



Land Development
Review Division
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BINDER

Addendum to an Environmental Impact Report

LDR No. 40-0528
Addendum to EIR No. 96-7902
SCH No. 97111070

SUBJECT: North Village at Black Mountain Ranch AMENDMENT TO SUBAREA I PLAN/DEVELOPMENT AGREEMENT/ VESTING TENTATIVE MAP/STREET VACATION/REZONE/ PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT (AM/DA/VTM/SV/RZ/PDP/SDP No. 40-0528) to subdivide a 642.09-acre property for the development of 2,783 single and multi-family residences; a mixed use community core with 450,000 square feet of employment center and 140,000 square feet of commercial/retail; 8 open space or park areas, sites for an elementary, middle and high school; a transit center, an SDG&E electrical substation; and construction of a northward extension of Camino Ruiz and easterly Camino del Norte; and other onsite and off site utilities and infrastructure. The proposed project includes the third amendment to a development agreement, and the request to rezone the property from AR-1-1 (Agricultural) to RS-1-14, RX-1-2, RM-1-2, RM-1-3, RM-2-6, (Residential); CC-1-3, CC-3-5 and CC-4-5 (Commercial) and OP-1-1 and OR-1-1 (Open Space/Park). The 642.09-acre project site is located in the northern portion of Black Mountain Ranch, north of Lusardi Creek within Black Mountain Ranch, east of Fairbanks Ranch, west of 4S Ranch and south of the Santa Fe Valley Specific Plan area within the Subarea I Planning Area (Parcel 3 of Parcel Map 17995 and Parcels 19 and 23 of Parcel Map No. 18504). Applicant: Black Mountain Ranch Limited Partnership.

I. PROJECT DESCRIPTION:

Development of the North Village project requires the approval of an amendment to the Subarea I Plan (AM), third amendment to a Development Agreement (DA), Vesting Tentative Map (VTM), Street Vacation (SV), Rezone (RZ) from AR-1-1 (Agricultural) to RS-1-14, RX-1-2, RM-1-2, RM-1-3, RM-2-6, (Residential); CC-1-3, CC-3-5 and CC-4-5 (Commercial) and OP-1-1 and OR-1-1 (Open Space/Park), a Planned Development Permit (PDP), and a Site Development Permit (SDP), by the City Council (Process 5). The project was designed to be consistent with City standards, regulations and policies in accordance with the Land Development Code adopted in January 2000.

The North Village VTM/PDP proposes to create a mixed use planned residential and commercial development with a neo traditional, pedestrian oriented village design concept that combines a residential community with commercial/retail and employment center, and an extensive open space, park, and recreational system. The North Village VTM/PDP also includes a proposal for the construction of the Artesian Substation by San Diego Gas & Electric (SDG&E).

The North Village VTM includes 2,783 single and multi-family residences, including a total of 500 senior residences and 469 affordable units (100 of the affordable units reserved for seniors). The single family residential area is concentrated on the west side of the North Village and has neo traditional design elements such as alleys, garages off the main streets and pedestrian linkages to parks, open space and eastward to the village center. The finger ridges above Lusardi Creek are also single family residences, ranging in type from traditional large lot residences to attached clusters. The multi family units are primarily found in the eastern portion of the village, proximate to the commercial/retail, employment center, village green and transit center. Seniors housing is concentrated just to the west of the village center and adjacent to the transit center.

The commercial and employment center is found in the easterly portion of the North Village in the mixed use core area. The commercial retail is arranged around a village green, open space area with the employment center north of this, fronting Camino del Norte. The Design Guidelines for the North Village addresses the architectural requirements to provide a pedestrian friendly, cohesive village atmosphere to the commercial and employment center areas. A transit center is located to the east of the mixed use core area which would serve both residents and employees.

The western residential area has six neighborhood pocket parks and a larger linear open space/park area. There is a linear open space strip bisecting the center of the North Village along the existing SDG&E utility easement which provides a corridor connection to the MHPA to the south and an open space corridor north of the project site. The easterly mixed use core surrounds a village green area which is intended to be a public park and focus for community activities. The canyons adjacent to the finger ridges to the south are Multi-Habitat Planning Area (MHPA) open space.

Regional serving facilities include the middle school and high school at the east side of the North Village, bordering 4S Ranch, a fire station located in the center of the project site adjacent to Camino del Norte, and the Artesian Substation to be constructed by SDG&E, adjacent to the fire station.

SDG&E proposes to construct the Artesian Substation, which would provide new capacity to support electric distribution service for load additions based on approved developments in the surrounding area, including the Santa Fe Valley Specific Plan, 4S Ranch Specific Plan and Black Mountain Ranch Subarea Plan. At build out of these developments this area will have up to 94 Mega Volt-Ampere (MVA) of new load. The substation site is located within a 3.36-acre area of which a portion would be graded and developed for an electrical substation with an ultimate capacity of 120 MVA. An electrical service area study was performed based on the above-identified developments. This study identified the load center for the planned growth to be within 1.5 miles of the proposed 120MVA substation site.

The proposed substation will cover approximately 2.05 acres, resulting in a 265-foot by 337-foot facility. Ten-foot high decorative block walls will be built at the south and east sides. Fifteen-foot high decorative walls on north and west sides of the substation will provide visual

screening for the proposed Fire Station located to the east, the North Village Mixed Use Center located to the south and 50 vertical feet above the proposed graded pad. Landscape materials will be provided in accordance with the plant palette of the North Village Design Guidelines, Black Mountain Ranch Subarea Plan, Black Mountain Ranch Design Guidelines and the SDG&E Guidelines to further screen the facility. Site access will be provided via two 30-foot wide access roads; one from the north, off the new Camino Del Norte and one from the west, off of the right-of-way (ROW). In its ultimate configuration the substation will consist of one 230 kilo-volt (kV) overhead tie-line terminal, six 69kV underground tie-line terminals, 69kV low profile switch rack, one 230/69kV transformer, one 69kV grounding transformer and four 69/12 kV transformers. There will also be four sections of switchgear including sixteen 12kV underground circuits, four capacitors, a control shelter and a battery shelter. Because the Artesian Substation may be constructed prior to the North Village, cut and fill activities necessary to provide a rough-graded pad for the substation would result in excess soil. As a result, export soils produced from the grading activities would be stockpiled within Black Mountain Ranch and utilized for the North Village development. Erosion control measures will be implemented for any stockpiling activities associated with the Artesian Substation.

The proposed Artesian Substation environmental analysis was included in the previous EIR for the Black Mountain Ranch Subarea I Plan (1998) and the North Village Development (2000/2001) prepared by RECON, and a consistency analysis prepared by Sempra Energy (August 2001). These documents are available for review in the office of the Land Development Review Division. Based on the results of the consistency analysis, construction of the substation would not result in any impacts over those identified in the certified Black Mountain Ranch Subarea I Final EIR (LDR # 96-7902).

Landscaping within the North Village would create a unified image using a variety of plant species and materials consistent with the Design Guidelines submitted for the proposed project and Chapter 14 of the Land Development Code (Landscape Standards). The use of sensitive grading techniques such as contouring, variable slope aspect, blending at transitions to natural slopes and slope rounding have been incorporated into the proposed project. Slopes follow the underlying form of the terrain in plan view and straight-sided linear or flat planar surfaces have been avoided. Where manufactured slopes meet natural slopes, the contours have been blended to form a more naturally appearing undulating slope surface. In addition, enhanced landscaping is proposed which utilizes native trees, shrubs and ground cover in varying densities and blending with the undisturbed terrain adjacent to provide natural appearing transitions. The North Village brush management program is designed to provide a transition between moderately or highly flammable vegetation areas and structures.

II. ENVIRONMENTAL SETTING: See Black Mountain Ranch Subarea I Plan EIR (LDR No. 96-7902).

The 99.2-acre North Village project site is located in the northern portion of the 4,920-acre Black Mountain Ranch ownership. Black Mountain Ranch is located in the northeast portion of the City of San Diego, approximately 20 miles north of the downtown area, and adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA).

The site lies between the Interstate 5 (I-5) and I-15 corridors, with Fairbanks Ranch to the west, Rancho Peñasquitos to the south and east, 4S Ranch to the east, and Santa Fe Valley and Santa Fe Hills to the north and west. Nearby landmarks include Black Mountain to the southeast and the San Dieguito River about 1.2 miles west and north of the site (Figures 1 & 2). The area is undeveloped with much of the site currently under cultivation. There are a few residences and equestrian facilities to the west.

The area of the North Village VTM property is vacant, agricultural land characterized as flat to gently rolling hilly terrain with two small disturbed drainages dissecting the site and trending north to south. Elevations range from 560 to 390 feet. Vegetation is disturbed ruderal weeds and grasses. The site has been used historically for crop growing and livestock grazing. There are no built structures within the site. Surrounding land use is the 4S Ranch development to the east, the Santa Fe Valley Specific Plan development to the north and future development areas of Black Mountain Ranch to the west. The SDG&E transmission line bisects the residential development clusters of the North Village VTM.

III. PROJECT BACKGROUND/DISCUSSION:

Areas currently under construction within Black Mountain Ranch were previously approved as part of the Black Mountain Ranch II VTM/PRD in 1995, which set aside 893 acres for future urban residential, commercial and recreational uses after a phase shift to Planned Urbanizing (Black Mountain Ranch future development areas). The approved Black Mountain Ranch Subarea Plan, General Plan Amendment, NCFUA Framework Plan Amendment, Subarea Plan (LDR No. 96-7902/SCH No. 97111070, July 28, 1998) allowed for the development of the original 893 acres set aside in 1995. In addition, the Subarea Plan also included an impact analysis for 515 acres of adjoining properties under separate ownerships (perimeter properties) for residential development.

An impact analysis was prepared by RECON (2000/2001) to evaluate the proposed North Village development in light of the previous EIR for the Black Mountain Ranch Subarea I Plan (1998). The North Village VTM project site was identified as a future development (Phase II) of the Black Mountain Ranch II VTM/PRD and evaluated in the environmental review for the Black Mountain Ranch (Subarea I) Subarea Plan (EIR No. 96-7902). Based on the analysis and review of the Subarea I EIR, potential significant impacts resulting from development of the proposed project site were further evaluated. The analysis did not result in the identification of any new significant impacts or mitigation measures not already adopted for future development within Subarea I, and specifically for the North Village project site. However, project specific mitigation would be required for impacts to Land Use (MHPA), Biological Resources, Hydrology/Water Quality, Landform Alteration/Visual Quality, Historical Resources (Archaeology), Paleontological Resources and Noise resulting from project implementation and in accordance with the Black Mountain Ranch Subarea I EIR-MMRP. These issues are discussed below, and the mitigation measures are outlined in Section V - MMRP.

Land Use (MHPA/Trails/Central Open Space)

The southerly edge of the finger ridges residential area border the MHPA within Black Mountain Ranch (Figure 4). Portions of the canyon areas front coastal sage scrub habitat but the rest of the MHPA area is non-native grassland or disturbed agricultural land. Each of the three canyon areas below the finger ridges contain coastal sage scrub that is historic habitat for the coastal California gnatcatcher and one canyon has scattered occurrences of *Dudleya variegata*, a narrow endemic plant. The low density residential development would not conflict with habitat function, configuration, or long-term viability; usage of the MHPA by sensitive species including narrow endemics; established management directives for the subarea plan; or cause potentially adverse edge effects. Direct access to public open space will be prohibited from individual residential lots in order to minimize impacts to sensitive lands and to promote the objectives of the City of San Diego's MSCP Subarea Plan. Land Use Adjacency guidelines are incorporated into the North Village design guidelines, including provisions for barrier fencing and plantings for access control; lighting restrictions; and appropriate native landscaping. Temporary noise impacts from construction on potential breeding gnatcatchers is also restricted during the breeding season. Additionally, all manufactured slopes adjacent to undisturbed non-MHPA open space will be revegetated with native species as further specified in the Landscape Concept Plan.

