



Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 96-7919

SUBJECT: Seabreeze Farms. CARMEL VALLEY COMMUNITY PLAN AMENDMENT, PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, CARMEL VALLEY NEIGHBORHOODS 4, 5 AND 6 PRECISE PLAN AMENDMENT, CONDITIONAL USE PERMIT and REZONE to allow the development of 185 residential dwelling units (147 single family and 38 multiple family units), an equestrian village, and a designated 25-acre open space area on a project site totaling 73.3 acres. Located east of Interstate 5 and west of Carmel Valley Road between the proposed State Route 56 and Del Mar Heights Road, within Neighborhood 4 of the Carmel Valley community planning area. (Parcel 2 of Parcel Map No. 12086) Applicant: Del Mar Land Management, Incorporated.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: **transportation/traffic circulation, land use, biological resources, hydrology/water quality, landform alterations/visual quality, air quality, geology/soils, paleontology, noise, public facilities and services, and public health and safety.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Transportation/Traffic Circulation

1. Prior to issuance of any building permits, the applicant shall assure, by permit and bond, the construction of a traffic signal at the intersection of Del Mar Heights Road and Seagrove Drive, satisfactory to the City Engineer.

2. Prior to issuance of any building permits, the applicant shall provide a fair share contribution for the future construction of Del Mar Heights Road from Carmel Valley Road/Camino Santa Fe to the Carmel Valley Community boundary, satisfactory to the City Engineer (the estimated fair share amount is approximately one percent).

Land Use

3. Prior to issuance of any building permits, the applicant shall place a note on all building plans indicating that lighting within the developed areas of the site, including the equestrian center, located adjacent to conserved habitat/open space shall be selectively placed, shielded, and directed away from the open space area. Light from homes abutting conserved habitat/open space shall be screened with vegetation, and large spotlight-type lighting that may affect conserved habitat shall be prohibited.

Biological Resources

4. Prior to recordation of the first final map and/or issuance of the first grading permit, impacts to sensitive biological resources shall be mitigated by the off-site acquisition of ~~2.78~~ 2.87 acres of habitat and recordation of a conservation easement and/or dedication of fee title to the City of San Diego or other acceptable entity of ~~2.78~~ 2.87 acres consistent with this MND No. 96-7919. The mitigation parcel must be located within the City's Multi-Habitat Preservation Area (MHPA) and must have equal or greater habitat value than what is impacted. The parcel should support southern maritime chaparral, scrub oak chaparral, coastal sage scrub, southern mixed chaparral and/or other native habitats acceptable to the City of San Diego.
5. In lieu of off-site acquisition and placement of a conservation easement and/or land dedication and prior to recordation of the first final map and/or issuance of the first grading permit, impacts to sensitive biological resources shall be mitigated by a contribution of ~~\$122,320.00~~ \$126,280.00 for off-site mitigation to the City's Habitat Acquisition Fund (No. 10571).

Hydrology/Water Quality

6. Prior to recordation of the first final map and/or issuance of the first grading permit, the applicant shall prepare a drainage study in accordance with the City of San Diego Drainage Design Manual, subject to approval by the City Engineer. The Drainage Design Manual includes the following types of requirements:
 - a. Drainage system design shall be coordinated with the City San Diego Engineering and Capital Projects Department Engineer to ensure compatibility with existing and planned drainage facilities;
 - b. Surface drainage shall be designed to collect and move runoff into adequately sized stream channels and/or drainage structures;

- c. All project drainage facilities shall be designed to accommodate runoff associated with a 50-year storm event, acceptable to the City Engineer;
 - d. A maintenance plan shall be established for all drainage facilities, acceptable to the City Engineer. Such plans typically require the inspection, clearing and repair of all facilities after each runoff producing rainfall;
 - e. Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas, as well as to slow down runoff over slopes or over disturbed areas;
 - f. Developed areas shall be surfaced with pervious materials wherever feasible to increase infiltration and decrease surface runoff;
 - g. Downstream drainage courses and facilities shall be protected from the potential effects of increased runoff volumes or velocities (if applicable) through the use of flow equalization and/or energy dissipating structures. Such facilities may include detention ponds, drop structures, or other measures, acceptable to the City Engineer;
 - h. Recommendations on the design and location of all surface and subsurface drainage facilities provided during geotechnical and engineering observations of grading and construction activities shall be incorporated into the final project design, acceptable to the City Engineer;
 - i. All appropriate compacted areas shall be scarified to induce infiltration and revegetation;
 - j. Direct surface drainage to natural slopes and manufactured slopes shall be minimized by (a) grading away from slopes, (b) providing drainage swales at tops or toes of manufactured slopes, where appropriate, and (c) providing an underground drainage system;
 - k. All manufactured slopes shall be landscaped and irrigated to ensure slope stability, reduce erosion, and enhance visual appearance within 90 ~~90~~ 30 days of their creation. Temporary slope erosion control measures, such as hydroseeding, and slope stability measures shall be undertaken; and
 - l. Native vegetation shall be preserved wherever feasible, and all disturbed areas shall be reclaimed as soon as possible after completion of grading. Native topsoils shall be stockpiled and reapplied as part of site reclamation whenever feasible.
7. Design necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff, subject to approval by the City Engineer.

8. Design appropriate onsite detention basin facilities to ensure that runoff volumes do not exceed the existing runoff volumes, subject to approval by the City Engineer.
9. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall comply with all requirements of State Water Resource Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan (MPP) shall be developed during discretionary permit review with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. The SWPPP and Monitoring Program Plan shall include:
 - a. Identification of location of Best Management Practices (BMP) in accordance with the City's Drainage Design Manual;
 - b. Timing of installation of BMPs;
 - c. Maintenance schedule of BMPs; and
 - d. Identification of onsite personnel administering the SWPPP and MPP.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received. Further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by a grading permit and by SWRCB Order No. 92-08-DWQ and any subsequent amendments thereto, shall comply with Section C (*Special Provisions for Construction Activity*) of SWRCB Order No. 92-08-DWQ (p.3).

10. Prior to recordation of the first final map and/or issuance of the first grading permit, the applicant shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time for pollution control and erosion/siltation control. This plan would address both short-term and long-term erosion control.

Landform Alterations/Visual Quality

11. Prior to recordation of the first final map and/or issuance of the first grading permit, the use of contour grading, variable slope ratios and slope revegetation shall be incorporated into the project grading plan and delineated on the final "Exhibit A" to create more natural appearing manufactured slopes. Lengthy, continuous "engineered" slopes that have

hard edges (especially slopes adjacent to Lots 68 to 76 and southwest of the equestrian village adjacent to Lots 56 and 57) and no transition/rolled areas at the top or toe of the slope shall be avoided. This is especially important along slopes where natural landform contour grading shall be used to create a more natural appearing transition to the undisturbed slopes.

Air Quality

- ~~41. Prior to issuance of the first building permit, the applicant shall submit to the City's Planning and Development Review Department a plan to control dust at the equestrian facility. The plan shall identify high areas of dust generation and control measures which shall include at a minimum schedule for watering of dirt areas during dry months and control measures for dirt roads and pathways.~~
- ~~42. Prior to the recordation of the first final map and/or issuance of grading permits, a detailed dust suppression plan shall be submitted and approved by the Planning and Development Review Department prior to approval. Dust suppression shall be identified on plans submitted for the building permits. The dust suppression plan shall be made a condition of future discretionary permits for use of the equestrian facility.~~
- ~~43. Prior to issuance of the first building permit, the applicant shall submit a manure management and facility maintenance plan. The plan shall identify facilities to be used for manure placement. These facilities shall be enclosed. In addition, daily manure management practices shall be identified. These practices shall include: a minimum maintenance schedule of daily stall cleaning; proper design of barn areas to minimize standing damp areas; and contracting with a waste hauler to dispose of manure when enclosed facilities are full.~~
- ~~44. Prior to issuance of the first building permit, a detailed manure management and facility maintenance plan shall be submitted and approved by the Planning and Development Review Department prior to approval of the building permit. Manure placement areas shall be identified on construction plans submitted for the building permit. The manure management suppression plan shall be made a condition of future discretionary permits for the use of the equestrian facility.~~
- ~~45. Prior to the recordation of the first final map and/or issuance of grading permits, a dust control plan shall be submitted and approved by the Planning and Development Review Department that includes the following measures: active grading sites shall be watered twice daily to reduce dust; all truck hauling loose materials shall be covered and maintain at least two feet of free board; soil stabilizers shall be utilized wherever necessary; and material stockpiles shall be covered and/or watered. Dust control measures shall achieve a minimum of 80 percent dust suppression.~~

12. Prior to the recordation of the first final map and/or issuance of grading permits, the applicant shall submit to the City's Planning and Development Review Department a dust control plan that includes the following measures: active grading sites shall be watered twice daily to reduce dust; all trucks hauling loose materials shall be covered and maintain at least two feet of free board; soil stabilizers shall be utilized wherever necessary; and material stockpiles shall be covered and/or watered. Dust control measures shall achieve a minimum of 80 percent dust suppression and shall be identified on plans submitted for the building permits.
13. Prior to the recordation of the first final map and/or issuance of grading permits, the applicant shall submit to the City's Planning and Development Review Department a dust control plan for the equestrian facility. The plan shall identify high areas of dust generation and control measures which shall include at a minimum a schedule for watering of dirt areas during dry months and control measures for all arenas, dirt roads and pathways. The dust control plan shall be made a condition of future discretionary permits for use of the equestrian facility.
14. Prior to issuance of the first building permit, the applicant shall submit a detailed manure management and facility maintenance plan to the City's Planning and Development Review Department for approval. The plan shall identify facilities to be used for manure placement, which shall be enclosed. Daily manure management practices shall also be identified and shall include the following measures: a minimum maintenance schedule of daily stall cleaning; proper design for barn areas to minimize standing damp areas; and contracting with a waste hauler to dispose of manure when enclosed facilities are full. Manure placement areas shall be identified on construction plans submitted for the building permit. The manure management and facility maintenance plan shall also be made a condition of future discretionary permits for the use of the equestrian facility.

Geology/Soils

15. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall submit a detailed soils and geologic investigation report to the satisfaction of the City Engineer. The City Engineer shall verify that all measures identified in the approved report which are necessary to mitigate potential impacts that may occur from expansive soils have been incorporated into the grading plans. These measures shall include the following:
 - a. Surficial soils subjected to excessive consolidation or compression under increased loads, such as from fill or structures, shall be removed and recompacted during grading operations.
 - b. The "medium" expansive soils shall not be placed within 3 feet of the finished grade or near the face of fill slopes in areas of proposed buildings and roadways. Where "medium" expansive soils are present

within 3 feet of the finished grade on cut lots, these soils shall be mitigated by appropriate foundation design and/or remedial grading.

- c. The effects of deep fill settlement shall be mitigated by structural design or selective placement of structural improvements on the building pad so that they do not span a large differential fill thickness, or occur near the top of a fill slope.

Paleontology

16. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of LDR stating that a qualified paleontologist and/or paleontological monitor, as defined in the City of San Diego Paleontological Guidelines, have been retained to implement the monitoring program. The requirements for paleontological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING. THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.**
 - a. The qualified paleontologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager.
 - b. The paleontologist or paleontological monitor shall be on site full-time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
 - c. **WHEN REQUESTED BY THE PALEONTOLOGIST, THE RESIDENT ENGINEER SHALL DIVERT, DIRECT, OR TEMPORARILY HALT CONSTRUCTION ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW RECOVERY OF FOSSIL REMAINS. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.**
 - d. The paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submittal of a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
 - e. Prior to the release of the grading bond, a monitoring results report, with appropriate graphics, summarizing the results, analysis, and conclusions

of the paleontological monitoring program shall be submitted to and approved by Environmental Review Manager of LDR.

