

Grantville Redevelopment Project Area

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# Mitigation Monitoring and Reporting Program

April 2005

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## MITIGATION MONITORING PROGRAM (MMRP)

### Grantville Redevelopment Project

#### City of San Diego Redevelopment Agency, California

#### INTRODUCTION

The City of San Diego Redevelopment Agency will adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Grantville Redevelopment project, which is the subject of the Final Environmental Impact Report (FEIR), complies with all applicable environmental mitigation and permit requirements. Mitigation measures for the project will be adopted by the City of San Diego Redevelopment Agency, in conjunction with the certification of the Final EIR. Those mitigation measures have been integrated into this MMRP. Within this document, approved mitigation measures are organized and referenced by subject category and include those for: (1) transportation/circulation; (2) air quality; (3) noise; (4) cultural resources; (5) biological resources; (6) geology/soils; (7) hazards and hazardous materials; (8) paleontological resources; (9) aesthetics; and (10) water quality/hydrology. Each of these measures has a numerical reference. Specific mitigation measures are identified, as well as the method and timing of verification and the responsible party that will ensure that each action is implemented.

Mitigation measures applicable to the project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, rectifying impacts by repairing, rehabilitating, or restoring the affected environment, and/or reducing or eliminating impacts over time by preservation and maintenance operations during the life of the action.

Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to the California Environmental Quality Act (CEQA), to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The City of San Diego Redevelopment Agency is the designated lead agency for the Mitigation Monitoring and Reporting Program. The Agency is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Agency will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required. The Five-Year Implementation Plan, adopted as part of the redevelopment project, will guide the Agency as it implements specific redevelopment projects in the Project Area. When adopted, the Implementation Plan will be in place for the next five years (fiscal years 2005-06 to 2009-010). Estimated funding and prioritization of improvements are defined in the implementation plan.

MITIGATION MONITORING AND REPORTING PROGRAM  
Grantville Redevelopment Project

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.1 – Land Use</b>					
	No mitigation measure is proposed, as no significant land use impact has been identified.				
<b>Section 4.2 – Transportation/Circulation</b>					
T1	<p>Improvements identified within the Navajo and Tierrasanta Community Plans shall be implemented through the establishment of the proposed redevelopment project area and inclusion of these improvements in the Five-Year Implementation Plan adopted for the Project Area. The Five-Year Implementation Plan identifies these improvements as under construction by the fifth program year (Fiscal Year 2009-2010). The improvements shall include improvements to significantly impacted roadway segments and intersections shall be implemented as required to address the impact of new development in the Project Area. Pursuant to City of San Diego Traffic Impact Analysis Guidelines, a traffic impact study would be required for any future redevelopment within the Project Area for any project that generates traffic greater than 1,000 total average daily trips, or 100 peak-hour trips if the project is consistent with the land use element of the community plan, or 500 total average daily trips, or 50 peak-hour trips if the project is not in conformance with the land use element of the community plan. These traffic studies shall evaluate impacts to the Mission Gorge Road corridor, and identify appropriate roadway segment and intersection mitigation for project impacts, consistent with the Navajo and Tierrasanta Community Plan recommendations.</p> <p>The roadway segment improvements include:</p> <ul style="list-style-type: none"> <li>• Widen Mission Gorge Road to a six-lane facility north of Zion Avenue with no left-turn lanes except at signalized intersections.</li> <li>• Widen Mission Gorge Road to a six-lane major street between Fairmount Avenue and Interstate 8.</li> <li>• Improve Mission Gorge Road to a six-lane major street between Fairmount Avenue and Interstate 8.</li> </ul>	Identification and prioritization of improvements shall be defined in the Five-Year Implementation Plan.	During redevelopment within the Project Area.	Executive Director of Redevelopment Agency or designee.	

