caltrans' rights-of-way) would occur. Potential impacts to paleontological resources are regarded as significant.

11.9.2 Mitigation Measures

The following mitigation measures shall be implemented to mitigation potential impacts to paleontological resources. These measures shall apply to areas of the project site and in off-site areas where infrastructure improvements would occur where native material would be graded or where material would be excavated. These measures will not apply to areas of fill on the site and in off-site areas where infrastructure improvements would occur, unless grading of the fill areas results in grading into native material. With implementation of these mitigation measures, the project's impact would be reduced to below a level of significance.

Paleontological Resources	Responsible Party	Timing of
<p><u>PRIOR TO PERMIT ISSUANCE</u></p> <p>A. Land Development Review (LDR) Plan Check</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. <p>B. Letters of Qualification have been submitted to ADD</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project. 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program. 	<p>Assistant Deputy Director of Land Development Review</p> <p style="text-align: center;">Permitee</p>	<p>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</p>
<p><u>PRIOR TO START OF CONSTRUCTION</u></p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of 	<p style="text-align: center;">MMC Consulting Paleontologist</p>	

E. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Paleontological Resources	Responsible Party	Timing of Implementation
<p style="text-align: center;">discovery during trenching and/or grading activities.</p> <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor. <ol style="list-style-type: none"> a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur <ol style="list-style-type: none"> a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present. 		
<p><u>DURING CONSTRUCTION</u></p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities. 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVV). The CSVV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC. 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 	Consulting Paleontologist	Pre-construction Meeting

K-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Paleontological Resources	Responsible Party	Timing of Implementation
<p>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.</p> <p>3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.</p> <p>C. Determination of Significance</p> <p>1. The PI shall evaluate the significance of the resource.</p> <p>a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.</p> <p>b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.</p> <p>d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</p>		
<p>NIGHT AND/OR WEEKEND WORK</p> <p>A. If night and/or weekend work is included in the contract</p> <p>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.</p> <p>2. The following procedures shall be followed.</p> <p>a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 9am on the next business day.</p> <p>b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.</p> <p>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.</p> <p>d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night work becomes necessary during the course of construction</p> <p>1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify MMC immediately.</p> <p>C. All other procedures described above shall apply, as appropriate.</p>	Consulting Paleontologist	During construction.

K. 304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Paleontological Resources	Responsible Party	Timing of Implementation
<p>POST CONSTRUCTION</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. <ol style="list-style-type: none"> a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego Natural History Museum The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report. 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to MMC for approval. 4. MMC shall provide written verification to the PI of the approved report. 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Fossil Remains</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate <p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution. 	<p>Consulting Paleontologist</p>	<p>Post Construction</p>

P-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

11.10 PUBLIC UTILITIES

11.10.1 Impacts

The project would generate large amounts of solid waste. Solid waste impacts are considered significant.

11.10.2 Mitigation Measures

The following mitigation measure has been identified to reduce direct and cumulative impacts to solid waste. Direct impacts would be mitigated to below a level of significance; cumulative impacts would remain significant and unmitigated.

Public Utilities (Solid Waste)	Responsible Party	Timing of Implementation
<p>Land Development Review (LDR) Plan check</p> <ol style="list-style-type: none"> 1. Prior to the issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the all the requirements of the Refuse & Recyclable Materials Storage Regulations and all of the requirements of the waste management plan are shown and noted on the appropriate construction documents. All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval. 2. The construction documents shall include a waste management plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable: <ol style="list-style-type: none"> (a) tons of waste anticipated to be generated, (b) material type of waste to be generated, (c) source separation techniques for waste generated, (d) how materials will be reused on site, (e) name and location of recycling, reuse, or landfill facilities where waste will be taken if not reused on site, (f) a "buy recycled" program, (g) how the project will aim to reduce the generation of construction/ demolition debris, (h) a plan of how waste reduction and recycling goals will be communicated to subcontractors, (i) a time line for each of the three main phases of the project as stated above, (j) a list of required progress and final inspections by City staff. 3. The plan shall strive for a goal of 50% waste reduction. 4. The plan shall include specific performance measures to be assessed upon the completion of the project to measure success in achieving waste minimization goals. 5. The Plan shall include notes requiring the Permittee to notify MMC and ESD when: <ol style="list-style-type: none"> (a) a demolition permit is issued, (b) demolition begins on site, (c) inspections are needed. The permittee shall arrange for progress inspections, and a final inspection, 	<p>Permittee</p>	<p>Prior to Permit Issuance or Bid opening/Bid award.</p>