The 1995 Black Mountain Ranch II VTM/PRD and the 1998 Subarea I Plan (see Figure 6.2 and 6.3) identified a trail network through the MHPA and other open space within Subarea I. The pedestrian/equestrian trails would be naturally surfaced and up to 8 feet wide with a 30 foot trail easement. For the North Village VTM, there are three trails trending north-south in the canyons below the finger ridges which would connect the developed area to the main trail system within La Jolla Valley. A westerly trail, which descends from Street "AJ" in Unit 7, below the central open space corridor and follows an existing farm road to La Jolla valley. A center-east trail, which starts from the cul-de-sac of Street "BD" in Unit 16 and follows along the canyon bottom south to La Jolla Valley; and an easterly trail which connects at a cul-de-sac at Street "CC" in Unit 17 and follows a canyon bottom south to La Jolla Valley. The trail heads would be signed and accessible to the public from the development area. The development along the edge of the MHPA would otherwise have barrier fencing and plantings to restrict access and direct pedestrians and equestrians to the trail heads, as shown in the 1998 Subarea I Plan. As noted in Section 5.4d of the Subarea Plan, the trail system has been designed to minimize impacts to wildlife corridors and sensitive native vegetation and wildlife. The trails will follow the underlying landforms and not require any extensive grading or other landform modification or disturbance of vegetation. The vegetation communities the trails traverse in the canyons are non-native grasslands and dispersed coastal sage scrub. As a condition of the Mitigation Monitoring and Reporting program, the final trail alignments will only be set after the trail alignments have been field inspected by a representative of the City Parks and Recreation department and a qualified biologist, who will direct the final alignment away from any sensitive vegetation or features. The trails will include signage and reminders to stay within the trail alignments.

The 1995 BMR II VTM/PRD included a public open space designation for the existing SDG&E north-south trending utility alignment within the center of the north village area. This public open space corridor was set at 400 feet, with the exception of an encroachment for a future electrical substation at the north east portion of the corridor south of Camino del Norte. The 1998 Subarea I Plan describes this area as the "Central Open Space Link" which would function as a north-south link to the open space system and as a central node, providing transition between the compact community to the east and less dense area to the west (page 3.11 of the Subarea I Plan). However, public open space lands designated as part of the 1995 BMR VTM/PRD were incorporated as MHPA once the MSCP was adopted by the City of San Diego. The intent of the open space area was to provide some connectivity between the La Jolla Valley open space system and open space to the north of Black Mountain Ranch in the County. A trail extending north along this corridor from La Jolla Valley was designated. However, the open space is bisected by two major east west trending roads: Camino del Norte and North Village Drive (previously called "Resort Street". These roads would preclude the open space as functioning as a designated wildlife corridor. The open space area is currently actively farmed and has no native habitat value. The North Village VTM proposes to enhance this open space area with extensive plantings of oaks and grasses and to provide an extension of the pedestrian/equestrian trail from La Jolla Valley northward to Camino del Norte which would allow access to open space and trails to the north of the project and along Camino del Norte to the west. The open space area would include a graded fill slope along the western edge of the open space which would be landscaped and provide vertical separation between proposed residential uses bordering the open space area to the west. An earthen detention basin would also be located within the open space area which would be landscaped and only require periodic maintenance to remove sediments. While MHPA lands are usually managed to avoid grading, the area has already been extensively disturbed by agricultural grading and the proposed graded slope would not diminish its utility or potential for habitat restoration. The detention basin would not restrict use of the area and would also be planted in oaks and grasses around its perimeter. The basin would not restrict the accessibility of the open space or its viability as public open space corridor. Specific mitigation measures to reduce impacts to Land Use (MHPA) to below a level of significance can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Biological Resources

Development of the North Village VTM was included in the Resource Protection Ordinance (RPO) permit issued for the 1995 VTM/PRD for Black Mountain Ranch. A long range plan RPO consistency analysis was also prepared for the Subarea I Plan and found the plan consistent with RPO with respect to hillsides, sensitive biology, and cultural resources. Impacts to wetlands due to road and utility crossings, which are not consistent with RPO, were found to be unavoidable. These crossings have been approved in permits issued by CDFG (1603) and the USACE (404). Although no sensitive hillsides, habitats, or species of wildlife or plants would be affected by development of the North Village VTM, specific mitigation measures to reduce impacts to Biological Resources (such as construction fencing to delineate grading limitations) to below a level of significance can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Landform Alteration/Visual Quality

The proposed development would require grading over 590-acres of the project site (93% of total site), which includes 6,600,000 cubic yards of cut and 4,200,000 cubic yards of fill (2,400,000 cubic yards of export). Grading for the residential development would not result in slopes exceeding 30 feet in height including those which front on or are visible from the La Jolla Valley viewshed, Carmel Valley Road, public trails, and the MHPA. Grading would result in manufactured slopes along Camino Ruiz with a maximum height cut slope of 75 feet and maximum fill slope of 70 feet. These slopes for Camino Ruiz which exceed 30 feet in height are unavoidable due to the requirements for maintaining road grade and curvature alignments, but were identified in the previous EIR as a significant unmitigated impact. The southern finger ridges (Units 4-7 and 13-18) of the North Village VTM would be visible from the bridge across Camino Ruiz, public trails through MHPA open space and the La Jolla Valley Landscape Unit of the San Dieguito Regional Open Space Park. The public trail extends east-west along Lusardi Creek and has extensions which wrap around the finger ridges in the canyons below. northward along the western boundary of the northern cluster. The development would otherwise not be visually prominent from surrounding developed areas (i.e., Fairbanks Ranch, 4S Ranch or Rancho Santa Fe Farms). It would be visible however, from Black Mountain Park, but at a considerable distance away (approximately 2.5 miles).

The North Village VTM including graded slopes for Camino Ruiz would have direct and incremental cumulative significant impacts as part of the overall future Subarea I development. These manufactured slopes would result in significant impacts, however. To the extent practicable and feasible, mitigation measures with respect to landform alteration and site design that effect visual quality and community character, such as sensitive grading techniques, architectural treatment, landscaping, site planning for individual lots, border fencing, and lighting controls have been incorporated into the project. A series of photo simulations of the grading along the edges of the finger ridges demonstrated that the proposed grading maintains the original shape and form of the ridges. Enhanced landscaping is proposed which will restore native plantings to the graded slope areas and will be extended and undulated below the graded areas to better tie in with undisturbed areas. Impacts from grading for Camino Ruiz are still significant and unmitigated. Therefore, while significant impacts would result, no new significant impacts are identified that were not included in the previous Subarea I Plan EIR. Specific mitigation measures to reduce impacts to Landform Alteration/Visual Quality to below a level of significance can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Hydrology/Water Quality

Construction of any project in the City of San Diego is subject to the requirements for erosion control in the City's Grading Ordinance and is also required to comply with the federal Clean Water Act. Conformance with the Clean Water Act is established through compliance with the requirements of the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. For this permit, the SWRCB issued Order No. 99-08-DWQ, "Waste Discharge Requirements for Discharges of

Stormwater Runoff Associated with Construction Activity.” To comply with the permit, the applicant for a construction permit must file a complete and accurate Notice of Intent with the SWRCB. Compliance requires conformance with applicable best management practices (BMPs) and development of a Storm Water Pollution Prevention Plan (SWPPP) and monitoring program plan. When construction is completed, the applicant must file a Notice of Termination with the SWRCB. For the management of storm water, the City of San Diego must comply with the Regional Water Quality Control Board’s National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0108758, which consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP Program for Storm Water Pollution Control has been created. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body.

The North Village VTM proposes nine detention basins to control runoff. Four basins are natural surface impoundments in the finger canyons below the North Villages, above Lusardi Creek. The remaining basins are manufactured basins along Camino del Norte or Camino Ruiz. The natural basins were approved as part of the original Black Mountain Ranch II VTM/PRD. The basins were sized based upon a HEC 2 analysis of the expected flows and would act to detain flows to release sediments and sorbed pollutants in the runoff water. Waters captured in the detention basins can be released at controlled rates to protect downstream areas from high flows during wet periods. Impacts to hydrology from the development of the North Village VTM and inclusion of a detention basin to control the rate of discharge of runoff to downstream areas was addressed in the 1995 VTM/PRD and 1998 Subarea I FEIRs.

The provision of open detention basins may provide habitat for vectors (e.g. mosquitos), although this would only occur during periods where surface waters remain for extended periods. The 1995 BMR II VTM/PRD and Subarea Plan EIR included requirements for vector controls. As the County Environmental Health Department Vector Surveillance and Control Division is responsible for vector control, a vector control plan will be submitted for their review and approval prior to occupancy of residences.

The North Village VTM incorporates measures to control the rate and direction of runoff to surrounding areas from both construction and post construction runoff. These include sedimentation and erosion controls, temporary detention basins, directing flows towards adequately sized, natural drainage features; use of inlet pipes, grasslined swales, drains or brow ditches to direct flows and protect slopes; and use of energy dissipating structures (detention ponds, rip-rap or drop down structures at storm drain outlets, culverts or brow ditches to reduce velocity and prevent erosion.

The North Village VTM runoff will flow to a series of detention basins and ultimately be discharged to Lusardi Creek, the San Dieguito River, and San Dieguito Lagoon. The 1998 EIR for the Subarea I Plan found that runoff to San Dieguito Lagoon could have potential adverse impacts. Potential impacts to water quality which occur in conjunction with urban development include increases in the erosion rates and sediment transport to and through streambeds and water quality reductions related to urban development. Sediment transport is increased due to

the increased volume and velocity of runoff. Also, grading and construction activities to implement the Subarea I Plan would increase the potential for erosion and transport of material both within and downstream of the project site. Specific factors which contribute to increased sediment transport include removal of vegetation and increase in impervious surfaces, such as streets and structures. No specific uses that would handle, store, or use hazardous or toxic substances are proposed. The urban runoff would capture hydrocarbons on street surfaces and fertilizer, herbicide, and pesticide residues in irrigation water from landscaping. These pollutants contribute to a regional, cumulative impact from urban runoff to water surface bodies to the west.