T2	<p>The Five-Year Implementation Plan adopted for the Project Area shall include the initiation and completion of Mission Gorge Road traffic improvements including Interstate 8 at Alvarado Canyon Road. This includes the Fairmount Avenue/Mission Gorge/I-8 Interchange. The Five-Year Implementation Plan identifies these improvements as under construction by the fifth program year (Fiscal Year 2009-2010).</p>	<p>Identification and prioritization of improvements shall be defined in the Five-Year Implementation Plan.</p>	<p>During redevelopment within the Project Area.</p>	<p>Executive Director of Redevelopment Agency or designee.</p>	
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**Section 4.3 – Air Quality**

AQ1	<p>A project-specific air quality analysis shall be prepared for future redevelopment projects to determine the emissions associated with construction activities and identify measures to reduce air emissions. In addition, future redevelopment projects shall implement appropriate federal, state, and local development standards and requirements that are designed to minimize short-term construction related air quality emissions. These measures typically include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Apply water or dust control agents to active grading areas, unpaved surfaces, and dirt stockpiles as necessary. Protect all soil to be stockpiled over 30 days with a secure tarp or tackifiers to prevent windblown dust.</li> <li>• Properly maintain diesel-powered on-site mobile equipment and use gasoline-powered on-site mobile equipment instead of diesel-powered mobile equipment, to the maximum extent possible.</li> <li>• Wash-off trucks leaving construction sites.</li> <li>• Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods.</li> <li>• Reduce speeds on unpaved roads to less than 15 miles per hour.</li> <li>• Halt all grading and excavation operations when wind speeds exceed 25 miles per hour.</li> </ul>	<p>Project applicants of discretionary projects shall submit construction and operational emission mitigation plans.</p>	<p>During Construction.</p>	<p>Executive Director of Redevelopment Agency or designee.</p>	
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<b>Section 4.3 – Air Quality (cont'd.)</b>					
	<ul style="list-style-type: none"> <li>• Sweep or vacuum dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways and dispose of these materials at the end of each workday.</li> <li>• Cover all trucks hauling dirt, sand, soil or other loose material to and from the site and/or maintain a two-foot minimum freeboard.</li> <li>• <i>Use zero emission volatile organic compound (VOC) paints.</i></li> </ul>				
<b>AQ2</b>	<p>A project-specific air quality analysis shall be prepared for each subsequent redevelopment project in order to assess the potential air quality impact associated with the activity and identify measures to reduce air emissions. The air quality assessment shall include an evaluation of construction-related emissions, stationary and mobile source emissions, including CO “hot spot” emissions, if necessary. Measures shall be identified and implemented on a project-by-project basis to reduce emissions to the extent feasible (e.g., solar heating and energy, building design and efficient heating and cooling systems, maximize opportunities for mass transit, etc.).</p>	Project applicants of discretionary projects shall submit construction and operational emission mitigation plans.	At the time development plans are proposed.	Executive Director of Redevelopment Agency or designee.	
<b>Section 4.4 – Noise</b>					
<b>N1</b>	<p>Future redevelopment activities shall be subject to applicable City regulations regarding control of construction noise at the time the redevelopment activity is constructed. Applicable regulations include limiting the days and hours of construction and limiting the maximum noise levels from construction equipment. City regulations that address construction noise include:</p> <ul style="list-style-type: none"> <li>• The construction hours for construction activities on sites adjacent to residences, schools, and other noise-sensitive uses shall be reviewed and adjusted as determined appropriate by the City.</li> <li>• To the extent feasible, construction activities will be screened from adjacent noise-sensitive land uses, with solid wood fences or other barriers as determined appropriate by the City.</li> <li>• All construction equipment, fixed or mobile, operating within 1,000 feet of dwelling unit(s), school, hospital, or other noise-sensitive land use shall be equipped with properly operating and maintained muffler exhaust systems.</li> <li>• Stockpiling and vehicle staging areas shall be located as far as practical from occupied dwellings, classrooms, and other sensitive receptors.</li> </ul>	Project applicants of discretionary projects shall submit construction noise mitigation plans to the Development Services Department.	During Construction	Neighborhood Code Compliance.	