Noise

17. Prior to issuance of the first building permit, the applicant shall incorporate sound attenuation measures as described in the acoustical report, dated January 26, 1999, to the satisfaction of the City Manager. Specifically, with the proposed construction of SR-56, plans shall indicate a five- to six-foot-high noise attenuation barrier along the backyard lot lines of Unit 2 Lots 13, 14, 16, 17, 27, 28, 30 and 31 and a seven-foot-high noise attenuation barrier along the eastern edge of Unit 2 Lot 56 (the multi-family units) to achieve a CNEL of 65 dBA exterior noise level. The proposed sound attenuation barrier shall be up to three feet of see through material (LEXAN or comparable material) over three feet of solid material that is and continuous with no gaps or openings. Noise attenuation barriers over six feet in height shall include a berm so that the noise wall portion does not exceed six feet in height. These requirements shall be noted on the construction plans.
18. Prior to issuance of the first building permit, the applicant shall submit a final acoustical report to the satisfaction of the City Manager. The City Manager shall verify that all measures identified in the approved report which are necessary to achieve a 45 dBA CNEL interior noise level, have been incorporated into the design of the residential units. These requirements shall be noted on the construction plans.

Public Facilities and Services

19. Prior to the issuance of building permits, the applicant shall provide the City with a certification from the Del Mar Union ESD and San Dieguito Union HSD that any fee imposed by the Districts pursuant to Government Code Sections 53080 and 65995.3 has been paid. If necessary, to fully mitigate impacts on Del Mar Union ESD and San Dieguito Union HSD, and subject to applicable laws, specific financing plans and/or special districts may be established to provide adequate funding for school facilities. Special community facility districts may include but are not limited to the Mello-Roos Community Facilities Act of 1982.
20. Prior to approval of the proposed Plan amendments, a Public Facilities Financing Plan and Facilities Benefit Assessment shall be completed which establishes fair share contributions for property within the Carmel Valley Community Planning Area for regional facilities including community parks, libraries, fire stations and law enforcement facilities. The project plan shall require payment of approved fees.
21. Prior to the issuance of building permits, a general water conservation landscaping plan to reduce water consumption shall be prepared. Measures shall be provided on the landscape plans and be subject to approval by the Planning and Development Review Department Landscape Review Section.

22. The following mitigation measures would assure that the water and sewer infrastructure system in the project area is adequate to meet the expected demand and shall be incorporated into the Plan:
- a. Prior to recordation of the first final map, the City's Planning and Development Review Department shall review the water and sewer distribution plans to determine their consistency with water and sewer distribution plans approved for the NCFUA by the City.
 - b. Prior to recordation of the first final map, Waste Management Plans shall be submitted to the Director of Planning and Development Review Department for approval. The plan shall address type and quantity of waste materials expected to enter the waste stream; source separation techniques and onsite storage of separated materials; method of transport and destination of waste materials; and whenever fiscally feasible, implementation of buy-recycled programs. The provisions of the Plan shall be incorporated into the mitigation monitoring plan for that project.
 - c. Development within the project shall comply with the construction timing and funding requirements to be established in the approved Facilities Benefits Assessment for the Carmel Mountain Road Water Pipeline and the Carmel Valley Road Trunk Sewer. The development shall also pay its fair share of other onsite and offsite water facility improvements necessary to serve the proposed development, as identified in the City's Water Master Plan (currently in preparation), the Facilities Benefits Assessment, or during City review of proposed tentative maps. These improvements would include roads, parks, police and fire, libraries, drainage and utilities.

Public Health and Safety

23. Prior to the recordation of the first final map and/or issuance of the first grading permit, the City's Planning and Development Review Department shall ~~review all tentative maps to~~ ensure that vector and nuisance rodent control measures are incorporated into project planning in accordance with the San Diego County Department of Health. These measures shall include ensuring that the design of detention basins include the following measures: steep slopes and minimum 4 feet in depth; adequate drainage; access for chemical control; and vegetation management.
24. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall prepare a Public Safety Plan for review by the City's Planning and Development Review Department, Caltrans, San Diego County Sheriff's Department, and San Diego Trails Council. The Public Safety Plan shall be coordinated with input from the City of San Diego, Caltrans, San Diego County Sheriff's Department, San Diego Trails Council, the residents of the proposed project, and equestrian trail users to

incorporate measures to avoid conflicts between equestrian and motor vehicles and ensure public safety such as the following:

- a. Trail design and construction along Carmel Valley Road to direct the equestrian crossing to designated location(s) and prevent uncontrolled crossings;
 - b. Location of the trail crossing away from equestrian facility entrance gates;
 - c. Installation of equestrian crossing signs and road markings visible under regular and low-light conditions;
 - d. Open access leading to the crossing with no bends in the trail;
 - e. Sight distance from 150 yards to the equestrian crossing without obstructing structures, brush or bushes;
 - f. Optional measures when traffic exceeds 5,000 ADTs on Carmel Valley Road such as flashing warning lights and signs, or restricting access until the full buildout transportation system is in place; and
 - g. The Public Safety Plan for the equestrian crossing shall be approved by the City Engineer.
25. The Mitigation, Monitoring and Reporting Program (MMRP) shall require a deposit of \$3,200.00 to be collected prior to the issuance of grading permits to cover the City's costs associated with the implementation of the MMRP.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Archaeological Institute of America
California Native Plant Society
Carmel Mountain Conservancy
Carmel Valley Community Planning Board
Carmel Valley Trail Riders Coalition
Citizen Coordinate for Century III
City of Del Mar
City of San Diego
Councilmember Mathis, District 1
Engineering and Capital Projects Department
Fire Department
Library-Government Records
Mayor's Office
MSCP
Park and Recreation Department

Planning and Development Review Department
Clarence R. Brown Sr.
County of San Diego
Air Pollution Control Board
Department of Planning & Land Use
Department of Public Works
Agriculture Department
County Water Authority
Department of Health Services, Hazardous Materials Management Division
Del Mar Mesa Community Planning Board
Del Mar Union School District
Dr. Florence Shippek
Dr. Lynne Christenson
Dr. Raymond Starr
Federal Government
Marine Corps Air Station-Mira Mar
U.S. Fish & Wildlife Service
Federal Highway Administration
USDA-Soil Conservation Service
U.S. Army Corps of Engineers
Friends of San Dieguito River Valley
Kumeyaay Cultural Repatriation Committee
Louie Guassac
Metropolitan Transit Development Board
National Trust for Historic Preservation
Native American Heritage Commission
Opal Trueblood
Pardee Construction Company
Rancho Penasquitos Planning Board
Rancho Penasquitos Town Council
Rancho Santa Fe Association
Ron Christman
San Diego Association of Governments
San Diego Audubon Society
San Diego County Archaeological Society, Inc.
San Diego Gas & Electric Company
San Diego Historical Society
San Diego Museum of Man
San Diego Natural History Museum
San Diego Unified School District
San Dieguito Lagoon Committee
San Dieguito Planning Group
San Dieguito River Park CAC
San Dieguito River Park Joint Powers Authority
San Dieguito River Valley and Conservancy
San Dieguito Union High School District
Save Our Heritage Organization
SDSU, South Coastal Information Center
Shaw Ridge Homeowner's Association

State of California
Caltrans, District 11
Department of Fish & Game
Department of Water Resources
Food & Agriculture Department
Regional Water Quality Control Board, Region 9
Solid Waste Management Board
State Clearinghouse
Vonn-Marie May
22nd District Agricultural Association

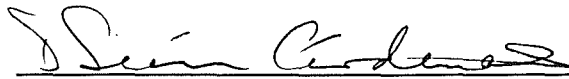
Draft copies of the Public Notice only were distributed to:

Barona Group of Capitan Grande band of Mission Indians
Campo Band of Mission Indians
Cuyapalpe Band of Mission Indians
Inaja and Cosmit Band of Mission Indians
Jamul Indian Village
La Posta Band of Mission Indians
Manzanita Band of Mission Indians
Sycuan Band of Mission Indians
Viejas Group of Capitan Grande Band of Mission Indians
Mesa Grande Band of Mission Indians
San Pasqual Band of Mission Indians
Santa Ysabel Band of Diegueno Indians
La Jolla Band of Mission Indians
Pala Band of Mission Indians
Pauma Band of Mission Indians
Pechanga Band of Mission Indians
San Luiseno Band of Mission Indians/Rincon
Los Coyotes Band of Indians

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



D. Sean Cardenas, Senior Planner
Planning and Development Review Department

April 26, 1999

Date of Draft Report

July 14, 1999

Date of Final Report

Analyst: Lowry



STEVEN THUNBERG
DIRECTOR
(619) 694-2212
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LOCATION CODE S50

County of San Diego

DEPARTMENT OF PUBLIC WORKS

5555 OVERLAND AVE, SAN DIEGO, CALIFORNIA 92123-1295

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY ROAD COMMISSIONER
TRANSIT SERVICES
COUNTY SURVEYOR
FLOOD CONTROL
WASTEWATER MANAGEMENT
SOLID WASTE

RESPONSE TO COMMENTS

May 5, 1999

Mr. Lawrence C. Monserrate
City of San Diego
Land Development Review Division
1222 First Avenue M.S 501
San Diego 92101

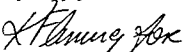
Dear Mr. Monserrate:

PUBLIC NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION-SEABREEZE
FARMS

1. The Department of Public Works (DPW) has received the above referenced document. DPW has no comments on this project.

If you have any questions, please call Kaylene Fleming of the DPW Environmental Services Unit at (619)874-4056.

Very truly yours,


DOUG M. ISBELL
Deputy Director

DMI:KPF

1. Comment noted.



San Diego County Archaeological Society

Environmental Review Committee

9 May 1999

RESPONSE TO COMMENTS

To: Ms. Anne Lowry
Land Development Review Division
Planning and Development Review Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration
Seabreeze Farms
LDR No. 96-7919

Dear Ms. Lowry:

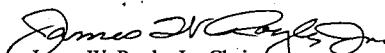
I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

2. Based on the information contained in the PMND and the archaeological testing report for the project, we agree with the impact analysis and the conclusion that no significant impacts to cultural resources will result.

2. Comment noted.

Thank you for including SDCAS in the environmental review process for this project, and for promptly providing a copy of the testing report in response to my telephone message.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: ASM Affiliates
SDCAS President
file

Pardee Construction Company

12220 El Camino Real, Suite 300
San Diego, California 92130
Tel (619) 794-2500
Fax (619) 794-2599RESPONSE TO COMMENTS

May 25, 1999

Sean Cardenas, Senior Planner
Planning and Development Review Department
City of San Diego
1222 First Avenue, M.S. 501
San Diego, CA 92101RE: Mitigated Negative Declaration
LDR-96-7919 Comments

Dear Mr. Cardenas:

I would like to take this opportunity to comment on the proposed Mitigated Negative Declaration for Seabreeze Farms, LDR-96-7919, specifically as relates to the project's construction and/or fair share contribution to adjoining infrastructure and the timing of same. It is our understanding that Seabreeze Farms is proposing a Carmel Valley Community Plan Amendment, Carmel Valley Planned District Development Permit, Vested Tentative Map ("VTM"), Resource Protection Ordinance, Carmel Valley Neighborhoods 4, 5, and 6 Precise Plan Amendment and rezone to allow 185 residential units (147 single-family and 38 multi-family units and equestrian village). Although we have not had the benefit of reviewing the VTM conditions and it is possible that these issues are dealt with therein, our comments are as follows:

3.
 1. The Mitigated Negative Declaration requires the applicant to provide its Fair Share contribution for the future construction of Del Mar Heights Road from Carmel Valley Road/Camino Santa Fe to the Carmel Valley Community boundary, satisfactory to the City Engineer. The original July 30, 1996, Seabreeze Plan Amendment required the project to build half of the ultimate roadway (44 feet) and widen to 50 feet at the intersection from Carmel Valley Road to Carmel Valley community boundary (Table 7). The project was required to construct and seek reimbursement from others as appropriate. It now appears that "others" are responsible for the road improvements with Seabreeze Farms contributing its fair share.

Our request is that either as part of the Mitigated Negative Declaration or the VTM conditions, the City provide a more detailed description of "fair share" contribution (i.e., define fair share). As adjoining landowners, we are unable to determine how Seabreeze Farms' contribution will be calculated and therefore are unable to determine what impact, if any, this may have on us.