The implementation of the North Village VTM has the potential to incrementally impact water quality in the San Dieguito River and Lagoon. Such impacts may be associated with increased erosion, siltation, sedimentation, and downstream flooding from project-related activities. The direct impacts from project runoff would not be significant, but the cumulative impacts from this and other development within the Subarea I and other development in the watershed would have a significant impact. Measures to minimize the adverse impacts were adopted for Black Mountain Ranch and Subarea I, which will serve to reduce impacts from construction and annual surface runoff to below a level of significance for the North Village VTM development. Construction and post construction BMP's are listed on Sheet 1 of the VTM/PRD that address water quality control measures. These measures include prevention of erosion or sedimentation build up; source control measures for fuels and lubricants used during construction, and post construction use of fertilizers, pesticides or other pollutants; maximize use of porous surfaces in developed areas and good housekeeping practices (street sweeping, etc.). Specific mitigation measures to reduce impacts to Hydrology/Water Quality to below a level of significance can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Historical Resources (Archaeology)

The North Village VTM area was completely surveyed and all sites evaluated for significance as part of the original Black Mountain Ranch North and South VTM/PRD in 1991. Two sites, CA-SDI-5,103 and CA-SDI-12,657 were identified during the 1991 surveys. Because both sites had the potential to be impacted by future construction, a testing and evaluation program was conducted to determine significance under the California Environmental Quality Act (CEQA). CA-SDI-5,103, located within the alignment for Camino del Norte was considered significant under the CEQA, while CA-SDI-12,657 was determined to be not significant. As a result, a research design and data recovery program was adopted in the 1992 EIR for future Black Mountain Ranch development to reduce impacts to the site to below a level of significance.

As part of the 1995 Black Mountain Ranch II VTM/PRD, complete field surveys were undertaken and significance testing of each site under RPO and CEQA criteria was completed which included the area of the North Village VTM. Construction for the alignment of Camino del Norte was included in the 1995 EIR as part of the future development areas and the data recovery program for CEQA significant sites was made a condition of the tentative map. Therefore, since construction for the alignment of Camino del Norte may occur with the development of the North Village, the data recovery program adopted in the 1992 and 1995

EIR's has been incorporated into the proposed project to reduce impacts to Historical Resources to below a level of significance. These measures can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Paleontological Resources

A paleontological study of the subarea was conducted by Dr. Tom Demeré in 1991 for the Black Mountain Ranch II VTM/PRD project and was included as Appendix G to the final EIR (September 1995). The study was based on a review of published and unpublished paleontological and geological literature and the locality records of the San Diego Natural History Museum and the Natural History Museum of Los Angeles County. A walkover survey of the site was conducted during July and August 1991. The areas examined included natural and man-made exposures of the bedrock units.

The North Village VTM is located in areas underlain by the Eocene La Jolla and Poway Group of Formations, which are of high paleontological sensitivity, respectively.

The area of the North Village VTM is covered in ruderal non-native grasses. No extensive grading other than for row crops and dirt roads has occurred in the area. Development within the northern cluster of the North Village VTM could result in the destruction of significant fossiliferous areas. This would be a significant adverse impact on the region's paleontological resources. Mitigation measures to reduce the impact to below a level of significance would be implemented in accordance with the Black Mountain Ranch Subarea Plan MMRP, and can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

Noise

The North Village VTM fronts Camino Ruiz along the western residential area and along Camino del Norte eastward along the northern project boundary. The areas west of the fire station would have single family residences, while areas to the east of the fire station are either multi family dwellings or commercial/employment uses.

The 1998 Subarea I Plan Noise Technical Analysis concluded that Traffic volumes (on Camino del Norte) west of the fire station projected to be 9,000 ADT, which would result in 69 CNEL at 50 feet, 65 CNEL at 90 feet and 60 CNEL at 195 feet from the edge of the roadway. Noise attenuation for future residences from traffic noise would be required if any exterior use areas are within 90 feet of the roadway (1998:322).

Aircraft from Marine Corps Air Station Miramar (MCAS) operate in the vicinity of the project. The Base Realignment EIS for MCAS Miramar (USMC February, 1996) indicates that the 60-decibel community noise equivalent level (CNEL) contour lies off the project to the south. The subject property, therefore, is below the 60 dB(A) CNEL exposure level. MCAS Miramar overflights may occasionally subject receivers in the project area to varying degrees of noise and vibration. Although average weighted noise levels from air traffic are not a significant impact, it is possible that overflights may be a short-term, recurring nuisance.

Lots along the edges of the finger ridges (Units 4-7 and 13-18) are adjacent to coastal sage scrub habitat that may be used for coastal California gnatcatchers during the breeding season. Avoidance of these potential impacts would require surveys of the adjacent noise impacted habitat during the breeding season for active nesting and noise attenuation measures or avoidance of activity during the breeding season. Measures to reduce or avoid impacts to coastal California gnatcatchers during the breeding season are included in the mitigation for Land Use (MHPA).

No significant adverse noise generation or exposure of sensitive receptors to high noise levels would result from the development of the North Village VTM as proposed. A perimeter noise barrier wall at the edge of the roadway or building pads along Camino Ruiz and Camino del Norte is shown on the VTM which will reduce noise in exterior useable areas to below 60 CNEL. Specific mitigation measures to reduce impacts to Noise to below a level of significance can be found in Section V - Mitigation, Monitoring and Reporting Program (MMRP).

IV. DETERMINATION:

The City of San Diego previously prepared an Environmental Impact Report for the project described in the subject block of the attached EIR conclusions.

Based upon a review of the current project, it has been determined that:

- a. There are no new significant environmental impacts not considered in the previous EIR;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared. No public review of this addendum is required.

V. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

In accordance with the Mitigation, Monitoring and Reporting Program (MMRP) for Black Mountain Ranch Subarea I, the following will be made conditions of the North Village AM/DA/VTM/SV/RZ/PDP/SDP:

General

1. The following mitigation monitoring and reporting program will require a deposit of \$3,200.00 to be collected prior to the issuance of grading permits to ensure the successful completion of the monitoring program.

Land Use (Multi-Habitat Planning Area)

2. Because the North Village project site is located adjacent to the Multi-Habitat Planning Area (MHPA), the following Land Use Adjacency Guidelines will be made conditions of project approval on the Tentative Map:
 - a. If grading occurs between March 1 and August 15 (breeding season for California gnatcatchers), a gnatcatcher survey shall be completed. Prior to commencement of grading, a qualified biologist shall survey habitat of the adjacent MHPA within 800 feet of any grading activity in accordance with USFWS protocol for determining the presence or absence of gnatcatchers. A report shall be provided to the Environmental Review Manager of LDR presenting the results of the survey. If the survey concludes that no gnatcatchers are present, then no additional mitigation shall be required. If the applicant chooses not to conduct a gnatcatcher survey, then EAS shall assume gnatcatchers are present.
 - b. If California gnatcatchers are present, a temporary wall or berm shall be constructed between grading activity and occupied habitat in order to buffer noise levels. Grading noise shall be monitored weekly to verify that noise levels within occupied habitat is maintained below 60 dB. Additional attenuation, including complete cessation of work during the breeding season, shall be required as necessary to maintain noise levels below 60 dB. Monthly reports regarding noise monitoring results shall be provided to the Environmental Review Manager. Prior to issuance of a grading permit, the applicant shall post bond in the amount required to prepare the gnatcatcher survey, monitoring, and report to ensure performance of the mitigation measure. Upon receiving evidence of performance, the bond shall be released.
 - c. If grading occurs before March 1 or after August 15, no mitigation measures regarding California gnatcatchers would be required.
 - d. Lighting of all developed areas adjacent to the MHPA shall be directed away or shielded from the MHPA.
 - e. Drainage from all developed areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices.
 - f. No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

Biological Resources

3. Prior to issuance of the first grading permit, the applicant shall provide verification that

1603 and 404 permits issued by the California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (USACE) have been obtained for direct impacts to the non-wetland ephemeral drainage. The mitigation shall consist of riparian restoration along Lusardi Creek at a ratio of 1:1.

4. Prior to issuance of the first grading permit, the applicant shall install orange construction fencing along the boundary separating the development area from the MHPA to delineate grading limitations.
5. Prior to issuance of the first grading permit, plans shall indicate that all staging/storage areas for equipment and materials are located away from the MHPA and clearly identified at the preconstruction meeting;
6. Prior to issuance of the first grading permit, the applicant shall assure that equipment maintenance shall not be conducted within or near to the MHPA where pollutants from equipment may enter the MHPA and the existing sage scrub habitat;
7. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities adjacent to the MHPA;
8. Spoil, trash, or any debris shall be removed off-site to an approved disposal facility.

Hydrology/Water Quality

The following measures would reduce levels of erosion, sedimentation, and runoff during construction activities:

9. Prior to issuance of any grading permit, the applicant shall provide a site plan (Exhibit A) to the Environmental Review Manager of LDR for review and approval that identifies pre- and post- construction Best Management Practices (BMP's). The site plan shall indicate that all runoff required by the Municipal Permit is directed into a sedimentation basin, grass filter strip, stormceptor, catch basin filtration device, or similar device at rates not exceeding those specified by the manufacturer for removal of sediments and floatable and non-floatable contaminants as shown on Exhibit A. The applicant shall maintain the the approved BMPs as recommended by the manufacturer(s) for the life of the system.
10. The requirements for BMPs shall made a condition of approval on the Tentative Map. Notes on the Tentative Map plan shall indicate that all drainage facilities, per the approved grading plan, shall be constructed prior to issuance of building permits, and that all permanent controls (i.e., BMPs) shall be privately maintained to the satisfaction of the City Engineer.
11. Grading plans shall incorporate short-term erosion control measures, including planting

on disturbed and manufactured slopes, grading to facilitate drainage away from the slope faces, use of sediment control devices and swales at the top of slopes, and construction of desilting basins, to the satisfaction of the City Engineer and the Environmental Review Manager. Any special grading techniques, as recommended in subsequent geotechnical investigations, shall be implemented.

12. Prior to issuance of the grading permits, the applicant shall file a Notice of Intent with the Regional Water Quality Control Board (RWQCB). A General Permit for Construction Activity from the RWQCB, a Storm Water Pollution Prevention Plan and Monitoring Program Plan (SWPPP) shall be submitted, satisfactory to the City Engineer. The grading plan shall include a drainage system which provides for implementation of BMPs on-site to reduce construction phase runoff of pollutants into adjacent water courses (such as the Pacific Ocean).
13. In conformance with the provisions of Public Resources Code Section 21081.6, the applicant shall retain a civil engineer and geotechnical consultant to monitor and document project grading, construction, and installation of runoff control devices and landscaping.
14. Hydroseeding and landscaping of any cut/fill slopes disturbed or built during the construction phase of this project with appropriate ground cover vegetation shall be performed within 30 days of completion of grading activities.
15. Areas of native vegetation or adjoining slopes to be avoided during grading activities shall be delineated by a qualified biologist, if applicable to minimize disturbance to existing vegetation and slopes.
16. Sediment and erosion control devices to retard the rate of runoff from manufactured slopes shall be installed if grading occurs during wet weather season, November 1 through April 1.
17. Fine particulates in geologic materials used to construct the surficial layers of manufactured slopes shall not be specified unless a suitable alternative is not available.
18. Temporary sedimentation and desilting basins between graded areas and streams shall be provided during grading, as appropriate.
19. Desilting basins shall be provided during grading.
20. No grading shall occur between October 1 and April 30 unless an erosion control system has been made a part of grading plans to the satisfaction and approval of the City Engineer. If grading is conducted during this period, the Contractor shall install temporary erosion control measures such as silt fences, hay bales, debris basins, etc., as required by the City Engineer to prevent erosion damage.