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<b>Section 4.4 – Noise (cont'd.)</b>					
	<ul style="list-style-type: none"> <li>• Construction routes shall be established where necessary and practicable to prevent noise impacts on residences, schools, and other noise-sensitive receptors.</li> <li>• Where the City undertakes major street widening improvements where residential uses are adjacent to streets, the City evaluates the potential for noise exposure to residents and implementation of soundproofing as required.</li> </ul>				
N2	<p>New development within the Project Area shall be subject to applicable City regulations at the time the redevelopment activity is proposed, Title 24 – Noise Insulation Standards, and implementation of site-specific building techniques. The site-specific building techniques include:</p> <ul style="list-style-type: none"> <li>• Multi-family residential buildings or structures to be located within exterior CNEL contours of 60 dB or greater of any noise source, including existing or adopted freeway, expressway, parkway, major street, thoroughfare, railroad, rapid transit line, or industrial noise source shall prepare an acoustical analysis showing that the building has been designed to limit intruding noise to the level prescribed (interior CNEL of 45 dB).</li> <li>• Individual developments shall, implement site-planning techniques such as: <ul style="list-style-type: none"> <li>• Double-glazed windows.</li> <li>• HVAC systems.</li> <li>• Increase the distance between the noise source and the receiver.</li> <li>• Using non-noise sensitive structures such as garages to shield noise- sensitive areas.</li> <li>• Orienting buildings to shield outdoor spaces from a noise source.</li> </ul> </li> <li>• Individual developments shall incorporate architectural design strategies, which reduce the exposure of noise-sensitive spaces to stationary noise sources. These design strategies shall be implemented based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards.</li> <li>• Individual developments shall incorporate noise barriers, walls, or other sound attenuation techniques, based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards.</li> <li>• Elements of building construction (i.e., walls, roof, ceiling, windows, and other penetrations) shall be modified as necessary to provide sound attenuation. This may include sealing windows, installing thicker or double-glazed windows, locating doors on the opposite side of a building from the noise source, or installing solid-core doors equipped with appropriate acoustical gaskets.</li> </ul>	Project applicants for any permit for a proposed multi-family use and/or discretionary projects shall submit site specific building technique plans to the Development Services Department.	During planning and construction.	Development Services Director or designee (for discretionary projects).	

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<b>Section 4.5 – Cultural Resources</b>					
<b>CR1</b>	<p>The following measures shall be implemented prior to proceeding with any redevelopment activities in the Project Area:</p> <ol style="list-style-type: none"> <li>Any areas proposed for development that have not previously been surveyed for cultural resources within the last five years shall be surveyed to identify presence/absence of cultural resources.</li> <li>Any proposed development which may disturb subsurface soils, including removal of existing buildings or construction activities located adjacent to the San Diego River, shall include archaeological monitoring.</li> <li>All potential prehistoric sites located within the San Diego River alluvial plain that will be impacted by proposed development shall be tested under City of San Diego and CEQA Guidelines to determine significance. Testing through subsurface excavation provides the necessary information to determine site boundary, depth, content, integrity, and potential to address important research questions.</li> <li>Alternative options for significant sites under City of San Diego and CEQA Guidelines can include: 1) avoidance, and preservation, or 2) mitigation of impacts from proposed development through completion of a data recovery program in compliance with CEQA Guidelines.</li> <li>Any artifacts recovered shall be curated at an appropriate location or museum as determined acceptable by the City.</li> </ol>	<p>Submittal of resource monitor's letter of retainer to the Development Services Department; submittal of resource recovery and disposition plans to the Development Services Department; qualified archaeologists' attendance at preconstruction project meeting(s).</p>	<p>Prior to any discretionary Redevelopment Project activities occur in the Project Area.</p>	<p>Development Services Director or designee (for discretionary projects).</p>	
<b>CR2</b>	<p>The following procedures shall be implemented before any Redevelopment Project activities can occur in the Redevelopment Project Area:</p> <ol style="list-style-type: none"> <li>Conduct a historical resource survey of properties located within the Project Area that are 45 years of age and older resulting in a report with determinations of potential eligibility of said properties to the California Register of Historic Places and the City of San Diego Historic Resources List.</li> <li>Obtain a concurrence on these determinations from the State Office of Historic Preservation and City Historical Resources Board.</li> </ol> <p>If any potential historical resources are identified and are found to be eligible, identify potential impacts from the proposed redevelopment project actions, and determine appropriate mitigations as defined in CEQA Guideline Section 15064.5 to reduce such impact to a level below significance.</p>	<p>Historical resources survey, a concurrence of the determinations, and mitigation measures shall be submitted to the Development Services Department.</p>	<p>Prior to any discretionary Redevelopment Project activities occur in the Project Area.</p>	<p>Development Services Director or designee (for discretionary projects).</p>	