3. A focused traffic study was prepared by Kimley-Horn and Associates, Inc. dated February 11, 1999. This traffic study indicated that the Seabreeze Farms project traffic contributions to Del Mar Heights Road from the Carmel Valley community boundary to Carmel Valley Road/Camino Santa Fe would be one percent. This is based on the proposed project's contribution of 85 daily trips to the already approved Pacific Highlands Ranch/Subarea III project contribution of 8,660 daily trips to Del Mar Heights Road (Source: "Transportation Analysis for Future Urbanizing Subarea III", prepared by Urban Systems Associates, Inc. dated March 31, 1998). This one percent amount is reflected in the final Mitigated Negative Declaration and final Mitigation, Monitoring and Reporting Program, Condition No. 2.

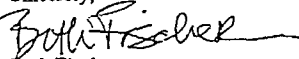
Sean Cardenas, Senior Planner
May 20, 1999
Page 2

2. The Mitigated Negative Declaration is silent as it relates to the project's required improvements to Carmel Valley Road. In discussions with the City Engineering staff and project applicant, it is our understanding that the project will improve and widen existing Carmel Valley Road and provide a minimum of one-half width improvements along the project's frontage.
4. Our request is that the requirement to improve Carmel Valley Road one-half width along the project's frontage be included as a condition of the Mitigated Negative Declaration or the VTM,
5. 3. We would request that the SR-56 freeway right-of-way crossing the southernmost portion of the property be dedicated as a condition of the Mitigated Negative Declaration or the VTM.

In summary, we support this project's design and its accompanying applications. We would like to insure that Seabreeze Farms' contribution to adjoining infrastructure and the timing of that contribution are consistent with its impacts.

We look forward as neighbors to working with both the applicant and City to resolve these issues. Please call me if you have any questions regarding these comments.

Sincerely,


Beth Fischer
Project Manager
Pardee Construction Company

cc: Gary Halbert, Development Services
David Goodell, Seabreeze Farms
Robert Laing, Barrett Homes
Bruce Sloan, Centex Homes
John Eardensohn, Latitude 33

4. As a condition of the VTM 96-7919 for this project, the applicant is required to improve Carmel Valley Road to a minimum "two-way traffic" width (20' to 24' in width) along the project's frontage, to the satisfaction of the City Engineer, as well as a cul-de-sac at the southern end of Carmel Valley Road after SR-56 is constructed.
5. The Seabreeze Farms project design accommodates the right-of-way for the planned SR-56 freeway.



Gray Davis
GOVERNOR

STATE OF CALIFORNIA
Governor's Office of Planning and Research

1400 TENTH STREET SACRAMENTO, CALIFORNIA 95812-3044
916-322-2318 FAX 916-322-3785 www.opr.ca.gov



Loretta Lynch
DIRECTOR

RESPONSE TO COMMENTS

June 1, 1999

Anne Lowry
City of San Diego
1222 First Ave
San Diego, CA 92101

Subject: Seabreeze Farms
SCH#: 99041119

Dear Anne Lowry:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Notice of Completion form please note that the Clearinghouse has checked the state agencies that reviewed your document. The review period closed on May 28, 1999, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's eight-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-6613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Senior Planner, State Clearinghouse

Enclosures
cc: Resources Agency

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
P.O. BOX 85406
SAN DIEGO, CA 92186-5406
PHONE: (619) 688-6954
FAX: (619) 688-4299



May 21, 1999

Ms. Mosie Boyd
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Dear Ms. Boyd:

Draft ND for Seabreeze Farms - SCH 99041119

Caltrans District 11 comments are as follows:

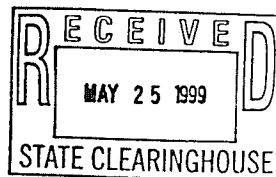
General

6. • The proposed project and any proposed mitigation measures should be compatible with those stated in the State Route 56 (SR-56) Final Environmental Impact Report (FEIR) (certified June 16, 1998) and the SR-56 Final Mitigation Monitoring and Reporting Program (June 26, 1998).

Transportation/Traffic Circulation

7. • The proposed development may create traffic impacts to existing and future portions of SR-56. Please revisit the traffic study prepared for the Neighborhood 4 Environmental Impact Report (June 30, 1996). The traffic study should be updated to reflect the changes in the Precise Plan and shall analyze impacts to State owned signalized intersections using the Intersecting Lane Vehicle (ILV) method, per the Highway Design Manual, Topic 406. If certain traffic mitigation projects are identified as appropriate, then Caltrans District 11 supports the concept of "fair share" contributions on the part of the developer.

11-SD-056
P.M. 2.35 - 7.23
(K.P. 3.3-12.9)

RESPONSE TO COMMENTS

6. Comment noted. The required mitigation measures regarding transportation in this Mitigated Negative Declaration are consistent with the FEIR and Mitigation, Monitoring and Reporting Program for SR-56.
7. See response no. 3.

Ms. Mosie Boyd
May 24, 1999
Page Two

8. It appears that a portion of the Seabreeze Farms development will gain access to the community via Carmel Valley Road. Community access improvements should not preclude any improvements that may be necessary for the completion of the middle portion of SR-56. Such improvements may include the construction of a temporary detour for Carmel Valley Road to allow for the continued movement of vehicles heading to and from the existing SR-56 West freeway segment, until the SR-56 Middle segment is complete. Proposed limits of construction on Carmel Valley Road Extend north to a point that may conflict with or delay Seabreeze Farms access.

Hydrology/Water Quality

9. All project drainage features, which tie-in to existing or proposed Caltrans drainage systems, shall be designed to accommodate runoff associated with a 100-year storm event.
10. Items 5k and 8 are in conflict. For example, the NPDES General Permit does not allow 90 days to implement control measures on manufactured slopes.

Noise

11. Within the SR-56 FEIR, there is discussion on future development within the vicinity of SR-56. If future development encroaches into the 65 dBA CNEL contour, the use of noise barriers shall be constructed as part of those residential and appropriate residential support projects. Also, the City shall ensure that, at a minimum, 30 feet of area is retained outside of Caltrans right of way to allow for the construction of noise berms. The State will not be responsible for the future construction of noise barriers that may be necessary due to the proximity to SR-56, but currently are not proposed as part of the Seabreeze Farms project.
12. It is our understanding that the City of San Diego uses the dBA CNEL scale to measure noise levels. Therefore, we believe that the Mitigated Negative Declaration discussion on noise (Page 7) should specify CNEL noise levels.

8. The entire Seabreeze Farms development would gain access to the community via Carmel Knolls Drive from its main internal north/south roadway (i.e., "C" Street), and not via Carmel Valley Road. The only project access to Carmel Valley Road would be a private driveway to the equestrian village extending along the north side of Seabreeze Farms.

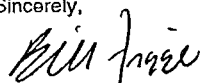
9. Comment noted. The final drainage plan must adhere to all applicable city and state regulations, to the satisfaction of the City Engineer.
10. Comment noted. The 90-day period has been changed to 30 days within the Mitigation, Monitoring and Reporting Program in compliance with the City's Landscape Technical Manual.
11. An updated noise study was conducted for this project by DUDEK & Associates, Inc., dated January 26, 1999. This study has fully taken into account the effects future traffic noise generated by the proposed SR-56 would have on adjacent lots of Seabreeze Farms (of which are at least 30 feet outside of the Caltrans right-of-way). Thus, the noise attenuation measures required within this Mitigated Negative Declaration include placement of appropriate noise barriers along the eastern side of the project boundary, which would be the responsibility of the project applicant.
12. Comment noted. See revisions within the text.

Ms. Mosie Boyd
May 21, 1999
Page Three

Close coordination with Caltrans is encouraged.

Our contact person for SR-56 is Carl Savage, Route Manager, at (619) 688-3670.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Figge".

BILL FIGGE, Chief
Planning Studies Branch

BF/LS:ds

Notice of Completion

Form A

99041119
SCH #

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: SEABREEZE FARMS
Lead Agency: CITY OF SAN DIEGO
Street Address: 1222 FIRST AVENUE
City: SAN DIEGO CA Zip: 92101
Contact Person: ANNE LOWRY
Phone: (619) 236-5571
County: SAN DIEGO

Project Location
County: SAN DIEGO City/Nearest Community: CARMEL VALLEY
Cross Streets: CARMEL VALLEY RD & BLACK MTN RD Zip Code: _____ Total Acres: 73AC
Assessor's Parcel No. _____ Section: _____ Twp: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 56 Waterways: _____ Railways: _____ Schools: _____
Airports: _____

Document Type
CEQA: ☐ NOP ☐ Supplement/Subsequent ☐ NEPA: ☐ NOI ☐ Joint Document
☐ Early Cons ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☒ Neg Dec ☐ Other ☐ Draft EIS ☐ Other
☐ Draft EIR ☐ FONSI ☐ CLEARINGHOUSE

Local Action Type
☐ General Plan Update ☐ Specific Plan AMENDMENT ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☒ Community Plan AMENDMENT ☐ Site Plan ☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☐ Other

Development Type
☒ Residential: Units 185 Acres _____ Employees _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☒ Recreational EQUESTRIAN VILLAGE
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ Watts _____
☐ Waste Treatment: Type _____
☐ Hazardous Waste: Type _____
☒ Other: DESIGNATED OPEN SPACE

Project Issues Discussed in Document
☒ Aesthetic/Visual ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Wildlife
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Growth Inducing
☒ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☒ Landuse
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☐ Fiscal ☐ Recreation/Parks ☒ Vegetation ☐ Other

Present Land Use/Zoning/General Plan Use

EQUESTRIAN FACILITY/A-1-10

Project Description CARMEL VALLEY COMMUNITY PLAN AMENDMENT, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, CARMEL VALLEY NEIGHBORHOODS 4,5 AND 6 PRECISE PLAN AMENDMENT AND REZONE to allow the development of 185 residential dwelling units (147 single-family and 38 multiple family units), an equestrian village, and a designated 25-acre open space area on a project site totaling 73.3 acres. Located east of Interstate 5 and west of Carmel Valley Road between the proposed

State Route 56 and Del Mar Heights Road Carmel Valley
Community planning area...

State Clearinghouse Contact: Mosie Boyd
(916) 445-0613

State Review Began: 4-28-99

Dept. Review to Agency 5-21-99

Agency to SCH 5-26-99

SCH COMPLIANCE 5-28-99

Please note State Clearinghouse Number

(SCH#) on all Comments
99041119

SCH#:
Please forward late comments directly to the
Lead Agency

AQMD/APCD 27 (Resources: 5, 1)

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	State/Consumer Svcs
<input type="checkbox"/> Boating & Waterways	General Services
<input type="checkbox"/> Coastal Comm	Cal EPA
<input type="checkbox"/> Coastal Consv	<input checked="" type="checkbox"/> ARB
<input type="checkbox"/> Colorado Rvr Bd	<input checked="" type="checkbox"/> Integrated Waste Mgmt Bd
<input checked="" type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Clean Water Prog
<input checked="" type="checkbox"/> Fish & Game # <u>5</u>	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Delta Protection Comm	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Forestry & Fire Prot	<input checked="" type="checkbox"/> SWRCB: Bay-Delta Unit
<input checked="" type="checkbox"/> Historic Preservation	<input checked="" type="checkbox"/> Reg. WQCB # <u>9</u>
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> Toxic Sub Ctrl-CTC
<input type="checkbox"/> Reclamation Board	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> Bay Cons & Dev Comm	Corrections
<input type="checkbox"/> DWR	Independent Comm
<input type="checkbox"/> OES (Emergency Svcs)	Emergency Commission
<input type="checkbox"/> Bus Transp Hous	<input checked="" type="checkbox"/> NAAHE
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> CHP	<input type="checkbox"/> Santa Monica Mtns
<input checked="" type="checkbox"/> Caltrans # <u>11</u>	<input checked="" type="checkbox"/> State Lands Comm
<input type="checkbox"/> Trans Planning	<input type="checkbox"/> Tahoe Rgl Plan Agency (TRPA)
<input type="checkbox"/> Housing & Com Dev	Other: _____
<input type="checkbox"/> Food & Agriculture	Other: _____
<input type="checkbox"/> Health Services	

City of San Diego
Planning and Development Review Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
LDR No. 96-7919

SUBJECT: Seabreeze Farms. CARMEL VALLEY COMMUNITY PLAN AMENDMENT, PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, CAMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, CARMEL VALLEY NEIGHBORHOODS 4, 5 AND 6 PRECISE PLAN AMENDMENT, ~~CONDITIONAL USE PERMIT~~ and REZONE to allow the development of 185 residential dwelling units (147 single family and 38 multiple family units), an equestrian village, and a designated 25-acre open space area on a project site totaling 73.3 acres. Located east of Interstate 5 and west of Carmel Valley Road between the proposed State Route 56 and Del Mar Heights Road, within Neighborhood 4 of the Carmel Valley community planning area. (Parcel 2 of Parcel Map No. 12086) Applicant: Del Mar Land Management, Incorporated.