21. Fill areas stripped of native vegetation shall require special consideration, such as desilting basins, improved surface drainage, and early planting of erosion-resistant ground covers to reduce the erosion potential.
22. All manufactured slopes shall be immediately revegetated or hydroseeded with erosion-resistant plant mixes and irrigated to ensure plant coverage prior to the next rainy season. In areas to be included as naturalized open space, such plantings shall be noninvasive native grasslands and shrubs and include native plant mixes preferencing the surrounding native habitat.
23. All development shall comply with the requirements of State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ (NPDES General Permit No. CAS000002), General Construction Activity Storm Water Permit. In accordance with said permit, a SWPPP and a Monitoring Program Plan shall be developed prior to the issuance of grading permits. The SWPPP shall incorporate Best Available Technology (BAT), Best Conventional Pollutant Control Technology (BCT), and Best Management Practices (BMPs) as appropriate, and shall be designed in accordance with applicable City Engineering Department Standards.
24. Construction-related vehicle fueling, maintenance and associated activities (such as hazardous material storage) shall be located at least 100 feet from storm drains and water courses, and shall include features such as temporary berms and impervious liners to prevent discharge in the event of a hazardous materials spill. Safety training shall be provided by the project contractor for applicable employees in the proper use and handling of hazardous materials; as well as specific actions to take in the event of a spill to contain discharged materials, notify applicable regulatory agencies and implement clean up procedures. Pursuant to guidelines in the California Storm Water BMP Handbooks, (Stormwater Quality Task Force 1993), such actions would include conformance with manufacturer specifications for hazardous material use and storage, stockpiling absorbent and clean up materials where they are readily accessible, marking on-site drainages and storm drains (e.g., with high visibility construction fencing) to avoid inadvertent disposal of hazardous materials, placement of warning signs in areas of hazardous material use and storage, and posting of regulatory agency/emergency telephone numbers and summary spill response/clean up procedures (as outlined in the BMP Handbooks) in a conspicuous location at or near the job site trailer.
25. Prior to the issuance of building permits, the project applicant shall implement appropriate pollution control measures to minimize the long-term discharge of urban contaminants in runoff from the site and protect sensitive water and biological resources. Specific measures shall incorporate state-of-the-art techniques, including BAT, BCT, and/or BMPs. Such pollution control efforts may include implementing the following types of structural and non-structural measures: (1) infiltration systems (e.g., porous pavement) in applicable areas to reduce runoff and remove contaminants; (2) public education and recycling programs; (3) good housekeeping practices (e.g., proper material storage and cleanup techniques); and (4) appropriate monitoring and maintenance efforts (e.g.,

verification of drainage/pollution control measures by a City field inspector prior to the issuance of building permits, regular inspection and maintenance of such facilities, and properly designed street sweeping).

26. Providing and maintaining proper surface drainage is imperative to assure soil stability and reduce erosion. All graded pads shall have drainage swales which direct storm or irrigation runoff away from structures or the top of slopes to control drainage facilities.
27. Permanent erosion control measures, such as complete landscaping with drought-tolerant, slope-stabilizing vegetation, shall be provided to the satisfaction of the City Engineer.
28. Energy dissipators (e.g., rip rap aprons) shall be placed at all project storm drain outlets to reduce off-site flow velocities.
29. Source control shall be implemented through project Conditions, Covenants and Restrictions (CC&Rs), if applicable. An integral part of achieving adequate pollutant removal from collected storm water is the implementation of source control practices that reduce the amount of contaminants of the ground surface that can come in direct contact with surface flows. These practices include:
 - Cover outdoor storage facilities that contain potential contaminants.
 - Encourage proper use and disposal of materials, including fertilizers, pesticides, and herbicides and including appropriate methods, rates, and frequency of application of these chemicals.
 - Encourage alternative methods for controlling weeds and insects using physical, biological, and lower-toxicity methods.
 - Recycle chemicals to the extent possible, and dispose of materials in a safe and proper manner.
30. Surface drainage shall be designed to collect and move runoff into natural stream channels or drainage structures, which are adequately sized for a 100-year storm or as required by the City Engineer.
31. Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas.
32. Runoff diversion facilities (e.g., inlet pipes, grass-lined swales, french drains, and brow ditches) shall be used, where appropriate, to preclude runoff flow down graded slopes.
33. Energy dissipating structures (e.g., detention ponds, riprap, or drop structures) shall be used at storm drain outlets, drainage crossings, and/or downstream of all culverts, pipe outlets and brow ditches to reduce velocity and prevent erosion.

34. Developed areas shall be surfaced with pervious (porous) materials wherever feasible to increase infiltration and decrease surface runoff.
35. Landscape design shall incorporate the use of drought tolerant vegetation.
36. Native and naturalized species shall be planted on slopes. If fertilization is deemed necessary, it shall be discontinued on areas adjacent to open space after one year.
37. All manufactured slopes shall be maintained per Section 7.3, Maintenance Requirements, of the City of San Diego Landscape Technical Manual, requiring permanent (or temporary per City direction) irrigation systems to be inspected on a regular basis and properly maintained.
38. All conditions of the General Permit for Construction Activity shall be adhered to.
39. Prior to issuance of any certificate of occupancy, the permittee shall provide a letter from the County Environmental Health Department Vector Surveillance and Control Division to the Environmental Review Manager verifying that a vector control program has been designed and is satisfactory. Prior to issuance of any certificate of occupancy, the owner/permittee shall demonstrate that the Vector Control Program has been incorporated into project design as necessary, in a manner satisfactory to the Environmental Review Manager.

Landform Alteration/Visual Quality

40. Development for North Village shall include guidelines that specifically address grading techniques to minimize large manufactured or major alterations to underlying terrain. The guidelines shall place limitations on the severity of slopes and require blending and contouring to natural adjacent slopes with appropriate landscaping.
41. Prior to issuance of the first grading permit, the final map shall indicate that implementation of grading techniques shall be shown on the tentative map(s) and shall be assured through the approval of the final grading plans. Those slopes which are visible from major roadways and public viewing areas shall vary slope gradient, width and contour edges, and use blending and rounding to blend to natural slopes. The applicant shall clearly indicate on the grading plans special design requirements (in the form of enhanced landscaping) for slopes that are to be graded. Grading for major slopes shall minimize encroachment into sensitive vegetation. A note shall be included on the grading plans for the tentative and final grading plans for the North Village development indicating that the grading techniques are "Environmental Mitigation Measures" and shall include the following measures:
 - Utilize grading techniques that blend transitional manufactured slopes with the natural slope;

- Employ blending and rounding techniques where manufactured slopes meet natural ground;
 - Vary slope gradient and width and contour edges to achieve a more natural appearance to slope banks;
 - Limit the height and gradient of slopes fronting open space to no more than 30 feet in any case. Except as specified on the Tentative Map (Camino Ruiz).
42. Prior to the issuance of grading permits, the applicant shall submit to the Environmental Review Manager, for review, the grading and landscape plans to ensure that sensitive grading techniques are being utilized and that manufactured slopes are landscaped in conformance with the conceptual landscape plan. Areas shown as open space shall be flagged in the field and construction crews shall be restricted from these areas. The applicant shall retain a soils engineer to monitor the grading and construction and a landscape architect to monitor revegetation of the project. Landscaping shall be in place along the developed roadways and development areas prior to issuance of building permits for each area. The soils engineer and landscape architect shall submit in writing to the City Engineer and provide certification that the project has complied with the required mitigation measures on the grading plans. Only after the Environmental Review Manager and City Engineer approve the grading shall recommendations be made to the City Council for the release of the subdivision bond.
43. Grading for major roads and other common facilities and areas shall include provisions for erosion control and hydroseeding. Landscape plantings for native shrubs or exotics as shown on the overall landscape plans shall be shown on the grading plans. The landscape plans shall be implemented in phases coincident with development phases.

Historical Resources (Archaeology)

As a condition of project approval, the applicant is required to conduct a Data Recovery Program to mitigate impacts to archaeological site CA-SDI-5,103 as follows:

44. Prior to the issuance of grading permits, the owner/permittee shall provide verification that a qualified archaeologist, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the Archaeological Data Recovery Program (ADRP). This verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review (LDR) Division.
ALL PERSONS INVOLVED IN THE ADRP AND MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF THE PROJECT.
45. A Native American Monitor shall be present during initial excavation/grading of undisturbed ground in the event that cultural features or human remains are found.

46. Prior to the issuance of grading permits, the owner/permittee shall implement the ADRP detailed in the Archaeological Treatment Plan prepared by RECON (October 2001), satisfactory to the City Manager. The ADRP shall include the following three-phased excavation program in which a minimum of 15% of the area to be impacted shall be excavated.
47. Following the data recovery excavations, the areas to be impacted shall be mechanically excavated under the direction of the qualified historical archaeologist to recover any additional cultural features and/or artifact concentrations using standard archaeological procedures.
48. All cultural materials and associated records collected during the initial archaeological survey and evaluation phase, implementation of the ADRP and as a result of construction related excavation shall be cleaned, catalogued and permanently curated with an appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area and to allow a comparison with previous nearby studies on CA-SDI-5,103 site area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate, including obsidian hydration and sourcing analysis, protein residue studies and radiocarbon dating.
49. On completion of the field portion of the ADRP and issuance of grading permits, the qualified archaeologist shall attend preconstruction meetings to make comments and/or suggestions concerning the grading plans with the engineer. **THE REQUIREMENT FOR THE ARCHAEOLOGICAL DATA RECOVERY PROGRAM SHALL BE NOTED ON THE GRADING PLAN.**
50. The applicant shall conduct a full-time archaeological monitoring program during the initial stages of grading of the North Village to be implemented as follows:
 - a. Prior to the recordation of the first final map, and/or issuance of a Notice to Proceed (NTP), grading permit, or demolition permit, the applicant shall provide a letter of verification to the Environmental Review Manager (ERM) of Land Development Review (LDR) stating that a qualified archaeologist, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the monitoring program. **A SECOND LETTER SHALL BE SUBMITTED TO MITIGATION MONITORING COORDINATION (MMC) AT LEAST THIRTY DAYS PRIOR TO THE PRECONSTRUCTION MEETING AND SHALL INCLUDE THE NAMES OF ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL MONITORING OF THIS PROJECT.**
 - b. **PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT, THE ERM SHALL VERIFY THAT THE REQUIREMENT FOR ARCHAEOLOGICAL MONITORING AND NATIVE AMERICAN MONITORING, IF APPLICABLE, HAS BEEN NOTED ON THE GRADING PLANS.**

- c. Prior to beginning construction (any work on site), the owner/permittee shall arrange a Preconstruction Meeting that shall include the Archaeologist, Construction Manager or Grading Contractor, Resident Engineer (RE) and MMC. The qualified archeologist shall attend any grading related preconstruction meetings to make comments and/or suggestions concerning the archeological monitoring program with the construction manager and/or grading contractor.

AT THE PRECONSTRUCTION MEETING, THE ARCHAEOLOGIST SHALL SUBMIT TO MMC A COPY OF THE SITE/GRADING PLAN (REDUCED TO 11X17) THAT IDENTIFIES AREAS TO BE MONITORED. THE ARCHAEOLOGIST ALSO SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING WHEN MONITORING IS TO OCCUR.

THE QUALIFIED ARCHAEOLOGIST SHALL COMPLETE A RECORDS SEARCH PRIOR TO THE PRECONSTRUCTION MEETING AND BE PREPARED TO INTRODUCE ANY PERTINENT INFORMATION CONCERNING EXPECTATIONS AND PROBABILITIES OF DISCOVERY DURING TRENCHING AND/OR GRADING ACTIVITIES. THE ARCHAEOLOGIST SHALL NOTIFY MMC OF THE START AND END OF MONITORING.

- d. The qualified archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be faxed to the RE and MMC each month.