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<b>Section 4.6 – Biological Resources</b>					
<b>BR1</b>	The redevelopment project policies shall include a requirement to make use of project designs, engineering, and construction practices that minimize impacts to sensitive habitats and wildlife corridor /MHPA preserve areas.	Project design, engineering, and construction practice plans shall be submitted to the Agency.	Prior to approval of specific discretionary development plans within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
<b>BR2</b>	<p>Further environmental review shall be conducted in accordance with appropriate CEQA documentation requirements where specific actions would result in impacts to sensitive habitats and/or wildlife corridor/MHPA preserve areas. These reviews shall be conducted at the earliest possible period of tiered project review to ensure the most flexibility in planning and project design, and resolve conflicts with significant biological resources.</p> <ul style="list-style-type: none"> <li>i. Trails shall be kept out of the biological buffer except in areas of lower biological sensitivity. Trails within the buffer shall be limited to trails that provide access to biological and /or cultural interpretive areas along the River, and aligned roughly perpendicular to the length of the buffer (i.e., spur trails). These interpretive areas and spur trails shall be carefully chosen and shall not be placed in biologically sensitive areas or areas with strong potential for effective habitat restoration and enhancement of species diversity.</li> <li>ii. As required by the MSCP Subarea Plan, native vegetation shall be restored as a condition of future development proposals along the Urban Habitat Areas of the San Diego River corridor.</li> <li>iii. Permanent fencing and signage shall be installed at the outside edge of the buffer areas. The limits of spur trails within the buffer shall be effectively demarcated and/or fenced to avoid human encroachment into the adjacent habitat. The fencing shall be designed to prevent encroachment by humans and domestic animals into the buffer areas and riparian corridor. The signage shall inform people that sensitive habitat (and, if appropriate, mitigation land) lie beyond the fencing and that entering the area is illegal.</li> <li>iv. All post-construction structural best management practices (BMPs) such as grass swales, filter strips, and energy dissipaters, shall be outside of the riparian buffer and the riparian corridor (i.e., they shall be within the development footprint). All filtration and attenuation of surface flows provided by the proposed BMPs shall occur prior to the discharge of the flows into the buffer areas.</li> </ul>	Survey results and mitigation plan(s) shall be submitted to the Agency.	The reviews shall be conducted at the earliest possible period of tiered project review.	Executive Director of Redevelopment Agency or designee.	



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<b>Section 4.6 – Biological Resources (cont'd.)</b>					
	<ul style="list-style-type: none"> <li>v. Brush management zones shall be outside the riparian buffer. The City's proposed brush management regulations state "no brush management is required in areas containing wetland vegetation."</li> <li>vi. No additional lighting shall be added within the vicinity of both upland and wetland sensitive habitats, and where possible, existing lighting within such areas shall be removed.</li> <li>vii. As to noise, methods shall be employed to attenuate project-related construction and operational noise levels in excess of ambient levels at the edge of sensitive habitats to avoid or minimize further degradation by noise of conditions for wildlife, particularly, avian species. Where possible, existing sources of noise audible within the buffer shall be removed.</li> <li>viii. All areas within biological buffers shall be added to the MHPA, if not already within it, and shall be accordingly managed in perpetuity to maintain the biological functions and values the buffers are intended to protect.</li> </ul>				
<b>BR3</b>	Prior to any project impacts occurring within areas under the jurisdiction of federal, state, or local biological resource regulatory agencies, the project applicant for the specific work shall obtain any and all applicable resource agency permits which may include, but are not limited to, Clean Water Act 404 and 401 permits and California Department of Fish and Game Code 1601 and 1603 Streambed Alteration Agreements.	Any and all applicable resource agency permits shall be submitted to the Agency.	Prior to any project impacts occurring within areas under the jurisdiction of federal, state, or local biologist.	Executive Director of Redevelopment Agency or designee.	
<b>BR4</b>	Significant impacts to City of San Diego Tier I-III habitats shall be mitigated as shown in Table 4.6-5 and as described in Section 4.6.1.4.	Grading plans delineating occupied habitat and grading and construction limits shall be submitted to the Agency; verification methods will be determined by the resource agencies and subject to conditions of permit issuance.	Prior to issuance of grading permits and field inspection during grading and construction.	Executive Director of Redevelopment Agency or designee.	