I. PURPOSE AND MAIN FEATURES:

The proposed project, to be considered by City Council (Process 5), is situated on a 73.3-acre site and includes the development of 185 residential units, an equestrian village and a designated 25-acre open space area. This proposal is a revised version of a previous project submitted to the City for Seabreeze Farms, for which an Environmental Impact Report (DEP No. 35-0385) was prepared and finalized on June 14, 1996 and certified by City Council on July 30, 1996, Resolution No. R-287703.

The current site plan proposes to develop 29 acres extending along the eastern portion of the site with 147 single-family units, 2.5 acres at the site's southern tip with 38 multi-family units, an 8.9-acre equestrian village on the northwestern portion of the property, and a 25-acre stretch of designated open space extending down along the site's western boundary (see Figures 2, 3 and 4). Twenty percent of the residential units would be allocated as affordable housing for persons with an average income of 65% of the region's median income (see Figure 5). An internal bicycle trail within the developed portion of the site would also be provided.

The equestrian village would be a smaller facility than the facility currently in operation. It would include barns, grooming, wash racks, dressage arena, tackroom, general purpose area, clubhouse, and parking for a 80-horse facility (see Figure 6).

The 25-acre designated Open Space area would include the preservation of sensitive habitat and use of existing equestrian trails. A new equestrian trail is proposed within this project to cross Carmel Valley Road, for the purpose of providing equestrian access to trails existing to the east of the project site.

Off-site project development improvements would include realigning Carmel Valley Road to coincide with the eastern Seabreeze Farms property line. To enable this to occur, the portion of Carmel Valley Road which now traverses the interior of the project site proposed for development, would be vacated. The realignment would improve the roadway to a minimum "two-way traffic" width (20' to 24' in width), as well as provide a cul-de-sac at the southern end of Carmel Valley Road after SR-56 is constructed. A short roadway extension ~~An extension of Carmel Knolls Drive, located offsite to the west of the southern tip of the project site, would also be constructed to connect the project's internal Street "C" to Carmel Knolls Drive would occur to link the future Carmel Valley Road or~~ and link internal project circulation to Carmel Valley Neighborhood 4.

An off-site project utility improvement would include the extension of a proposed water pipeline from the project's mid-section, west to connect to an existing water pipeline on Carmel Knolls Drive. The off-site portion of the pipeline would measure approximately 200 feet in length and would traverse a descending manufactured slope to Carmel Knolls Drive.

Plan Amendments, Rezone, CUP and RPO

The project requires amendments to the Carmel Valley Community Plan, Progress Guide and General Plan and Neighborhood 4, 5 and 6 Precise Plan to change Plan acreages/dwelling units within the residential land use designations from 36 ac/220 du to 38 ac/147 du for low density residential of 5-9 du/ac and from 4 ac/55 du to 2.5 ac/38 du for multi-family residential of 10-14 du/ac. The proposed amendments would also relocate the Seabreeze Farms equestrian facility from the center of its single-family area to approximately 350 feet west, to border upon the designated Open Space area.

~~The project site is currently zoned A-1 Agricultural, SF-2 Single Family, MF-1 Multi-Family, and OS Open Space. The project requests a rezone to SF-2, SF-1, MF-1, A-1 and OS.~~

The project site is currently zoned A-1-10 Agricultural. The applicant is requesting a rezone to A-1-10, SF2 Single Family, MF1 Multi-Family and OS

Open Space.

~~A discretionary Conditional Use Permit would be required for development of the equestrian village.~~ A discretionary Resource Protection Ordinance Permit (RPO) would also be required for this project, due to the significant impacts it would create on steep slopes within the Hillside Review Overlay Zone and on sensitive biology.

II. ENVIRONMENTAL SETTING:

The proposed project site is located east of Interstate 5 and west of Carmel Valley Road, between the proposed State Route 56 and Del Mar Heights road, within Neighborhood 4 of the Carmel Valley community (see Figures 1 and 2). The terrain of the project site is characterized by level topography along the eastern border of the site that slopes down into lower elevations along the western and southwestern portions of the site. The western portion of the site includes part of the north-trending Bell's Valley, which is a tributary landform that extends from Carmel Valley and Carmel Valley Creek located to the south of the site. This is where hillside slopes within the project occur at gradients of 25 percent or greater and lie within the City's Hillside Review Overlay Zone.

Presently, the site is occupied by an equestrian facility, equestrian trails, and temporary offices. The equestrian facility consists of storage facilities, arenas, and corrals that cover the northeastern portion of the project site. Three other structures are located in the southern portion of the site, two of which are storage sheds for equestrian uses and the third is an office. Informal equestrian trails criss-cross the project site and around the site's perimeter joining offsite trails used by other riders within the area. The site is presently accessed by Carmel Valley Road that forms the property's eastern boundary line.

A majority of the site has been previously disturbed in association with past agricultural activities and existing uses. The more level areas along the northeastern portion of the site are characterized by ruderal or non-native vegetation. Disturbed coastal sage scrub, southern mixed chaparral, and non-native grassland are located along the site's western slopes and valley floor.

Existing land uses surrounding the site primarily include open space and residential uses. Carmel Valley Neighborhood 4, which now encompasses the site, has been predominantly built out with single-family residential uses at a density of 2.81 units per acre. To the north and northwest of the site lies vacant land that was previously used as a large nursery. To the east of the site is agricultural land currently supporting the production of crops. SR-56 right-of-way borders the project site to the south, beyond which lies another single-family residential development and golf course.

- III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.
- IV. DISCUSSION:

The following environmental issue was considered during review of the project and determined not to be significant.

Cultural Resources

A final cultural resources report entitled, *Archaeological Testing at Seabreeze Farms*, was submitted to EAS in December of 1998 containing the results of a testing program for site CA-SDI-6802, performed in accordance with the Mitigation, Monitoring and Reporting Program in EIR No. 35-0385. This report documents the archaeological significance evaluation of the previously recorded site CA-SDI-6802, located on the Seabreeze Farms property, and is available for review in the office of Land Development Review.

The surface survey indicated that CA-SDI-6802 had been severely impacted by recent agricultural and equestrian uses of the property. Only two cultural flaked lithic artifacts were found in the vicinity of the site. No cultural materials were observed within the area previously attributed to the recorded site. Subsequent excavations revealed no subsurface artifacts or cultural deposits at the site which appears to have been destroyed by the transport and turbation of soils associated with recent historic use of the property.

This investigation has, therefore, determined that CA-SDI-6802 fails to meet the minimum requirements to be considered an important cultural resource under the criteria set forth in CEQA and the City of San Diego Cultural Resources Guidelines. Consequently, the proposed project would not result in adverse impacts to any significant archaeological resources, and no further measures are recommended for mitigation of impacts to CA-SDI-6802.

The following environmental issues were considered during review of the project and determined to be potentially significant. A Mitigation, Monitoring and Reporting Program (MMRP) would be incorporated into the project for each of these issues that would avoid and/or lessen adverse impacts to below a level of significance.

Landform Alterations/Visual Quality

The project would involve grading on slopes of 25 percent or greater that are located at the eastern terminus of finger canyons extending up from Bell Valley. Based on the present project grading plan, however, the configuration of manufactured slopes to the west of Lots 68 to 76, and that which is located

southwest of the equestrian area, do not conform to the Landform and Grading Concepts and Guidelines (Section III (F)(1)) of the Carmel Del Mar Neighborhoods 4, 5 and 6 Precise Plan, as amended. This is considered to be a significant impact to landform alterations/visual quality.

To mitigate this impact the applicant would make use of contour grading and/or, variable slope ratios and slope revegetation in the project grading plan and delineate this on the final "Exhibit A", to create more natural appearing manufactured slopes. Lengthy, continuous "engineered" slopes that have hard edges (especially slopes adjacent to Lots 68 to 76 and southwest of the equestrian village) and no transition/rolled areas at the top or toe of the slope would be avoided. This is especially important along slopes where natural landform contour grading shall be used to create a more natural appearing transition to the undisturbed slopes.

Transportation/Traffic Circulation

The revised traffic analysis prepared by Kimley-Horn and Associates, Inc., dated December 1998, indicates that all street segments studied and the Carmel Canyon Road/Carmel Knolls Drive intersection will operate at LOS C upon area buildout. It also indicated that there is more than enough capacity to accommodate project-related traffic without causing LOS to decline below the City's minimum performance standard of LOS D. There are public concerns, however, that this project would add traffic to Carmel Knolls Drive and other local streets.

To mitigate these concerns, the applicant would provide a traffic signal at the intersection of Del Mar Heights Road and Seagrove Drive. The applicant would also provide a fair share contribution for the future construction of Del Mar Heights Road from Carmel Valley Road/Camino Santa Fe to the Carmel Valley Community boundary.

Land Use

Project development would place residential lots adjacent to conserved habitat/open space area within the southwestern portion of the project site, particularly those lots on the west side of "C" Street and south of "E" Street. Proposed development within the equestrian village would abut conserved habitat/open space area to the west as well.

Since unnatural light illuminating from these residences and equestrian uses at night could adversely affect nocturnal activity occurring within the open space areas, mitigation would be required to minimize such lighting. Mitigation measures would require the selective placement, shielding, and directing away of all lighting from open space areas. Light from homes abutting open space would

be screened with vegetation, and large spotlight-type lighting would be prohibited.

Biological Resources

Implementation of the proposed project would result in the direct loss of ~~54.60~~ 51.69 acres (72 percent) of native, non-native, and disturbed/developed habitats within the project site from grading and/or brush management Zone 1 activities. Of this amount, there would be a direct loss of ~~3.73~~ 3.82 acres of sensitive habitat that includes ~~0.46~~ 0.55 acres of coastal sage scrub, 1.90 acres of southern mixed chaparral, 0.23 acres of southern maritime chaparral, and 1.14 acres of scrub oak chaparral. The ~~3.73~~ 3.82-acre loss is considered to be a significant impact to biological resources according to the City's Multiple Species Conservation Program (MSCP).

Direct impacts to sensitive plant species would include the loss of approximately 25 percent of the area occupied by Nuttall's scrub oak and the loss of approximately 25 percent of the total population of 400+ individuals of California adolphia. These impacts are, however, considered to be less than significant according to MSCP/Biological Guidelines. As the result of the project's 1999 focused narrow endemic plant surveys, no adverse impacts would occur to any narrow endemic plant species with this project, and the potential for any narrow endemics to be present onsite is low to none.

Impacts to sensitive biological resources would be mitigated by the off-site acquisition of ~~2.78~~ 2.87 acres of habitat and recordation of a conservation easement and/or dedication of fee title to the City of San Diego or other acceptable entity of ~~2.78~~ 2.87 acres consistent with MND No. 96-7919. The mitigation parcel must be located within the City's Multi-Habitat Preservation Area (MHPA) and must have equal or greater habitat value than what is impacted. The parcel should support southern maritime chaparral, scrub oak chaparral, coastal sage scrub, southern mixed chaparral and/or other native habitats acceptable to the City of San Diego.

In lieu of the off-site acquisition and placement of a conservation easement and/or land dedication to mitigate for biological impacts, the applicant could make a contribution of ~~\$122,320.00~~ \$126,280.00 for off-site mitigation to the City's Habitat Acquisition Fund (No. 10571).