IN THE EVENT OF A DISCOVERY, AND WHEN REQUESTED BY THE ARCHAEOLOGIST, THE CITY RESIDENT ENGINEER SHALL DIVERT, DIRECT OR TEMPORARILY HALT GROUND DISTURBING ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW FOR PRELIMINARY EVALUATION OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL RESOURCES. THE ARCHAEOLOGIST WITH PRINCIPAL INVESTIGATOR (PI) LEVEL EVALUATION RESPONSIBILITIES SHALL ALSO IMMEDIATELY NOTIFY MMC STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. MMC WILL PROVIDE APPROPRIATE LDR STAFF CONTACT FOR CONSULTATION.

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

- e. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and

Safety Code (Sec. 7050.5) shall be followed by the archaeological monitor after notification to the City RE, PI and MMC. The PI shall notify the County Coroner after consultation with the RE, either in person or via telephone to discuss the nature of the discovery. If Native American remains are present, the County Coroner shall contact the Native American Heritage Commission to designate a Most Likely Descendant, who will arrange for the dignified disposition and treatment of the remains. Ground disturbing activities shall be allowed to resume in the area of discovery upon completion of the above requirements, to the satisfaction of LDR.

- f. The archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- g. Prior to the release of the grading bond, two copies of a monitoring results report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR and one copy sent the RE.
- h. For significant archaeological resources encountered during monitoring, the Research Design And Data Recovery Program shall be included as part of the final evaluation monitoring report. Two copies of the final monitoring report for significant archaeological resources, if required, shall be submitted to MMC for approval by the ERM of LDR and one copy sent the RE.
- i. Prior to the final inspection, a data recovery and monitoring report which addresses the research questions in the Research design and Data Recovery Program, and describes the results, analysis, and conclusions of the archaeological monitoring program shall be submitted to and approved by the ERM of LDR.
- j. The archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms - DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center at San Diego State University with the final monitoring results report.

Paleontological Resources

- 51. Prior to the recordation of the first final map, and/or issuance of a Notice To Proceed (NTP), grading permit, or demolition permit, the applicant shall provide a letter of verification to the Environmental Review Manager (ERM) of Land

Development Review (LDR) stating that a qualified paleontologist as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program. A SECOND LETTER SHALL BE SUBMITTED TO MITIGATION MONITORING COORDINATION (MMC) OF LDR AT LEAST THIRTY DAYS PRIOR TO THE PRECONSTRUCTION MEETING AND SHALL INCLUDE THE NAMES OF ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THIS PROJECT.

52. **PRIOR TO THE ISSUANCE OF THE FIRST GRADING PERMIT, THE ERM SHALL VERIFY THAT THE REQUIREMENT FOR PALEONTOLOGICAL MONITORING HAS BEEN NOTED ON THE GRADING PLANS.**
53. Prior to beginning construction (any work on site) the owner/permittee shall arrange a Preconstruction Meeting that shall include the Paleontologist, Construction Manager or Grading Contractor, Resident Engineer (RE), and MMC. The qualified paleontologist shall attend any grading related preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager and/or grading contractor. **AT THE PRECONSTRUCTION MEETING THE PALEONTOLOGIST SHALL SUBMIT TO MMC A COPY OF THE SITE/GRADING PLAN (REDUCED TO 11X17) THAT IDENTIFIES AREAS TO BE MONITORED. THE PALEONTOLOGIST ALSO SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING WHEN MONITORING IS TO OCCUR. THE PALEONTOLOGIST SHALL NOTIFY MMC OF THE START AND END OF MONITORING.**
54. The qualified paleontological monitor 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. This record shall be faxed to the RE and MMC each month. Monitoring may be decreased at the discretion of the qualified paleontologist, provided they contact MMC and consult with appropriate EAS Staff. The decrease will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
55. **IN THE EVENT OF A SIGNIFICANT PALEONTOLOGICAL DISCOVERY, AND WHEN REQUESTED BY THE PALEONTOLOGIST, THE CITY RESIDENT ENGINEER (RE) 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 PROVIDE APPROPRIATE LDR STAFF CONTACT FOR CONSULTATION.**

56. The paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines, and submittal of a letter of acceptance from a local qualified curation facility. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact LDR to suggest an alternative disposition of the collection.
57. The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.
58. Prior to the release of the grading bond, two monitoring results report (even if negative), which describes the results, analysis, and conclusions of the above monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR and one copy sent to the RE.

Noise

59. Prior to issuance of the first building permit, the Final Map, shall indicate that sound attenuation measures as indicated on the Tentative Map have been implemented to the Satisfaction of the City Engineer. Specifically, plans shall indicate a solid six-foot-high sound attenuation barrier located at the edge of the residential building pads to reduce noise in exterior usable areas to below 60 dBA CNEL. The barrier shall be solid and continuous with no gaps or openings, except where access is required to the subject property, if applicable.
60. Prior to issuance of issuance of any building permits, a final acoustical report shall be submitted to the Acoustical Plan Check Section (APCS) which includes measures ensuring that interior noise levels are below 45 dBA CNEL based on the average daily traffic volumes (ADTs) along Camino Ruiz/Camino del Norte. Construction measures needed to reduce noise levels shall be called out on plans as "Environmental Mitigation Measures." The APCS shall review all residential building plans to ensure that interior levels for the North Village along Camino Ruiz/Camino del Norte will not exceed 45 dBA CNEL. The Environmental Analysis Section (EAS) of the Land Development Review Division shall not approve any final building plans until EAS, in conjunction with the APCS has reviewed the plans to determine conformance.

VI. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified for the current project. However, the final EIR for the original project identified significant unmitigated direct impacts to land use, traffic circulation, landform alteration/visual quality, and air quality; and cumulative impacts related to land use, traffic circulation, biological resources, hydrology/water quality, landform alteration/visual quality, air quality, and natural resources (See conclusions of the Black Mountain Ranch Subarea I EIR).

Because there were significant unmitigated impacts associated with the original project, approval required the decisionmaker to make specific and substantiated CEQA Findings which stated that: a) specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR, and b) these impacts have been found acceptable because of specific overriding considerations. No new CEQA Findings are required with this project.

Lawrence C. Monserrate
Lawrence C. Monserrate
Environmental Review Manager
Development Services Department

November 1, 2001
Date of Report

Analyst: Myra S. Herrmann

Attachments: LDR Addendum No. 40-0528
Location Maps (Figures 1 & 2)
Land Use Plan (Figure 3)
VTM Site Plan w/MHPA (Figure 4)
Subarea I EIR Conclusions - LDR No. 96-7902

The addendum and conclusions of the final EIR were distributed to:

U.S. Government

Fish and Wildlife Service (23)
Army Corps of Engineers (26)

State of California

Department of Fish and Game, District 5 (32A)
Regional Water Quality Control Board, Region 9 (44)

County of San Diego

Environmental Health Services, Hazardous Materials Mgmt. Division (75)
Planning and Land Use (68)

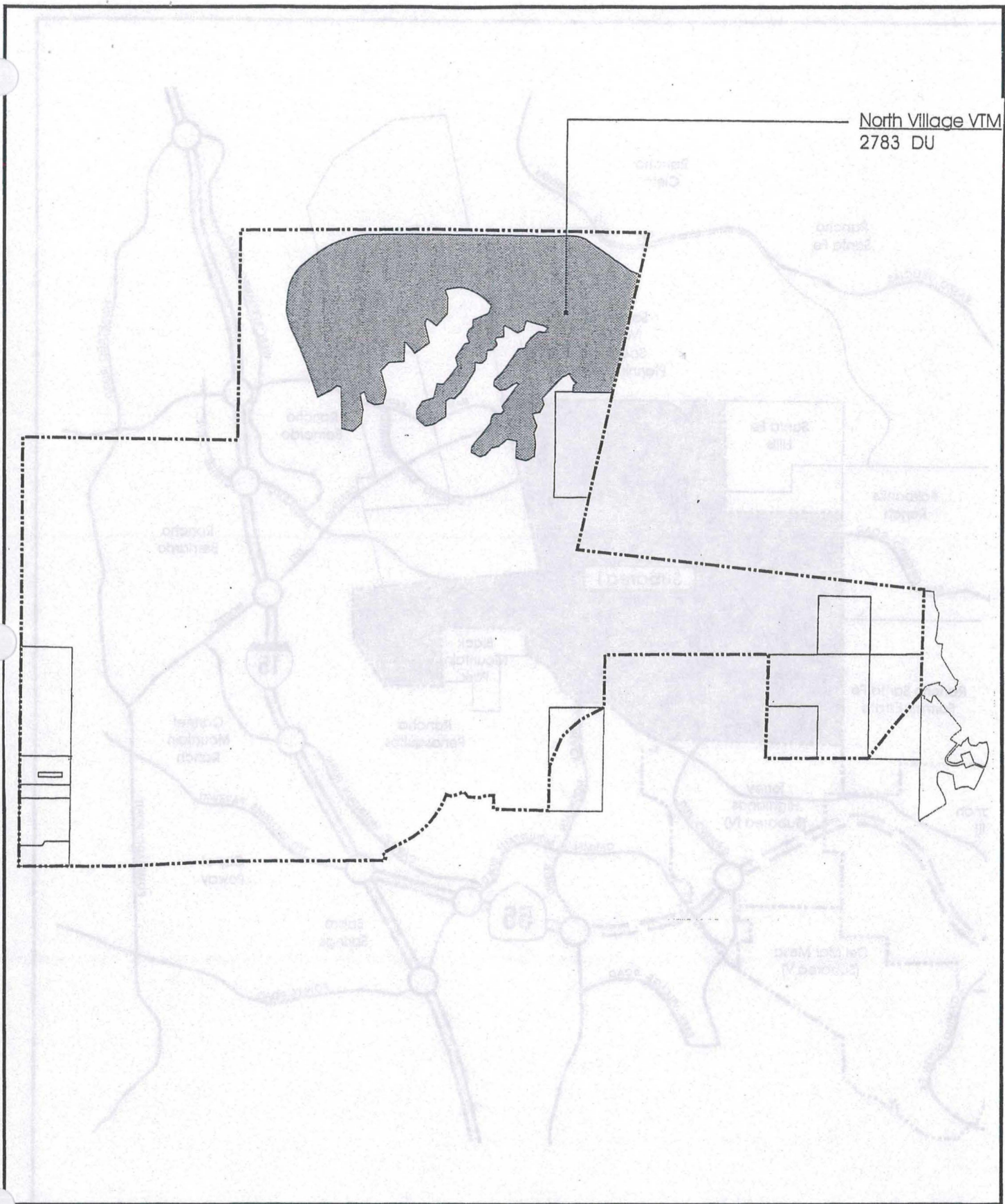
City of San Diego

Councilmember Peters, District 1
Councilmember Maienschein, District 5
Planning Department
Development Services Department
Rancho Peñasquitos Public Library (MS 17)
Debbie Van Wanseele (89)
Wetland Advisory Board (91A)
Environmental Services Department (93A)
Library Department - Gov't Documents (81)
Historical Resources Board (87)

Others

SANDAG (108)
San Diego Gas & Electric (114)
Botanic Garden (161)
Sierra Club (165)
San Diego Earth Times (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Center for Biological Diversity (176A)
Citizens Coordinate for Century III (179)
Dr. Florence Shipek (208)
Dr. Lynne Christenson (208A)
San Diego State University/South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Rancho Peñasquitos Community Council (378)
Rancho Peñasquitos Planning Board (380)
Friends of Los Peñasquitos Canyon Preserve (382)
Rancho Peñasquitos Town Council (383)
Los Peñasquitos Lagoon Foundation (384)
Los Peñasquitos Canyon Preserve (385)
Fairbanks Ranch Association (424)
San Dieguito River Park (425A)
Rancho Santa Fe Association (347)
Ron Roberts, Taylor Woodrow Homes
Scott Fulmer, RECON (Consultant)
Bill Dumka, Rick Engineering (Agent)
Dan Mallec, Rick Engineering (Agent)
Black Mountain Ranch Limited Partnership (Owner/Applicant)

Copies of the addendum, the final EIR, the Mitigation, Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.