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<b>Section 4.6 – Biological Resources (cont'd.)</b>					
BR5	Any significant wetland resource impacts to the San Diego River identified during lower tier environmental review shall be mitigated within the immediate area of the impact action.	Grading plans delineating occupied habitat and grading and construction limits shall be submitted to the Agency; verification methods will be determined by the resource agencies and subject to conditions of permit issuance.	Prior to issuance of grading permits and field inspection during grading and construction.	Executive Director of Redevelopment Agency or designee.	
BR6	Where potential impacts to non-MSCP covered federal and/or state listed sensitive species and/or narrow endemic species may occur as a result of proposed project actions, coordination with responsible listing agencies (USFWS and/or CDFG) shall be completed as early as practicable and in conjunction with, or prior to, the CEQA process for actions that may affect these species. Specific actions necessary to protect these sensitive species shall be determined on a case-by-case basis.	Specific action plans shall be submitted to the Agency on a case-by-case basis.	Coordination with responsible listing agencies shall be completed as early as possible and in conjunction with, or prior to, the CEQA process for actions which may affect any federal and/or state listed sensitive species.	Executive Director of Redevelopment Agency or designee.	

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.6 – Biological Resources (cont'd.)</b>					
<b>BR9</b>	Assurance that mitigation areas will be adequately protected from future development shall be provided through 1) the dedication of fee title for the mitigation land to the City of San Diego; or 2) the establishment of a conservation easement relinquishing development rights to a conservation entity; or 3) a recorded covenant of easement against the title of the property for the remainder area, with the USFWS and CDFG named as third party beneficiaries, where a project has utilized all of its development area potential as allowed under the OR-1-2 zone.	Assurance that the mitigation area will be protected from future development shall be submitted to the Agency.	Prior to approval of any redevelopment plans within the mitigation area.	Executive Director of Redevelopment Agency or designee.	

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<b>Section 4.7 – Geology/Soils</b>					
GS1	<p>A comprehensive geotechnical evaluation, including development-specific surface exploration and laboratory testing, shall be conducted prior to design and construction of any development within the Project Area. The purpose of the subsurface evaluation would be to: 1) further evaluate the subsurface conditions in the area of future structures or improvements; and, 2) provide information pertaining to the engineering characteristics of earth materials of each development. From these data, recommendations for grading, earthwork, surface and subsurface drainage, foundations, pavement structural sections, sedimentation mitigation, and other pertinent geotechnical design considerations may be formulated.</p> <p>The Rose Canyon fault has been mapped approximately five miles to the west of the site. Accordingly, the site has a potential for moderate ground motions due to an earthquake on the active Rose Canyon fault. Therefore, the potential for moderate seismic accelerations will need to be considered in the design of future structures or improvements. The level of risk associated with these seismic accelerations is the level of risk assumed by the UBC minimum design requirements.</p> <p>The settlement of potential underlain fill soils will likely require that multi-level structures be supported on deep foundations. The settlement potential of these soils would be evaluated as part of the geotechnical design phase of any redevelopment activity. Measures may include removal of these soils and replacement with compacted fill.</p> <p>Lower portions of Subareas A and B are underlain by alluvium which may be subject to liquefaction. Mitigation may include removal of loose alluvium and replacement with compacted fill or supporting any future structures on deep foundations which extend through the alluvium.</p>	<p>Grading and construction plans and other pertinent geotechnical design considerations shall be submitted to the Development Services Department, subject to the recommendations of the geotechnical investigations and monitoring by the City Engineering Department.</p>	<p>Prior to design and construction of any development within the Project Area.</p>	<p>Executive Director of Redevelopment Agency or designee.</p>	
<b>Section 4.8 – Hazards and Hazardous Materials</b>					
HM1	<p>Prior to the development of specific properties within the Redevelopment Project Area, a Phase I Environmental Site Assessment (ESA) shall be performed. The Phase I ESA shall identify the potential for the site to contain hazardous materials (including asbestos and lead-based paints) and contaminated soils. Recommendations of the Phase I ESA shall be implemented to ensure that the site is suitable for redevelopment activities. Recommendations of the Phase I ESA may range from no further action, to preparation of a Phase II ESA that identifies specific further action required in order to remediate the hazardous materials so that they do not pose a significant health risk.</p>	<p>Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.</p>	<p>Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.</p>	<p>Executive Director of Redevelopment Agency or designee.</p>	