Noise

The acoustical report prepared by Dudek & Associates, Inc. entitled, "Seabreeze Farms-Acoustical Assessment Report", dated January 26, 1999, has indicated that the future noise level at several of the residential lots adjacent to Carmel Valley Road and SR-56 would exceed the City's exterior noise criteria. The

future traffic noise level along Carmel Valley Road and SR-56 was determined by using the Caltrans' SOUND32 Highway Traffic Noise Prediction Model with input of the year 2015 SANDAG Series 8 traffic volume forecast.

The proposed lots would be subject to various shielding effects of intervening topography and limited angle of view to SR-56. Unit 2, Lot 56 would be the closest lot to SR-56, and would be exposed to a future CNEL of approximately 74 dB at the lot line. The backyards of Unit 2 Lots 13, 14, 16, 17, 27, 28, 30 and 31 would range from approximately 66 to 72 dB CNEL. These noise levels would exceed the City's exterior noise level threshold of 65 dB CNEL.

The interior noise levels for residential uses must not exceed the City standard of 45 dB CNEL. According to the acoustical study, those homes exposed to an exterior CNEL greater than 60 dB could result in an interior CNEL greater than 45 dB. Typically, with the windows open, and using standard California construction materials and methods, the building shells provide approximately 15 dB of noise reduction. All lots adjacent to Carmel Valley Road would, therefore, exceed the required 45 dB interior CNEL.

The applicant would fully mitigate these exterior and interior noise impacts by placing sound attenuation barriers along specified areas, that would be solid and with no gaps or openings. A final acoustical report would also be submitted by the applicant to identify all measures necessary to achieve a 45 dBA interior noise level within all residential units.

Geology/Soils

Based on a soil and geologic reconnaissance report prepared for this project by GEOCON, Inc., dated February 21 1997, the site is underlain by three shallow surficial soil units that consist of "low" to "medium" expansive soils. The applicant would implement measures to mitigate potential impacts that may occur from expansive and compressible soil material, and these measures would be included in a detailed soils and geologic investigation report prepared to the satisfaction of the City Engineer.

V. RECOMMENDATION

On the basis of this initial evaluation:

_____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

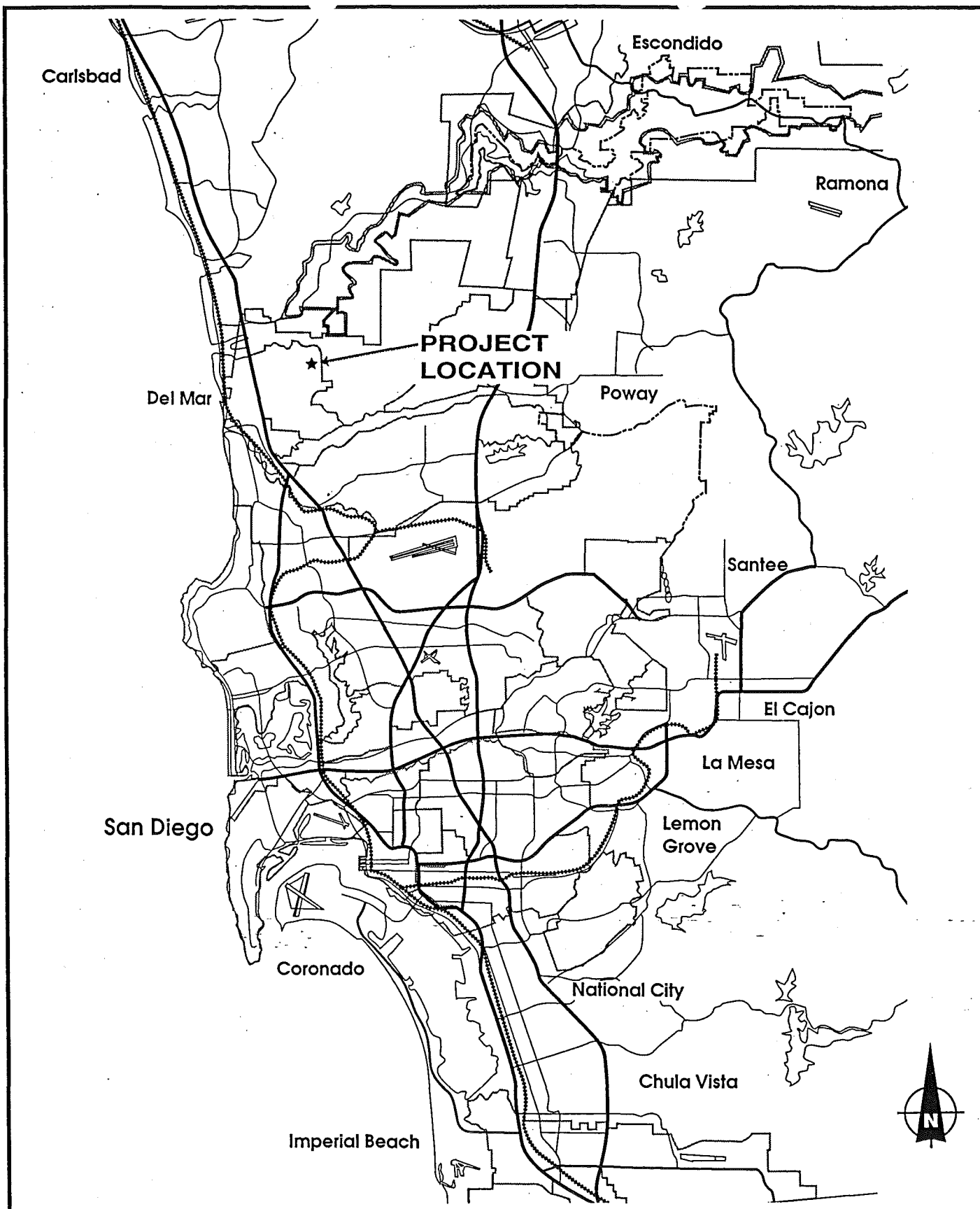
 X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case

because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Lowry

Attachments: Vicinity Map, Figure 1
Location Map, Figure 2
Site Plan, Figure 3
Architectural Concept Site Plans, Figure 4
Affordable Housing Architectural Elevations, Figure 5
Equestrian Village Architectural Elevations, Figure 6
Initial Study Checklist



(286-1707) 3-10-99 JAA



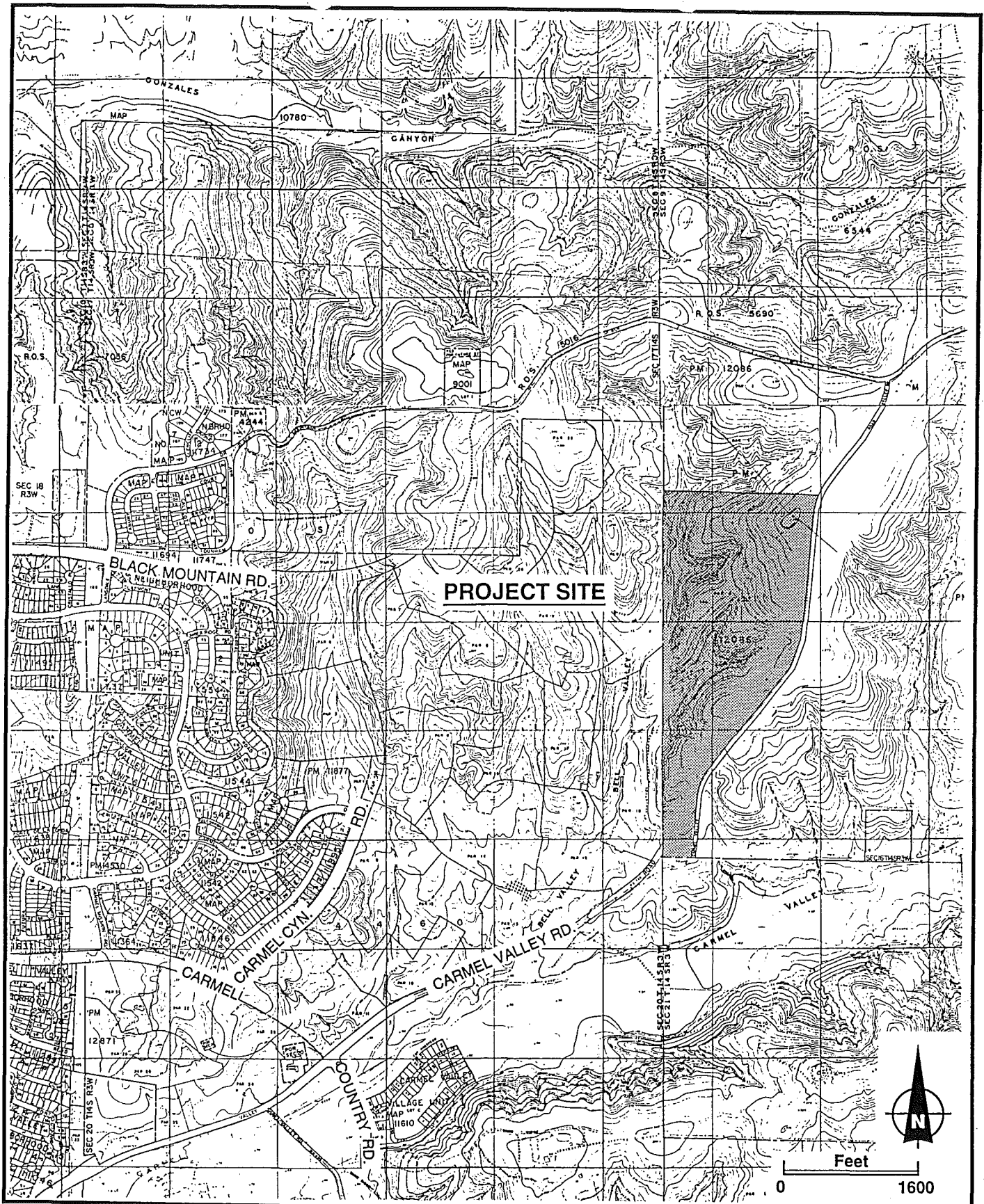
VICINITY MAP

Environmental Analysis Section

CITY OF SAN DIEGO • Planning and Development Review

Figure

1



(286-1707) 3-10-99 JAA



LOCATION MAP

Environmental Analysis Section

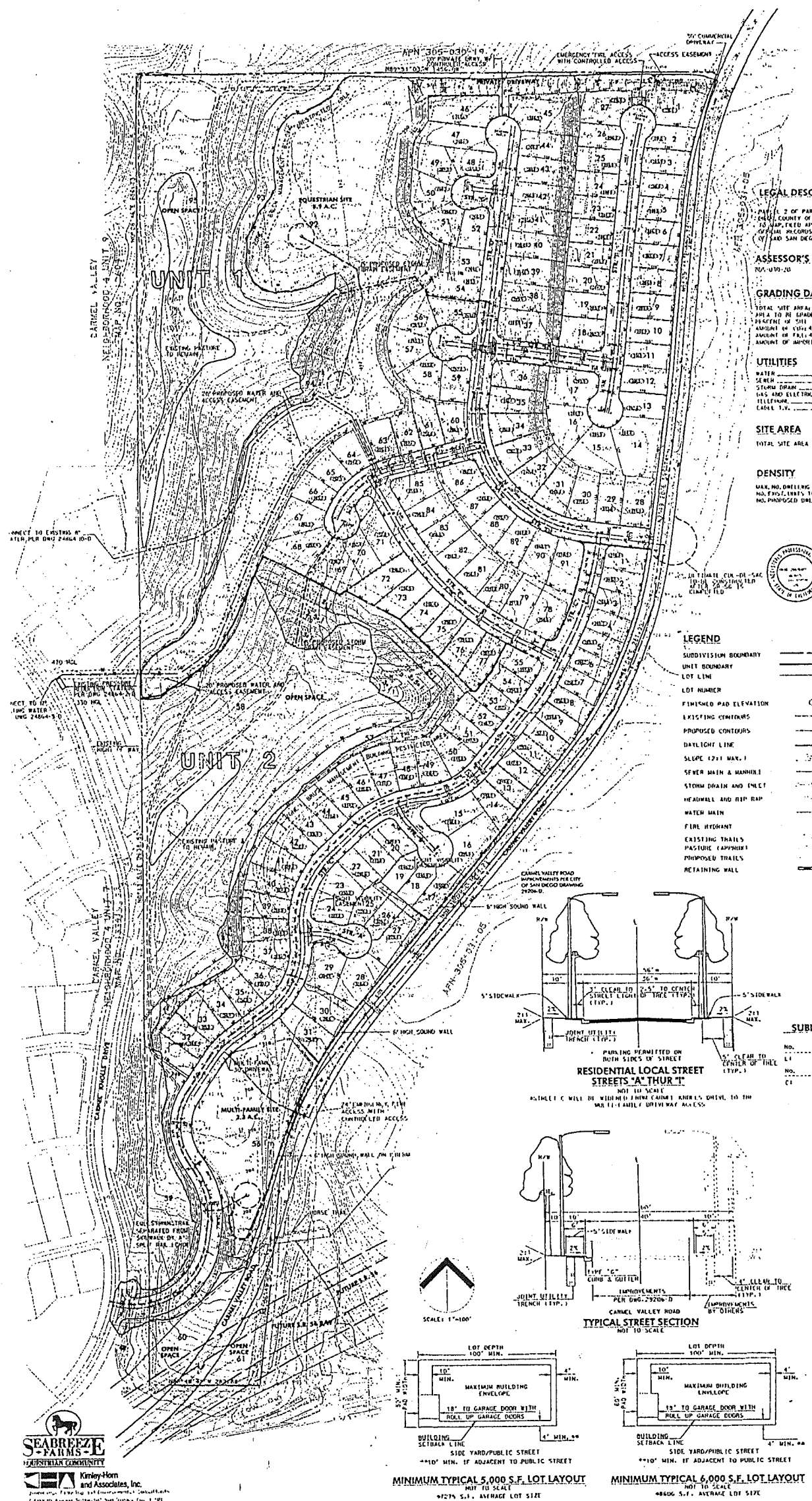
CITY OF SAN DIEGO • Planning and Development Review