R-304292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Public Utilities (Solid Waste)	Responsible Party	Timing of Implementation
<p>as specified in the plan and shall contact both MMC and ESD to perform these periodic site visits during demolition and construction to inspect the progress of the project's waste diversion efforts.</p> <p>When Demolition ends, notification shall be sent to:</p> <p>Mitigation Monitoring Coordination (MMC) Environmental Review Specialist 9601 Ridgehaven Court , Ste. 320, MS 1102 B San Diego, CA 92123 1636 (619) 980 7122</p> <p>Development Service Department, Environmental Services Department (ESD) 9601 Ridgehaven Court, Ste. 320, MS 1103 B San Diego, CA 92123 1636 (858) 627-3303</p> <p>6. Prior to the issuance of any grading or building permit, the applicant shall receive approval, in writing, from the ADD of LDR' environmental designee (MMC) that the waste management plan has been prepared, approved, and implemented. Also prior to the issuance of any grading or building permit, the applicant shall submit written evidence to the ADD that the final Demolition/Construction report has been approved by MMC and ESD. This report shall summarize the results of implementing the above Waste Management Plan elements, including: the actual waste generated and diverted from the project, the waste reduction percentage achieved, and how that goal was achieved, etc.</p>		
<p>A. Pre Construction Meeting</p> <p>1. Demolition Permit - Prior to issuance of any demolition permit, the permittee shall be responsible to obtain written verification from MMC indicating that the permittee has arranged a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting that shall include: the Construction Manager, Demolition/Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by LDR and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance.</p> <p>2. At the Precon Meeting, The Permittee shall submit Three (3) reduced copies (11"x 17") of the approved waste management plan, to MMC (2) and ESD (1).</p> <p>3. Prior to the start of demolition, the Permittee / the Construction Manager shall submit a construction/demolition schedule to MMC and ESD.</p> <p>a. Grading and Building Permit - Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting that shall include: the Construction Manager, Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the Resident Engineer (RE)</p>	Permittee	Prior to Start of Construction

P-301292

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

(whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by LDR and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance.	Responsible Party	Timing of Implementation
<p>(whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by LDR and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance.</p> <p>4. At the Precon Meeting, The Permittee shall submit reduced copies (11"x 17") of the approved waste management plan, the RE, BI, MMC and ESD.</p> <p>5. Prior to the start of construction, the Permittee / Construction Manager shall submit a construction schedule to the RE, BI, MMC and ESD.</p>		
The Permittee/ Construction Manager shall call for inspections by the RE/BI and both MMC and ESD, who will periodically visit the demolition/construction site to verify implementation of the waste management plan. The Consultant Site Visit Record (CSV) shall be used to document the Daily Waste Management Activity/progress.	Permittee	During Construction
<p>Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit, a final results report shall be submitted to both MMC and ESD for review and approval to the satisfaction of the City. MMC will coordinate the approval with ESD and issue the approval notification.</p> <p>Prior to final clearance of any demolition permit, issuance of any grading or building permit, release of the grading bond and/or issuance of any Certificate of Occupancy, the permittee shall provide documentation to the ADD of LDR, that the waste management plan has been effectively implemented.</p>	Permittee	Post Construction
The construction waste management plan shall divert at least 75 percent of construction and demolition waste from landfills, where City policy only requires 50 percent diversion.		
Domestic recycling shall be promoted through the installation of a two-bin waste in each residential kitchen drawer for recyclables and landfill garbage.		
All development within the Quarry Falls project shall be provided with recycling at no additional charge, and waste rates shall be charged on a volume generated basis. These measures are intended to encourage waste reduction. Waste hauling contracts shall be approved by the Franchise Administration in the City of San Diego to ensure compliance.		

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