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.8 – Hazards and Hazardous Materials (cont'd.)</b>					
HM2	Any underground storage tanks (USTs) that are removed during redevelopment activities shall be removed under permit by the Department of Environmental Health (DEH). The soil and groundwater within the vicinity of the USTs shall be adequately characterized and remediated, if necessary, to a standard that would be protective of water quality and human health, based on the future site use.	Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.	Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
HM3	In the event that not previously identified underground storage tanks (USTs) or undocumented areas of contamination are encountered during redevelopment activities, work shall be discontinued until appropriate health and safety procedures are implemented. A contingency plan shall be prepared to address contractor procedures for such an event, to minimize potential for costly construction delays. In addition, either Department of Environmental Health (DEH) or the Regional Water Quality Control Board (RWQCB), depending on the nature of the contamination, shall be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation and removal activities shall be conducted in accordance with pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate regulatory agency.	Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.	Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
HM4	A risk assessment shall be performed at all facilities in the Project Area where contamination has been identified or is discovered during activities, and at which soil is to be disturbed, to address non-water quality risks posed by any residual contamination, and to establish appropriate mitigation measures (e.g., natural attenuation, active remediation, and engineering controls) that would be protective of human health and the environment. All assessment and remediation activities shall be conducted in accordance with a Work Plan which is approved by the City of San Diego having oversight of the activities.	Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.	Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
HM5	During construction activities, it may be necessary to excavate existing soil at a specific project site, or to bring fill soils to the site from off-site locations. In areas that have been identified as being contaminated or where soil contamination is suspected, appropriate sampling is required prior to disposal of excavated soil. Complete characterization of the soil shall be prepared prior to any excavation or removal activity. Contaminated soil shall be properly disposed at an off-site facility. Fill soils also shall be sampled to ensure that imported soil is free of contamination.	Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.	Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	

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<b>Section 4.8 – Hazards and Hazardous Materials (cont'd.)</b>					
<b>HM6</b>	Caution shall be taken during excavation activities near existing groundwater monitoring wells, so that they are not damaged. Existing groundwater monitoring wells may have to be abandoned and reinstalled if they are located in an area that is undergoing redevelopment.	Soil sample and hazardous materials survey results and mitigation plan(s) shall be submitted to the Dev. Svcs. Dept.	Prior to redevelopment of specific properties of potential environmental concern within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
<b>Section 4.9 – Paleontological Resources</b>					
<b>PR1</b>	<p>Prior to preconstruction (precon) meeting:</p> <ol style="list-style-type: none"> <li>1. Land Development Review (LDR) Plan Check Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.</li> <li>2. Letters of Qualification have been Submitted to ADD Prior to the NTP, and/or issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.</li> <li>3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC). <ol style="list-style-type: none"> <li>a. At least thirty days prior to the Preconstruction Meeting (Precon), a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.</li> <li>b. MMC will provide Plan Check with a copy of both the first and second letter.</li> </ol> </li> </ol>	Verify the requirements for Paleo monitoring are noted on construction documents for discretionary projects.	Prior to, during, and post construction.	Development Services Director or designee.	