Figure

2



VESTING TENTATIVE MAP #96-7919



LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 0000, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED APRIL 30, 1982 AS FILE NO. 82-05445 IN THE COUNTY RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ASSESSOR'S PARCEL NO.

705-010-20

GRADING DATA

TOTAL SITE AREA 73.7 AC.
AREA TO BE GRADED 51.0 AC.
PERCENT OF SITE TO BE GRADED 69.2%
AMOUNT OF FILL 40,000 C.Y.
AMOUNT OF EXCAVATION 50,000 C.Y.

UTILITIES

WATER CITY OF SAN DIEGO
SEWER CITY OF SAN DIEGO
STORM DRAIN CITY OF SAN DIEGO
GAS AND ELECTRIC SAN DIEGO GAS & ELECTRIC
TELEPHONE PARKS & RECREATION
CABLE TV SOUTHWESTERN CABLE TELEVISION

SITE AREA

TOTAL SITE AREA 16,055.73 AC.

DENSITY

MAX. NO. OF DWELLING UNITS ALLOWED PER ACRE 300
NO. OF DWELLING UNITS TO BE BUILT ON SITE 10,000
NO. OF DWELLING UNITS ON SITE 10,000

OWNER

SEABREEZE FARMS, L.P.
A CALIFORNIA LIMITED PARTNERSHIP
5750 CARMEL VALLEY ROAD
SAN DIEGO, CALIFORNIA 92120

SUBDIVIDER/AGENT

DEL MAR LONG MANAGEMENT
5750 CARMEL VALLEY ROAD
SAN DIEGO, CALIFORNIA 92120

ENGINEER OF WORK

PAUL HORN AND ASSOCIATES
507 FORTY AVENUE, SUITE 200
SAN DIEGO, CALIFORNIA 92101

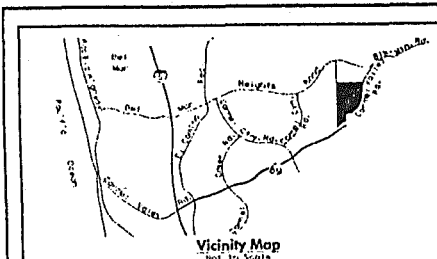
GENERAL NOTES

- EXISTING ZONING IS A-1-10.
- APPROVED ZONING PER CITY COUNCIL RESOLUTION NUMBER R-28702, 1/24/81, A-1.
- TOTAL AREA WITHIN THE SUBDIVISION BOUNDARY IS 73.7 ACRES. NET SITE AREA IS 12 ACRES.
- TOTAL SINGLE FAMILY DEVELOPMENT AREA IS 29 AC. TOTAL MULTI-FAMILY DEVELOPMENT AREA IS 2.5 AC. TOTAL OPEN SPACE AREA IS 25 AC.
- THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED PER ACRE IS 300. THE MAXIMUM NUMBER OF DWELLING UNITS IS 10,000. THE MAXIMUM NUMBER OF DWELLING UNITS IS 10,000.
- THIS VESTING TENTATIVE MAP PROPOSES 147 S.F. UNITS AND 18 MULTI-FAMILY UNITS. TOTAL UNITS ON SITE.
- EASEMENTS ARE SHOWN UNLESS OTHERWISE NOTED.
- CUT AND FILL SLOPES ARE 2:1. HOWEVER, INTERIOR SIDE SLOPES LESS THAN 5 FEET HIGH MAY BE 1-1/2:1.
- GRADING SHOWN HEREIN IS PRELIMINARY AND IS SUBJECT TO REVISIONS MADE DURING THE FINAL DESIGN PROCESS.
- MANUFACTURED SLOPES LOCATED IN AREAS TRANSMITTING TO NATURAL OPEN SPACE SHALL BE CONTOUR GRADED TO BLEND WITH NATURAL TERRAIN.
- AERIAL PHOTOGRAPHY BY TOWELL INC. DATED FEB. 1986.
- ALL CURVE RADII SHOWN ARE APPROXIMATE.
- SCHOOL DISTRICTS: DEL MAR UNION AND SAN DIEGO UNION.
- THIS TENTATIVE MAP ASSUMES CARMEL VALLEY ROAD IS CONTIGUOUS TO THE CITY OF SAN DIEGO GRADING 27000.0.
- INSTALL PEDESTRIAN RAMPS AT ALL STREET INTERSECTIONS. ALSO, PROVIDE CONTIGUOUS SIDEWALKS FOR ALL PUBLIC STREETS.
- PARKING WILL BE RESTRICTED IN THE NORTHERN END OF THE SITE.
- PARKING WILL BE RESTRICTED IN STREET "C" FROM CARMEL VALLEY ROAD TO THE MULTI-FAMILY DEVELOPMENT ACCESS.

LOT SUMMARY	
UNIT 1	UNIT 2
LOT 1	LOT 1
1-55	56-100
56	101
57	102
58-61	103
OPEN SPACE	OPEN SPACE

PARKING CRITERIA

ZONE	REQUIRED SPACES	PROVIDED SPACES
SF2	368(11)	694(23)
M.F.	133	175
11,000-147 UNITS AT 2 GARAGES EACH MINIMUM PLUS ONE-HALF CURB SPACE PER UNIT.		
12,000-147 UNITS AT 2 GARAGES EACH MINIMUM PLUS 10,000 CURB SPACE PER UNIT.		

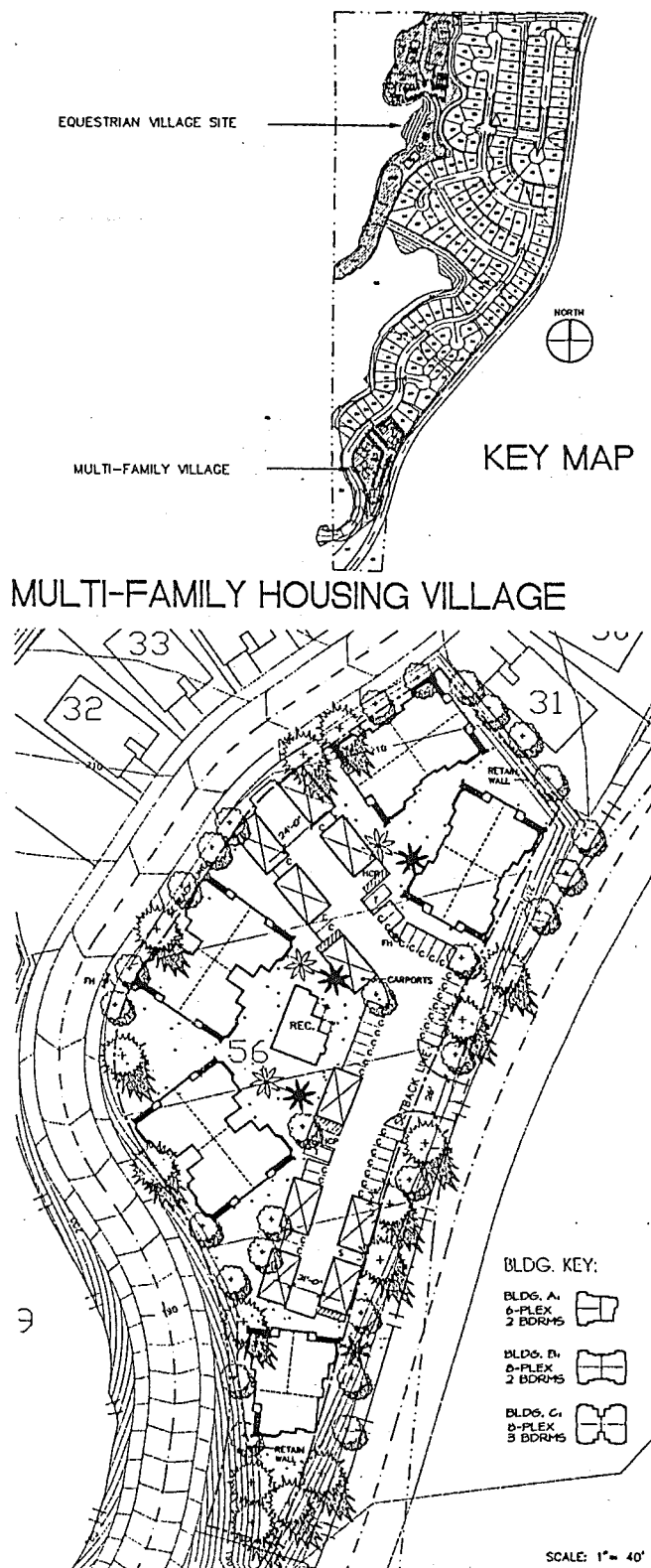
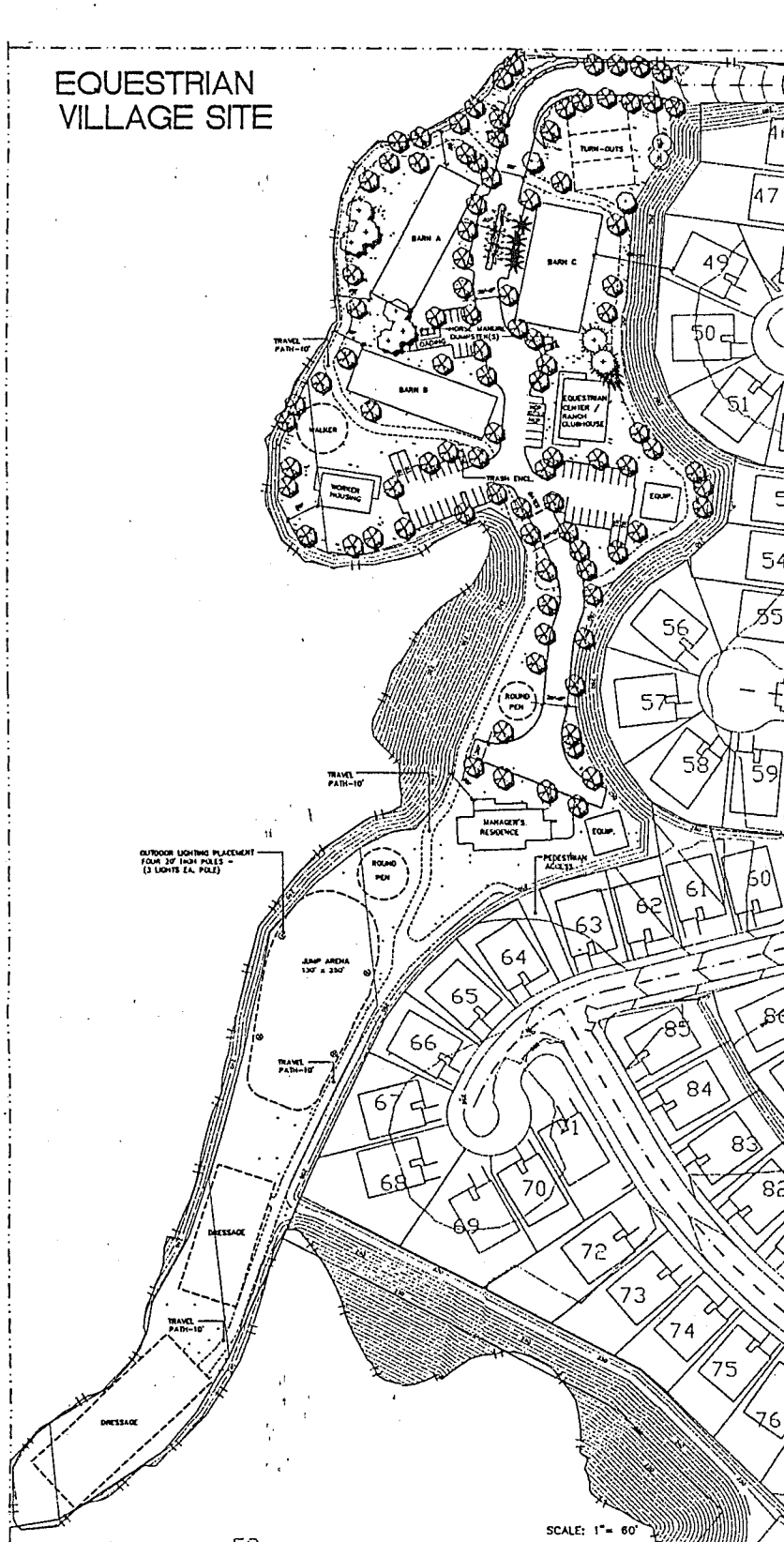