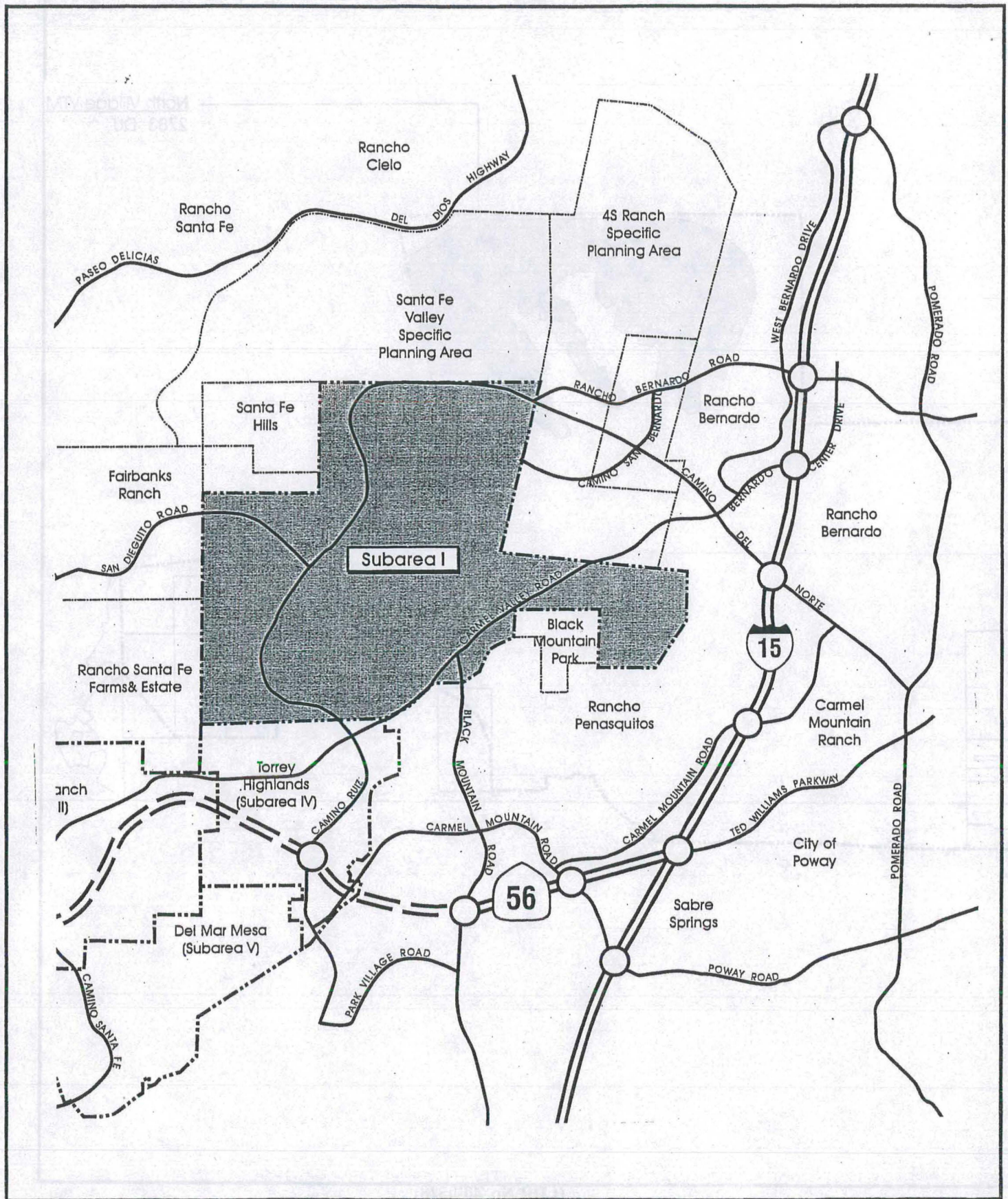
North Village VTM
2783 DU

(LDR No. 40-0528)



LOCATION MAP
NORTH VILLAGE @ BLACK MOUNTAIN RANCH
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

**Figure
1**

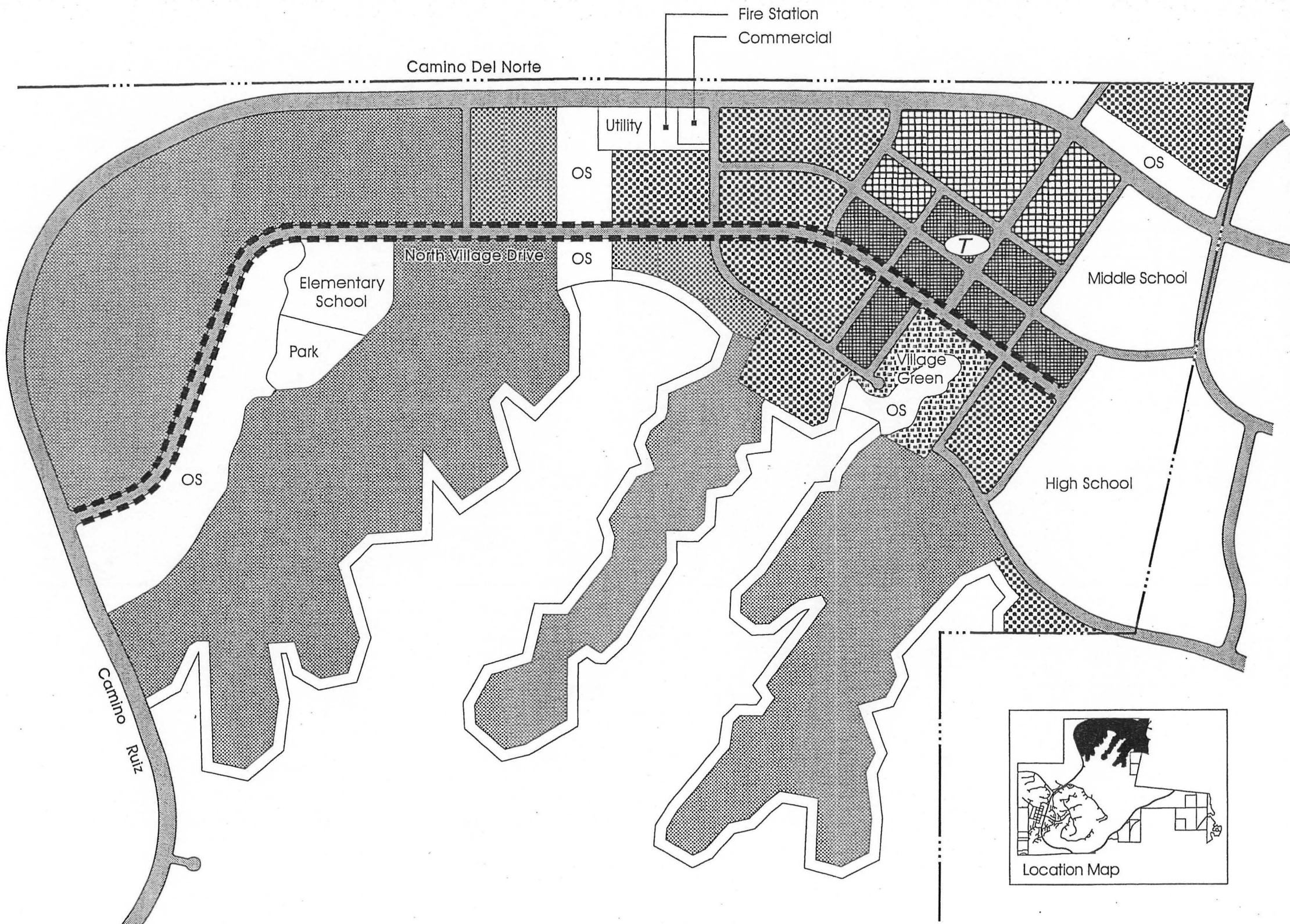


(LDR No. 40-0528)



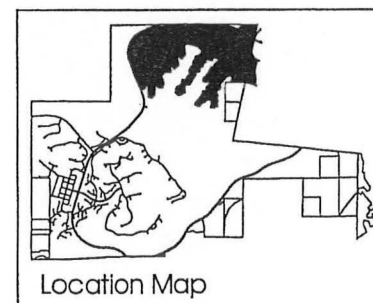
VICINITY MAP **NORTH VILLAGE @ BLACK MOUNTAIN RANCH** **CITY OF SAN DIEGO • DEVELOPMENT SERVICES**