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>					
	<p>4. Records Search Prior to Precon Meeting</p> <p>At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.</p> <p>Precon Meeting:</p> <ol style="list-style-type: none"> <li>1. Monitor Shall Attend Precon Meetings           <ol style="list-style-type: none"> <li>a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.</li> <li>b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, shall schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.</li> </ol> </li> <li>2. Identify Areas to be Monitored           <p>At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.</p> </li> <li>3. When Monitoring Will Occur           <p>Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.</p> </li> </ol> <p>During Construction:</p> <ol style="list-style-type: none"> <li>1. Monitor Shall be Present During Grading/Excavation           <ol style="list-style-type: none"> <li>a. The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.</li> </ol> </li> </ol>				

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>					
	<p>2. Discoveries:</p> <p>a. Minor Paleontological Discovery            In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist shall continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.</p> <p>b. Significant Paleontological Discovery            In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.</p> <p>3. Night Work:</p> <p>a. If night work is included in the contract            When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.            The following procedures shall be followed:            (a) No Discoveries            In the event that nothing was found during the night work, the PI shall record the information on the Site Visit Record Form.</p> <p>b. Minor Discoveries            All Minor Discoveries shall be processed and documented using the existing procedures under 2. a., with the exception that the RE shall contact MMC by 9 A.M. the following morning.</p> <p>c. Potentially Significant Discoveries            If the PI determines that a potentially significant discovery has been made, the procedures under 2.b., shall be followed, with the exception that the RE shall contact MMC by 8 A.M. the following morning to report and discuss the findings.</p>				



No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>					
	<p>d. If night work becomes necessary during the course of construction The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. The RE, or BI, as appropriate, shall notify MMC immediately.</p> <p>e. All other procedures described above shall apply, as appropriate.</p> <p>4. Notification of Completion: The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.</p> <p>Post Construction: The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines:</p> <ol style="list-style-type: none"> <li>1. Submit Letter of Acceptance from Local Qualified Curation Facility. The Paleontologist shall be responsible for submittal of a letter of acceptance to ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.</li> <li>2. If Fossil Collection is not Accepted, Contact LDR for Alternatives If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.</li> <li>3. Recording Sites with San Diego Natural History Museum The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.</li> <li>4. Final Results Report <ol style="list-style-type: none"> <li>a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.</li> <li>b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.</li> </ol> </li> </ol>				

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<b>Section 4.10 – Aesthetics</b>					
A1	<p>As redevelopment activities proceed within the Project Area, each individual development proposal shall be reviewed by the Agency and City to comply with the development standards of the City of San Diego Land Development Code and the adopted design guidelines of the Community Plans. Specific redevelopment projects shall incorporate appropriate design details and principals consistent with the Navajo and Tierrasanta Community Plans, including:</p> <ul style="list-style-type: none"> <li>• The rear elevations of buildings which face the San Diego River or are visible from the street should be as well-detailed and visually interesting as the front elevations;</li> <li>• Buildings developed adjacent to the river should be set back from the river to avoid glare and shading impacts to the habitat;</li> <li>• Improve the appearance of the existing strip commercial development on Mission Gorge Road between Interstate 8 and Zion Avenue by reducing signs, improving landscaping and architectural design, providing consistent building setbacks and providing adequate off-street parking;</li> <li>• Site design should provide adequate visual buffers surrounding uses, such as with the use of landscaping or grade separation;</li> <li>• Develop commercial areas which have desirably distinctive qualities in their design, appearance and operation;</li> <li>• Ensure that industrial appearance and effects of industrial uses are compatible with the character of the surrounding residential and commercial areas and the sensitive resources of the San Diego River;</li> <li>• Development along Mission Gorge Road shall comply with the regulations included in the Community Plan Implementation Overlay Zone (CPIOZ); and,</li> <li>• Future development of areas within the Tierrasanta Community that abut the Mission Trails Regional Park should be sensitive to it, as proposed within the Urban Design Element of the Tierrasanta Community Plan.</li> </ul>	Review of plans by the Agency.	At the time of development review.	Executive Director of Redevelopment Agency or designee.	