PREPARED BY	
NAME:	PAUL HORN AND ASSOCIATES, INC.
ADDRESS:	817 JAVIER AVENUE, SUITE 101, SAN DIEGO, CALIFORNIA 92101
PHONE:	619 524-9451 FAX 619 524-9452
PROJECT ADDRESS	
8700 CARMEL VALLEY ROAD, SAN DIEGO, CALIFORNIA 92126	
PROJECT NAME	
SEABREEZE FARMS	
SHEET TITLE	
VESTING TENTATIVE MAP/GRADING PLAN	

PROJECT NAME:	SEABREEZE FARMS
ROCKESS 3000:	96081914 P-1
LOG FILE NAME:	96-7919
PM:	FAHAI MAHZARI
ATE IN:	05/26/99
RESPONSE DATE:	06/16/99
DISCIPLINE:	LDR-ENVIRONMENTAL



PLANNED DEVELOPMENT DISTRICT/R.P.O. PERMIT
SEABREEZE FARMS
ARCHITECTURAL CONCEPT SITE PLANS



EQUESTRIAN + MULTI-FAMILY VILLAGE SITES

EQUESTRIAN VILLAGE SITE

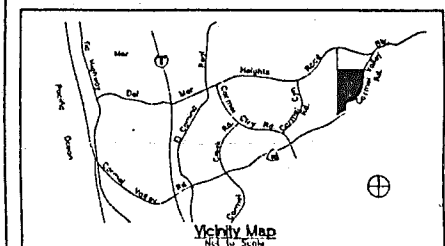
NET SITE AREA:	6.78 ACRES	NUMBER OF EQUESTRIAN BLDG(S):	5 BUILDINGS
GROSS SITE AREA:	7.99 ACRES	NUMBER OF RESIDENTIAL UNITS:	1 MANAGER'S RESIDENCE 3 UNITS WORKER HOUSING
BUILDINGS			
TYPE	NO. OF BLDG.	HOUSING UNIT MIX	
CLUBHOUSE / RANCH OFFICE	4,500	MANAGER'S	
BARN A	7,312	RES./OFFICE	1 100 5,020
BARN B	7,312		
BARN C	10,000	WORKER	
EQUIPMENT	1,400	HOUSING	1000 2/2 3 100 3,000
HOUSING BLDG.	4,000		
MIN. PARKING REQUIRED			
LAND USE	TOTAL	PARKING PROVIDED	
RESIDENTIAL (4 UNITS X 1.5 RATIO)	= 6.0 SPACES	RESIDENTIAL	= 6.0 SPACES
SUPPLEMENTAL (6 SPACES X .30%)	= 1.8 SPACES	SUPPLEMENTAL	= 2.0 SPACES
EQUESTRIAN 80-STALL BARN(S) X .50%	= 40.0 SPACES	EQUESTRIAN	= 45.0 SPACES*
TOTAL	= 48.0 SPACES	TOTAL	= 53.0 SPACES

* INCL. 4 HORSE TRAILER SPACES & 1 LOADING SPACE.

MULTI-FAMILY VILLAGE SITE

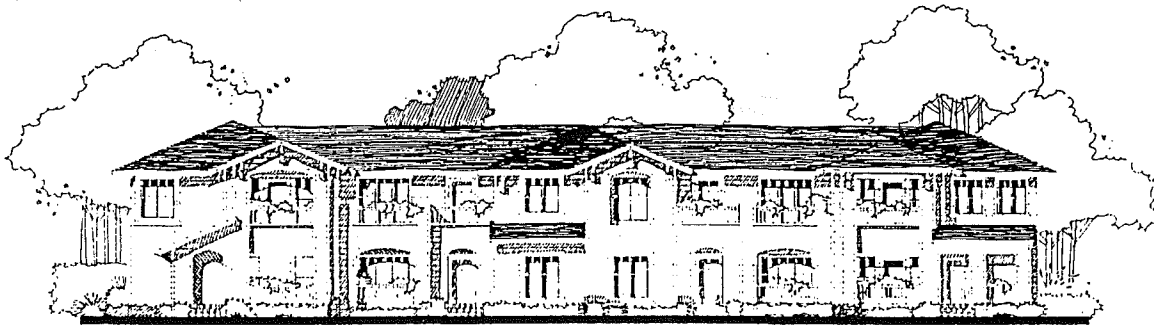
NUMBER OF DWELLING UNITS:	38 APARTMENTS
NET SITE AREA:	2.64 ACRES
GROSS SITE AREA:	3.22 ACRES
DENSITY:	11.80 UNITS PER ACRE (GROSS)
BUILDINGS	
TYPE	UNITS / BLDG. NO./BLDG.
BLDG. A	6 (6-2 BR) 1
BLDG. B	16 (16-2 BR) 2
BLDG. C	16 (16-3 BR) 2
REC. BLDG.	NA (1100 SF) 1
UNIT MIX	
PLAN	SQ. FT. BED / BATH NO. % TOTAL SQ. FT.
2 BDRM.	907 SF 2 / 2 22 58 19,954 SF
3 BDRM.	1127 SF 3 / 2 16 42 18,032 SF
MIN. PARKING REQ.	
TYPE	NO. RATIO
2 BDRM (22 UNITSX1.5)	= 33 SP. .87
3 BDRM (16 UNITSX1.75)	= 28 SP. .73
SUBTOTAL	= 61 SP.
SUPPLEMENTAL (61X30%)	= 18 SP. .47
TOTAL	= 79 SP. 2.07
STANDARD SPACES: 8.5' X 20'	
COMPACT SPACES: 7.5' X 15'	
NOTE*: CARPORTS CONSIST OF 4 STANDARD SPACES (8.5'X20')	

RODRIGUEZ+SIMON DESIGN ASSOC.
ARCHITECTS & PLANNERS
7599 FOURTH AVENUE, SUITE 200 SAN DIEGO, CALIFORNIA 92121 619 / 544-8951 619 / 544-8941 FAX

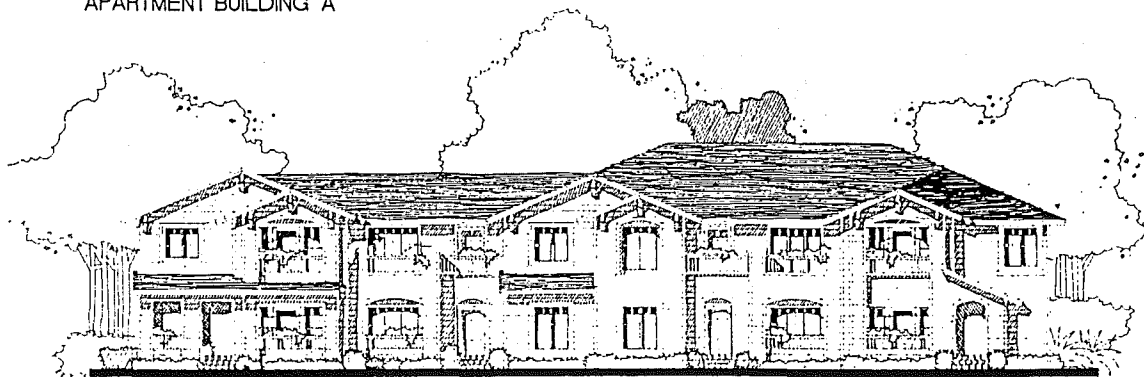


PREPARED BY:	RODRIGUEZ + SIMON DESIGN ASSOCIATES	REVISION 14:	
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	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 544-8951 (619) 544-8941 FAX	REVISION 10:	
		REVISION 9:	
PROJECT ADDRESS:	8730 CAMPBELL VALLEY ROAD	REVISION 8:	
	SAN DIEGO, CALIFORNIA 92120	REVISION 7:	
PROJECT NAME:	SEABREEZE FARMS	REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	
SHEET TITLE:	ARCHITECTURAL CONCEPT PLAN	ORIGINAL DATE:	SEPTEMBER 28, 1997
	SEABREEZE FARMS	SHEET	9 OF 9
		DEPI	

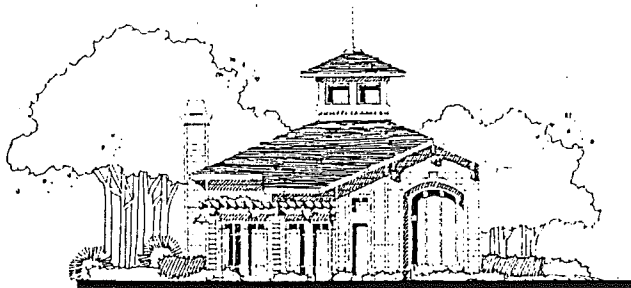
PLANNED DEVELOPMENT DISTRICT/R.P.O. PERMIT
SEABREEZE FARMS
ARCHITECTURAL CONCEPT ELEVATIONS



APARTMENT BUILDING 'A'



APARTMENT BUILDING 'B'

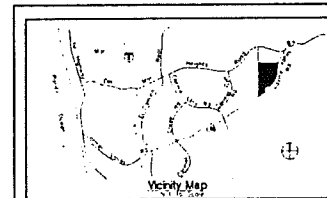


RECREATION BUILDING

AFFORDABLE HOUSING
BUILDING ELEVATIONS

TYP. EXTERIOR FINISHES	
1	CLING OR COMPOSITION SHINGLE ROOFING
2	CLING OR COMPOSITION SHINGLE ROOFING
3	CLING OR COMPOSITION SHINGLE ROOFING
4	CLING OR COMPOSITION SHINGLE ROOFING
5	CLING OR COMPOSITION SHINGLE ROOFING
6	CLING OR COMPOSITION SHINGLE ROOFING
7	CLING OR COMPOSITION SHINGLE ROOFING
8	CLING OR COMPOSITION SHINGLE ROOFING
9	CLING OR COMPOSITION SHINGLE ROOFING
10	CLING OR COMPOSITION SHINGLE ROOFING