FIGURE
2



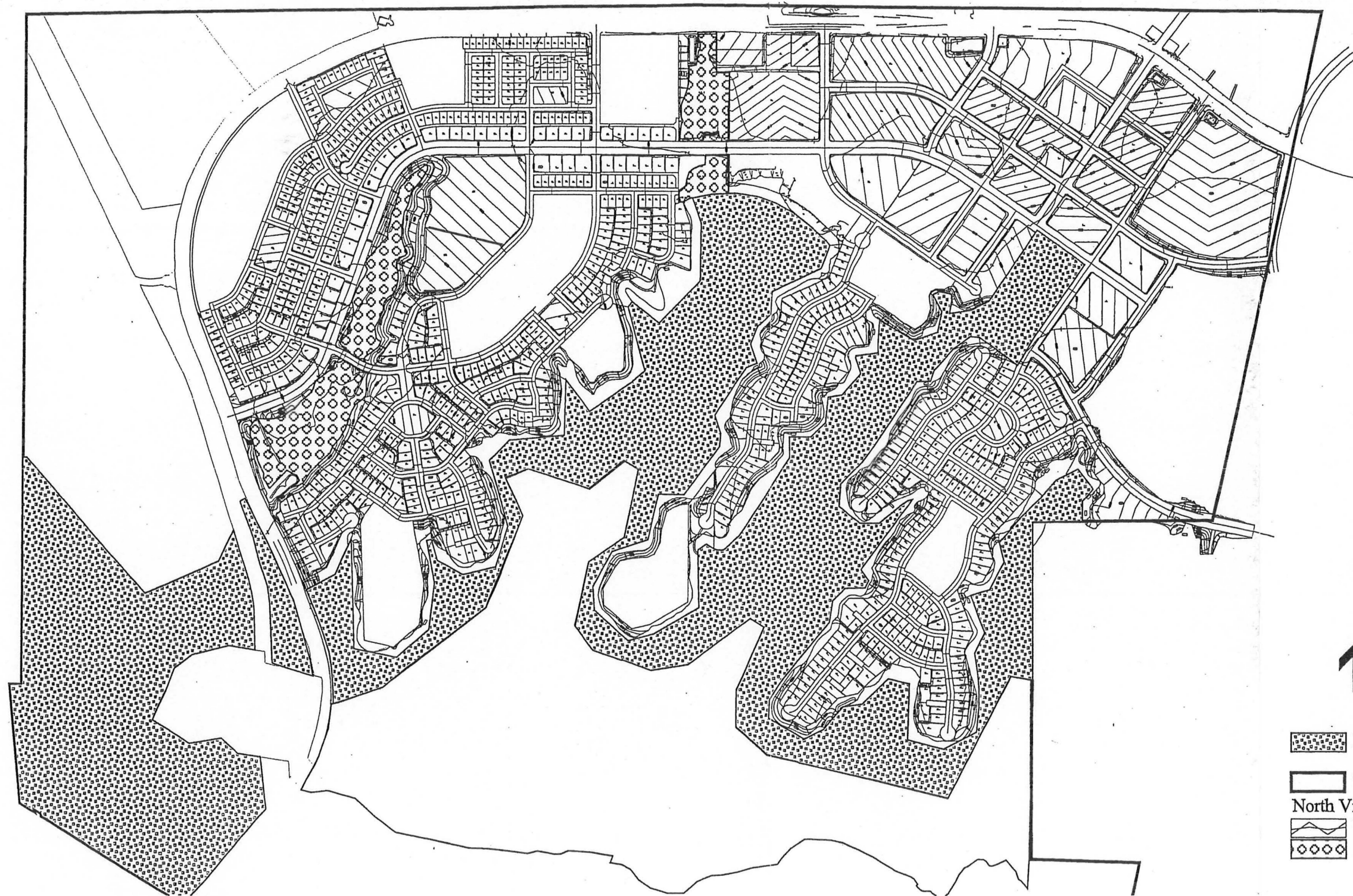
Legend

- Low Residential (2-5 du/ac)
- Peripheral Residential (5-10 du/ac)
- Core Residential (10-25 du/ac)
- Employment Center
- Mixed Use Core (25-45 du/ac)
- Village Green
- Landscape Element (Promenade)
- Transit Center
- Open Space



LAND USE PLAN NORTH VILLAGE @ BLACK MOUNTAIN RANCH CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

FIGURE
3



VTM SITE PLAN W/MHPA
NORTH VILLAGE @ BLACK MOUNTAIN RANCH
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

FIGURE
4

City of San Diego
Development
Services
Department



Land Development
Review Division
(619) 236-6460

Environmental Impact Report

LDR No. 96-7902
SCH No. 97111070

SUBJECT: BLACK MOUNTAIN RANCH (SUBAREA I) SUBAREA PLAN in the NORTH CITY FUTURE URBANIZING AREA (NCFUA). GENERAL PLAN AMENDMENT, NCFUA FRAMEWORK PLAN AMENDMENT, SUBAREA PLAN, and MULTIPLE HABITAT PLANNING AREA (MHPA) BOUNDARY ADJUSTMENT for development of the remaining 1,408 acres of Subarea I in the NCFUA of the City of San Diego. The Subarea Plan would refine the existing NCFUA Framework Plan by proposing siting and land use designations for future commercial, industrial, residential and public facility land uses, and specific locations for roads. The Subarea Plan is a prerequisite for voter consideration of a General Plan phase shift from Future Urbanizing to Planned Urbanizing and no approvals for specific development under the Subarea Plan are being considered at this time. The proposed future development areas under the Subarea Plan would be comprised of the remaining 893 acres from the previously approved 3,777-acre Black Mountain Ranch II Vesting Tentative Map/Planned Residential Development Permit/Resource Protection Ordinance Permit/Development Agreement (DEP No. 95-0173; SCH No. 95041041), and the 515-acre perimeter parcels surrounding the Black Mountain Ranch ownership. The total 1,408-acre project would be divided into discrete units: the northern "bow-tie" area, including a mixed-use northern village with industrial, office, employment center, commercial/retail and high density residential areas (approximately 467 acres); the finger ridges north of La Jolla Valley; a 300-room resort/hotel (26 acres); a mixed-use southern village (60 acres); seven additional residential development clusters (approximately 340 acres) within Black Mountain Ranch; and four groupings of perimeter ownerships (515 acres). Black Mountain Ranch (Subarea I) is located within the NCFUA and is bounded by the approved Subarea IV Fairbanks Highlands Tentative Map (DEP No. 88-1041) to the south; the northerly limits of the Rancho Peñasquitos community and Black Mountain Park to the southeast; the 4S Ranch Specific Plan area, Santa Fe Valley Specific Plan Area and Santa Fe Hill development to the north and northwest; and Fairbanks Ranch and Rancho Santa Fe Farms to the west. The project area includes portions of La Zanja Canyon, La Jolla Valley, Lusardi Creek, the San Dieguito River Valley Regional Open Space Park Focused Planning Area, the unimproved portion of Black Mountain Road, and the Second San Diego Aqueduct (Portions of Sections 4, 5 and 6, Township 14 South, Range 2 West; Portions of Sections 1 and 2, Township 13 South, Range 3 West; Portions of Sections 30, 31, 32

and 33, Township 13 South, Range 2 West; and Portions of Sections 25, 35 and 36, Township 13 South, Range 3 West; Del Mar, Escondido, Poway, Rancho Santa Fe Quadrangles; SBBM). Applicant : Black Mountain Ranch Limited Partnership.

UPDATE:

Subsequent to the release of the Draft TEIR for public review, the applicant has proposed to include the Mitigation Monitoring and Reporting Program (MMRP) in the Subarea Plan as an appendix. The Subarea Plan now contains language ensuring that the MMRP will be implemented (or that additional CEQA review would be required to change it). Therefore, in accordance with Section 21081.6(b) of the CEQA, these impacts are considered to be mitigated for purposes of this level of environmental review.

CONCLUSIONS:

The proposed Black Mountain Ranch Subarea Plan comprises the City of San Diego's statement of policy for growth and development of the Subarea I planning area, one of five subareas designated by the North City Future Urbanizing Area (NCFUA) Framework Plan. The Black Mountain Ranch Subarea Plan proposes a land use plan and an open space system in general compliance with the requirements of the Framework Plan for the NCFUA and the City of San Diego's Multiple Species Conservation Program (MSCP).

This Environmental Impact Report is intended to be used as a first tier document pursuant to CEQA Section 21093. The detailed level of analysis typically associated with second-tier, site-specific developments already has been performed for the majority of Subarea I, and is contained in the 1995 Black Mountain Ranch II VTM/PRD EIR (DEP No. 95-0173; SCH 95041041). Development within Subarea I that is outside of the Black Mountain Ranch II VTM/PRD project boundaries may require additional second-tier analysis pursuant to CEQA Section 21094, once applications for development are submitted. This EIR also incorporates by reference the 1995 Black Mountain Ranch II VTM/PRD EIR. In addition, a Resource Protection Ordinance (RPO) analysis and Council Policy 600-40 development suitability analysis have been prepared for the subarea plan.

Multiple Species Conservation Program (MSCP)

The City of San Diego adopted the MSCP on March 18, 1997. The MSCP is designed to conserve a connected system of biologically viable habitat lands in a manner that maximizes the protection of sensitive species and precludes the need for future listings of species as threatened or endangered. These targeted habitat lands are identified in the City's MSCP Subarea Plan as Multiple Habitat Planning Areas (MHPAs).

Approximately 1,915 acres of Black Mountain Ranch lie within the City of San Diego MHPA Northern Area (1,665 acres of resource open space from previous approvals and 250 acres of resource open space from future development areas and the perimeter properties). In order to implement the proposed subarea plan, some encroachment into the MHPA would be necessary; therefore, an MHPA Boundary Adjustment is proposed by the applicant. This action would amend the City's MHPA to add high quality habitat located in Subarea I of the NCFUA to the preserve system, remove other less sensitive areas within Black Mountain Ranch and confer Third Party Beneficiary Status on the applicant. The proposed adjusted MHPA would be functionally equivalent or superior to

the adopted MHPA. The analysis to support this conclusion is provided in the EIR in the Biological Resources Land Use section.

SIGNIFICANT UNAVOIDABLE IMPACTS:

Land Use (Direct and Cumulative): Implementation of the Black Mountain Ranch Subarea I Plan would ultimately result in significant land use impacts in the form of inconsistencies with the Resource Protection Ordinance's (RPO) development regulations regarding avoidance of wetlands and permitted uses in the floodplain (direct and cumulative). These impacts would be unavoidable.

Traffic Circulation (Direct and Cumulative): Traffic circulation resulting from implementation of the subarea plan would result in significant direct and cumulative traffic impacts to freeway segments, freeway ramps, road segments and intersections within and outside of the subarea. These impacts would be reduced through the transportation phasing plan and mitigation measures detailed in Chapter 4 - Traffic Circulation, but not to below a level of significance.

Biological Resources (Cumulative): Implementation of the subarea plan would result in the loss of wetlands. Mitigation of direct impacts would be achieved through the on-site revegetation of riparian habitat along Lusardi Creek in La Jolla Valley detailed in Chapter 4 - Biological Resources. The subarea plan would also contribute to the incremental loss of wetlands on a regional basis, as this habitat is considered rare and supports sensitive plant and animal species on-site. The loss of wetlands is considered a significant cumulative impact. No mitigation is available to reduce the cumulative impact to below a level of significance.

Implementation of the subarea plan would also result in the loss of Tier II (coastal sage scrub) and Tier III (chaparral and non-native grasslands) habitats. Mitigation of direct impacts would be achieved through the on-site preservation detailed in Chapter 4 - Biological Resources. The subarea plan would also contribute, however, to the incremental loss of non-native grasslands on a regional basis, as this habitat is considered rare in the region and supports sensitive animal species on-site. The loss of non-native grasslands is considered a significant cumulative impact. No mitigation is available to reduce the cumulative impact to below a level of significance.

Hydrology/Water Quality (Cumulative): Implementation of the subarea plan would incrementally add to the amount of impervious surfaces and urban runoff into the San Dieguito River and Lagoon. This incremental impact would be cumulatively significant. This cumulative impact would be partially mitigated by compliance with Best Management Practices for storm water and urban runoff, as detailed in Chapter 4 - Hydrology/Water Quality, but not to below a level of significance.

Landform/Visual Quality (Direct and Cumulative): Implementation of the subarea plan would result in significant direct and cumulative impacts to landform alteration due to the quantity of grading. Incorporation of the sensitive grading techniques and landscaping detailed in Chapter 4 - Landform/Visual Quality would reduce these impacts, but not to below a level of significance. Significant direct and cumulative impacts to visual quality would also result from implementation of the subarea plan, due to the change in visual setting from open expanses and mesas to urban development. Implementation of the mitigation measures for landform alteration detailed in Chapter 4 - Landform/Visual Quality would reduce the direct and cumulative visual quality impacts, but not to below a level of significance.

Air Quality (Direct and Cumulative): Implementation of the subarea plan would result in direct air quality impacts and would contribute to the non-attainment of clean air standards in the San Diego Air Basin due to the increase in emissions from mobile sources on circulation element roadways and Interstate-15. These impacts would constitute a significant direct and cumulative impact. No mitigation is available to reduce these impacts to below a level of significance.

Natural Resources (Cumulative): Implementation of the subarea plan would result in significant cumulative impacts to important agricultural land and the ability to extract mineral resources in the region. These impacts would be unavoidable.