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.11 – Water Quality/Hydrology</b>					
WQ1	<p>Prior to commencement of construction activities for future redevelopment activities, in compliance approval documentation with the City of San Diego Municipal Code, General Construction Stormwater Permit (Order No. 99-08, NPDES CAS000002) and the General Municipal Stormwater Permit (Order No. 2001-01, NPDES CAS0108758) shall be obtained. Under the General Construction Stormwater Permit, the following components are required, a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and a Monitoring Program and Reporting Requirements. Required elements of SWPPP include:</p> <ul style="list-style-type: none"> <li>• Site description addressing the elements and characteristics specific to the site;</li> <li>• Description of Best Management Practices (BMPs) for erosion and sediment controls;</li> <li>• BMPs for construction waste handling and disposal;</li> <li>• Implementation of approved local plans;</li> <li>• Proposed post-construction controls, including description of local post-construction erosion and sediment control requirements;</li> <li>• Non-storm water management;</li> <li>• Identify a sampling and analysis strategy and sampling schedule for discharges from construction activity which discharge into water bodies listed on the 303 (d) list of impaired water bodies; and,</li> <li>• For all construction activity, identify a sampling and analysis strategy and sampling schedule for pollutants which are not visually detectable in stormwater discharges, which are known to occur on the construction site, and which could cause or contribute to an exceedance of water quality objectives in receiving waters.</li> </ul> <p>Some of the BMPs that shall be used during construction for compliance with the City of San Diego Municipal Code, General Construction Stormwater Permit, and General Municipal Stormwater Permit include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Silt fence, fiber rolls, or gravel bag berms</li> <li>• Street Sweeping</li> <li>• Storm drain inlet protection</li> <li>• Stabilized construction entrance/exit</li> <li>• Vehicle and equipment maintenance, cleaning, and fueling</li> <li>• Hydroseed, soil binders, or straw mulch</li> </ul>	Project applicants shall submit site-specific water quality management plans and hydrology reports to the Agency and City Engineering Department.	Prior to approval of specific development plans within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	

No.	MITIGATION MEASURE	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION/ INITIALS
<b>Section 4.11 – Water Quality/Hydrology (cont'd.)</b>					
<b>WQ2</b>	<p>All future redevelopment projects shall obtain compliance approval with the City of San Diego Municipal Code, General Municipal Stormwater Permit (Order No. 2001-01, NPDES NO. CAS0108858), and the General Industrial Stormwater Permit (Order No. 97-03-DWQ, NPDES NO. CAS000001). Future redevelopment project design shall also take into consideration to the maximum extent practicable the recommendations contained in the San Diego River Park Master Plan and the San Diego River Watershed Management Plan. Components of future redevelopment project design that will help achieve compliance with these long-term water quality regulations include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Infiltration basins</li> <li>• Retention/detention basins</li> <li>• Biofilters</li> <li>• Structural controls</li> </ul>	Project applicants shall submit site-specific water quality management plans and hydrology reports to the City Engineering Department.	Prior to approval of specific development plans within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
<b>HD1</b>	<p>A detailed hydrology study shall be prepared for each specific development that addresses the onsite and offsite hydrological and drainage characteristics of each proposed development project. For development projects located within or adjacent to the 100-year floodplain, additional consideration shall be given to the design of the project. An appropriate drainage control plan that controls runoff and drainage in a manner acceptable to City Engineering Standards for the specific project shall be implemented. The drainage control plan shall be implemented in accordance with the recommendations of the hydrology study and shall address on-site and off-site drainage requirements to ensure on-site runoff will not adversely affect off-site areas or alter the existing drainage pattern of the site or off-site areas. The drainage study shall incorporate the recommendations of the San Diego River Park Master Plan and the San Diego River Watershed Management Plan relative to hydrology/drainage and flooding to the maximum extent practicable.</p>	Project applicants shall submit site-specific water quality management plans and hydrology reports to the City Engineering Department.	Prior to approval of specific development plans within the Redevelopment Project Area.	Executive Director of Redevelopment Agency or designee.	
<b>HD2</b>	<p>The Five-Year Implementation Plan adopted for the Project Area shall include the initiation of hydrology studies and completion of Alvarado Creek enhancements and drainage improvements.</p>	Identification and prioritization of improvements shall be defined in the Five-Year Implementation Plan.	During redevelopment within the Project Area.	Executive Director of Redevelopment Agency or designee.	
<b>Section 4.12 – Population/Housing</b>					
	<p>No mitigation measure is proposed, as no significant population/housing impact has been identified.</p>				

<b>Section 4.13 – Public Services</b>				
	No mitigation measure is proposed, as no significant public services impact has been identified.			
<b>Section 4.14 – Mineral Resources</b>				
	No mitigation measure is proposed, as no significant mineral resources impact has been identified.			

Source: BRG Consulting, Inc., 2005.