SIGNIFICANT IMPACTS THAT ARE MITIGATED TO BELOW SIGNIFICANCE WITH INCLUSION OF THE MITIGATION MONITORING AND REPORTING PROGRAM IN THE SUBAREA PLAN: LIKELY TO BE MITIGATED WITH FUTURE PROJECT LEVEL REVIEW:

The Black Mountain Ranch Subarea Plan is a planning document containing both policy and regulations and is intended to be the City's statement of policy for growth and development of the subarea. The analysis of environmental impacts is consistent with this level of planning. This EIR builds on the previously certified EIR for the Framework Plan and provides the basis for review and analysis of future projects within the subarea. Potentially significant impacts are identified and a framework for future impact analysis and mitigation is provided. Identified mitigation measures would be required of future projects. It is expected that the following significant impacts could be lessened and/or fully mitigated with implementation of the identified mitigation measures.

Transportation/Traffic Circulation (Direct and Cumulative): The Subarea I plan would contribute to significant direct and cumulative impacts to levels of service to freeway segments, freeway ramps, intersections and roadway segments within and outside of the subarea. These impacts would be partially mitigated through the transportation phasing plan and mitigation measures detailed in Chapter 4 - Traffic Circulation.

Biological Resources (Direct and Cumulative): The Subarea I plan would result in direct and cumulative impacts to upland habitats and sensitive species from the development of the perimeter properties. These impacts would include up to 17.0 acres of Tier II habitat (coastal sage scrub), 275 190 acres of Tier III habitats (chaparral and non-native grasslands) and a number of sensitive plant and animal species, including San Diego thornmint, California adolphia, San Diego sagewort, Encinitas coyote bush, Orcutt's brodiaea, wart-stemmed ceanothus, Orcutt's spineflower, summer holly, San Diego sand aster, western dichondra, variegated dudleya, coast barrel cactus, Palmer's grapplinghook, San Diego marsh-elder, spiny rush, willowy monardella, San Diego golden star, California adder's-tongue fern, ashy spikemoss, three pairs of coastal California gnatcatchers, orange-throated whiptail lizard, San Diego horned lizard, grasshopper sparrow, southern California Rufous-crowned sparrow, black-shouldered kite, loggerhead shrike, Swainson's hawk, California horned lark, Blue grosbeak, Bell's sage sparrow, and Cooper's hawk. The mitigation of direct and cumulative impacts to upland habitats and sensitive species would be achieved through the on-site preservation detailed in Chapter 4 - Biological Resources. The subarea plan would also contribute, however, to the incremental loss of non-native grasslands on a regional basis, which would remain a significant and unmitigated cumulative impact.

Implementation of the subarea plan would also result in the loss of 1.7 acres of wetlands. Mitigation of direct impacts would be achieved through the on-site revegetation of riparian habitat along Lusardi Creek in La Jolla Valley detailed in

Chapter 4 - Biological Resources. The incremental loss of wetlands on a regional basis, however, would remain a significant and unmitigated cumulative impact.

Hydrology/Water Quality (Direct): Implementation of the subarea plan would result in significant direct impacts to hydrology/water quality from changes to natural drainage patterns, increased runoff due to the development of streets, roads and other impervious surfaces, and the introduction of urban pollutants (non-point source pollution). The mitigation of direct impacts would be achieved through implementation of the mitigation measures detailed in Chapter 4 - Hydrology/Water Quality.

Geology/Soils (Direct): Implementation of the subarea plan would result in significant direct impacts from geologic and soil conditions. These impacts would be mitigated through implementation of the mitigation measures detailed in Chapter 4 - Geology/Soils as part of any future tentative maps.

Paleontological Resources (Direct): Implementation of the subarea plan would result in the potential loss of significant fossil resources throughout the subarea as a result of future grading. The direct impact to paleontological resources would be mitigated through implementation of a paleontological monitoring program during grading, as detailed in Chapter 4 - Paleontological Resources.

Noise (Direct): Implementation of the subarea plan would result in potential direct noise impacts from future traffic and construction-related noise. Mitigation for noise impacts would be achieved through submittal of project specific noise analyses, construction of noise attenuation barriers and the use of upgraded construction materials, as detailed in Chapter 4 - Noise..

Public Facilities and Services (Direct and Cumulative): Implementation of the subarea plan would result in direct and cumulative school impacts from increased student population in districts where overcrowding already exists. These impacts would be mitigated through implementation of the mitigation measures detailed in Chapter 4 - Public Facilities and Services.

Implementation of the subarea plan could also result in direct impacts on fire service. While both the County and City Fire Department's could provide fire service to the project area, the City Fire Department may not be able to provide a first response within six minutes. This impact would be mitigated through a requirement for indoor fire sprinkler systems as detailed in Chapter 4 - Public Facilities and Services.

ALTERNATIVES FOR SIGNIFICANT UNAVOIDABLE IMPACTS:

Four alternatives were analyzed which would reduce identified impacts on an individual and/or cumulative basis: 1) No Project, 2) Development without a Phase Shift, 3) Reduce Residential and Eliminate Employment Uses in the Northern Village, and 4) Replace Residential Use With a Single-Tenant Employment Use in the Northern Village.

The No Project Alternative would avoid the significant direct and cumulative impacts resulting from implementation of the subarea plan. The No Project Alternative, however, would not meet the objectives of the NCFUA Framework Plan, which assumes development of Black Mountain Ranch in accordance with an adopted Subarea Plan.

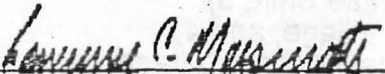
The Development Without a Phase Shift Alternative would avoid significant Land Use impacts from inconsistencies with the Interim RPO development regulations, as encroachments into wetlands and floodplain areas would not be necessary with the

reduced development levels and clustering. This alternative would also lessen the significant impacts to biological resources, landform alteration/visual quality, hydrology/water quality, air quality, and natural resources relative to the Subarea Plan due to the reduction in number of dwellings and the reduced area of development. However, the cumulative impacts would still be considered significant. Traffic generation would be reduced relative to the Subarea I plan, however, traffic volumes on many roadway segments outside Subarea I would be increased, as both residents within the Subarea and in adjoining areas would make longer trips for employment commutes and shopping. Therefore, direct and cumulative impacts from traffic would remain significant and unmitigated. In addition, potentially significant land use impacts would result from the Development Without a Phase Shift Alternative due to inconsistency with the goals of the NCFUA Framework Plan, in that significantly reduced employment and services would be provided within the subarea. Nevertheless, this alternative would be considered the environmentally superior alternative.

The Reduce Residential and Eliminate Employment Uses in the Northern Village Alternative would reduce average daily traffic (ADT) by 15,200 for the northern village. However, this alternative would not result in significant improvements to levels of service on area roadways or freeway segments. In addition, this alternative would be inconsistent with the Framework Plan goals for the subarea, in that employment and services opportunities would be significantly reduced within the subarea. This alternative would lessen the cumulative impacts to air quality, due to the reduced traffic volumes, but not to below a level of significance. Impacts to land use, biological resources, landform alteration/visual quality, hydrology/water quality, and natural resources would be the same as for the subarea plan.

The Replace Residential Use With a Single-Tenant Employment Use in the Northern Village Alternative would result in an overall increase of approximately 8,648 ADT relative to the subarea plan. Overall, the change in land use from residential to employment use does not improve levels of service on area roadways, nor were significant differences in forecast freeway segment volumes identified under this alternative. In addition, this alternative would result in increased cumulative impacts to air quality, due to the increased traffic volumes. Impacts to land use, biological resources, landform alteration/visual quality, hydrology/water quality, and natural resources would be the same as for the subarea plan.

Unless project alternatives are adopted, project approval will require the decision-maker to make Findings, substantiated in the record, which state that: a) individual project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.



Lawrence C. Monserrate
Environmental Review Manager
Development Services

April 27, 1998
Date of Draft Report

June 25, 1998
Date of Final Report

Analyst: Herrmann

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency:

U.S. Government

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
Marine Corps Air Station Miramar
Department of Agriculture

State of California

State Clearinghouse
Department of Fish and Game, Region 5
Office of Historic Preservation
CALTRANS, District 11
Department of Health Services
Resources Agency
Regional Water Quality Control Board, Region 9
Department of Water Resources
California Air Resources Board
Native American Heritage Commission
State Lands Commission
Local Agency Formation Commission (LAFCO)

City of San Diego

Mayor Golding
Councilmember Mathis, District 1
Councilmember Warden, District 5
Community and Economic Development
Development Services
Environmental Services
Fire and Life Safety Services
Metropolitan Wastewater
Park and Recreation
Police
Real Estate Assets
Water
Wetland Advisory Board
Central Library
Carmel Mountain Branch Library
Carmel Valley Branch Library
Mira Mesa Branch Library
Rancho Bernardo Branch Library
Rancho Peñasquitos Branch Library
Scripps Ranch Branch Library

County of San Diego

Agriculture Department
Air Pollution Control District
Department of Planning and Land Use
Department of Environmental Health
Department of Public Works

County Water Authority
County Supervisor, Pam Slater, District 3
Metropolitan Transit Development Board

Native Americans

Viejas Group of Capitan Grande Band of Mission Indians
Barona Group of Capitan Grande Band of Mission Indians
Mesa Grande Band of Mission Indians
Santa Ysabel Band of Diegueño Indians
San Pasqual Band of Mission Indians
Jamul Indian Village
Sycuan Band of Mission Indians
Clarence R. Brown, Sr.
Ron Christman
Louie Guassac
California Indian Legal Services

Others

City of Poway
City of Escondido
Mira Mesa Community Planning Group
Shaw Ridge Homeowner's Association
Arroyo Sorrento Homeowner's Association
Carmel Mountain Conservancy
San Diego Association of Government (SANDAG)
San Diego Transit Corporation
San Diego Gas & Electric Company
San Dieguito River Park Joint Powers Authority
Poway Unified School District
San Diego Unified School District
San Diego Association of Environmental Biologists
Sierra Club
Ellen Bauder
San Diego Natural History Museum
San Diego Audubon Society
Environmental Health Coalition
California Native Plant Society
Stuart Hurlbert
San Diego Regulatory Alert
The SW Center for Biological Diversity
Citizens Coordinate for Century III
Endangered Habitats League
Park and Recreation Board
League of Women Voters
Dr. Florence Shipek
Vonn-Marie May
South Coastal Information Center/San Diego State University
San Diego Historical Society
San Diego Museum of Man
Save Our Heritage Organisation
San Diego County Archaeological Society, Inc.
Los Peñasquitos Canyon Preserve Citizens Advisory Committee
Los Peñasquitos Lagoon Foundation
Los Peñasquitos Canyon Preserve

Rancho Santa Fe Association
Santa Fe Hills Landowners, Inc.
Rancho Del Mar Homeowner's Association
Opal Trueblood
Rancho Bernardo Community Planning Group
Rancho Peñasquitos Planning Board
Friends of Los Peñasquitos Canyon Preserve, Inc.
Friends of San Dieguito River Valley
San Dieguito River Park Citizens Advisory Committee
San Dieguito Planning Group
San Dieguito Lagoon Committee
San Pasqual/Lake Hodges Planning Group
Fairbanks Ranch Association
Carmel Valley Community Planning Board
Dennis Moser, Kelwood Development
Roger Krauel
Ed Jones, Rancho Bernardo Community Planning Group
Joel Fairbanks
Thomas May, Luce Forward Hamilton Scripps
San Diegans for Responsible Freeway Planning
Subarea I Perimeter Property Owners
Black Mountain Ranch Partnership Limited
Rick Engineering
RECON

Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

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