RODRIGUEZ DESIGN ASSOCIATES
ARCHITECTS & PLANNERS
11111 VIA VALERIO, SUITE 100, SAN DIEGO, CA 92120



(286-1707) 4-19-99 JAA



ARCHITECTURAL CONCEPT ELEVATIONS

Environmental Analysis Section

CITY OF SAN DIEGO • Planning and Development Review

Figure

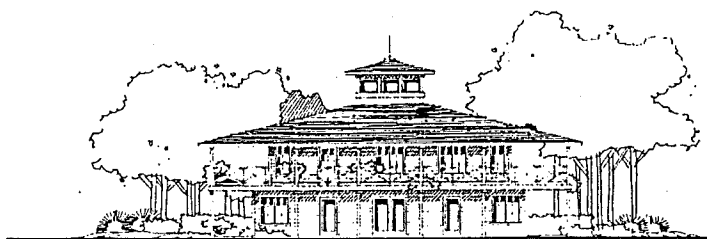
5

PLANNED DEVELOPMENT DISTRICT/R.P.O. PERMIT
SEABREEZE FARMS
ARCHITECTURAL CONCEPT ELEVATIONS

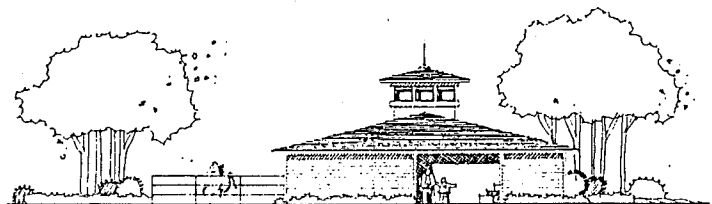


TYP. EXTERIOR FINISHES

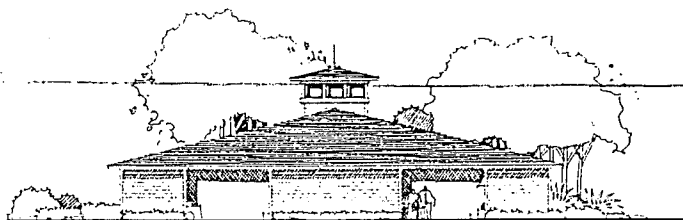
- 1. CONG. OR CORRUG. MET. ON BUILDING ROOFING
- 2. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 3. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 4. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 5. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 6. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
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- 7. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 8. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 9. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding
- 10. EXTERIOR WALLS:
 - a. 1/2" x 4" Siding
 - b. 1/2" x 4" Siding
 - c. 1/2" x 4" Siding



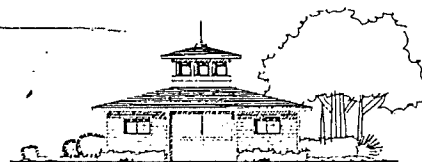
CLUBHOUSE / RANCH OFFICE



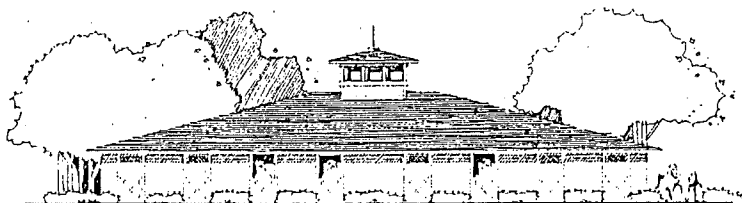
BARN BUILDING B



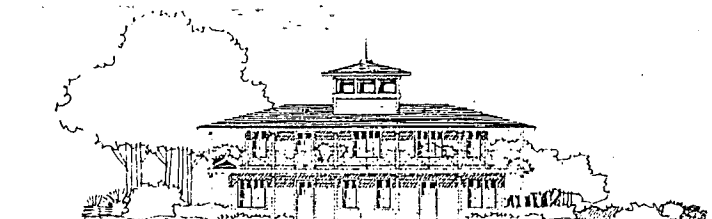
BARN BUILDING A



EQUIPMENT BARN

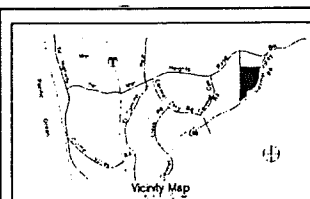


BARN BUILDING C



TYPICAL WORKER HOUSING

RODRIGUEZ DESIGN ASSOCIATES
ARCHITECTS & PLANNERS



PROJECT BY: RODRIGUEZ DESIGN ASSOCIATES
DATE: 10/10/99
REVISION: 12
REVISION: 13
REVISION: 14
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REVISION: 100



(286-1707) 4-19-99 JAA



EQUESTRIAN VILLAGE ELEVATIONS

Environmental Analysis Section

CITY OF SAN DIEGO • Planning and Development Review

Figure

6

Initial Study Checklist
Date: February 1999
LDR No. 96-7919

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

Yes Maybe No

A. Geology/Soils. Will the proposal result in:

1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
Site is underlain by three shallow surficial soil units that consist of low to medium expansive soils. A geotechnical study was prepared outlining specific mitigation measures as discussed in the Initial Study. A detailed soils and geologic investigation report would be required prior to issuance of the first grading permit.

_____ X _____

2. Any increase in wind or water erosion of soils, either on or off the site?
See response A.1.

_____ X _____

B. Air. Will the proposal result in:

1. Air emissions which would substantially deteriorate ambient air quality?
Substantial amounts of dust could be generated from project construction; see discussion in Seabreeze Farms EIR No. 35-0385 under air quality; appropriate mitigation would be required.

_____ X _____

2. The exposure of sensitive receptors to substantial pollutant concentrations?
See response B.1.

_____ X _____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. The creation of objectionable odors? <u>The equestrian facility could detectible odors associated with manure if improperly handled; see discussion in EIR No. 35-0385 under air quality; appropriate mitigation measures would be required.</u>	___	<u>X</u>	___
4. The creation of dust? <u>See response B.1.</u>	___	<u>X</u>	___
5. Any alteration of air movement in the area of the project? <u>Project does not include tall structures or large generators.</u>	___	___	<u>X</u>
6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See response no's. B.1. and 5.</u>	___	___	<u>X</u>
C. <u>Hydrology/Water Quality.</u> Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>See previous discussion in EIR No.35-0385, appropriate mitigation would be required.</u>	___	<u>X</u>	___
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>See response C.1. Project would not require significant modifications to the natural drainage system comprising Bell Valley and Carmel Valley Creek to be preserved in open space. However, drainage plans must be prepared to the satisfaction of the City Engineer prior to the issuance of grading permits; site storm drainage would connect</u>	___	<u>X</u>	___

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>into municipal storm drainage system.</u>			
3. Alterations to the course or flow of flood waters? <u>See responses C.1. and 2.</u>	<u> </u>	<u> X </u>	<u> </u>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>See responses C.1. and 2.</u>	<u> </u>	<u> X </u>	<u> </u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>See previous discussion in EIR No. 35-0385; appropriate mitigation would be required.</u>	<u> </u>	<u> X </u>	<u> </u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>See response C.1.</u>	<u> </u>	<u> X </u>	<u> </u>
7. Exposure of people or property to water related hazards such as flooding? <u>Project is not located within a 100-year floodplain per FIRM Map 06073C1329F, dated 6/19/97. See response C.2.</u>	<u> </u>	<u> </u>	<u> X </u>
8. Change in the amount of surface water in any water body? <u>See response C.1.</u>	<u> </u>	<u> X </u>	<u> </u>
D. <u>Biology.</u> Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?	<u> </u>	<u> X </u>	<u> </u>

Yes Maybe No

Project would remove 3.73 acres of sensitive habitat according to an updated biological study; see discussion in the Initial Study; appropriate mitigation would be required.

2. A substantial change in the diversity of any species of animals or plants?
See response D.1.

_____ X _____

3. Introduction of invasive species of plants into the area?
No invasive plant species would be incorporated into the project landscaping plan adjacent to the open space area.

_____ _____ X

4. Interference with the movement of any resident or migratory fish or wildlife species?
See response D.1.

_____ X _____

5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?
See response D.1.

_____ X _____

6. Deterioration of existing fish or wildlife habitat?
See response D.1.

_____ X _____

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels?
Temporary noise impacts would occur with project construction during working hours. An updated noise study indicates that noise levels for exterior useable areas of those lots abutting Carmel Valley Road would exceed the maximum

_____ X _____

Yes Maybe No

allowable 65 dBA; see discussion in the Initial Study; appropriate mitigation would be required.

2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?

See response E.1.

_____ X _____

3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?

See response E.1.

_____ X _____

F. Light, Glare and Shading. Will the proposal result in:

1. Substantial light or glare?

See response G.1.

_____ X _____

2. Substantial shading of other properties?

No substantial shading of adjacent properties would occur.

_____ _____ X

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site?

Project is requesting an amendment to both with the Carmel Valley Community Plan and the Neighborhood 4, 5 and 6 Precise Plan to change the number of single- and multi-family lots/acreages allowed.

_____ X _____

2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?

See response G.1.

_____ _____ X

3. A conflict with adopted environmental plans for the area?

_____ _____ X

Yes Maybe No

Project is not in conflict with any known environmental plans for the area.

4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?
Project is not located within any aircraft accident potential zones.

_____ _____ X

H. Natural Resources. Will the proposal result in:

1. The prevention of future extraction of sand and gravel resources?

No sand and gravel extraction operations exist within this area or are planned for this area.

_____ _____ X

2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

See previous discussion in EIR No. 35-0385 under Agriculture/Natural Resources. Project is requesting a rezone, see discussion in the Initial Study.

_____ X _____

- I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Project would not encroach upon or impact any recreational resources within the area. Applicant would pay fair share contributions for regional facilities including community parks; see discussion in EIR No. 35-0385 under Public Facilities and Services.

_____ _____ X

- J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?
Project would not alter any characteristics of the local population; project is located

_____ _____ X

Yes Maybe No

within an area having a majority of single-
and multi-family residential uses.

- K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing?

Project would not alter or affect housing characteristics within the project area.
See response J.

_____ _____ X

- L. Transportation/Circulation. Will the proposal result in:

1. Traffic generation in excess of specific/
community plan allocation?

Traffic generated by the project would not lower the levels-of-service of surrounding streets and intersections to below an acceptable LOS D; see discussion in the Initial Study. However, mitigation measures would be required to lessen public concerns regarding added traffic on Carmel Knolls Drive and other local streets.

_____ X _____

2. An increase in projected traffic which is substantial in relation to the capacity of the street system?

See response L.1.

_____ _____ X

3. An increased demand for off-site parking?

Project would provide an adequate number of on-site parking to accommodate the proposed residential and equestrian uses.

_____ _____ X

4. Effects on existing parking?

See response L.3. The informal parking existing on the site today would be removed with project construction.

_____ _____ X

5. Substantial impact upon existing or planned transportation systems?

_____ _____ X

Yes Maybe No

See response L.1.

6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
See responses L.1. and 3.

_____ _____ X

7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?
See responses L.1. and 3.

_____ _____ X

M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

1. Fire protection?
See discussion within EIR No. 35-0385 under Public Facilities and Services; applicant would pay a fair share contribution for property within the community planning area for regional facilities as determined by the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment.

_____ X _____

2. Police protection?
See response M.1.

_____ X _____

3. Schools?
See discussion within EIR No. 35-0385 under Public Facilities and Services; applicant would provide the City with certification from the Del Mar Union ESD and San Dieguito Union HSD that any fees imposed by the Districts have been paid prior the issuance of building permits.

_____ X _____

4. Parks or other recreational facilities?
See response M.1.

_____ X _____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
5. Maintenance of public facilities, including roads? <u>See response M.1.</u>	___	<u>X</u>	___
6. Other governmental services? <u>See response M.1.</u>	___	<u>X</u>	___
N. <u>Utilities.</u> Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
1. Power? <u>Existing power utilities are adequate within the project area.</u>	___	___	<u>X</u>
2. Natural gas? <u>Existing natural gas utilities are adequate within the project area.</u>	___	___	<u>X</u>
3. Communications systems? <u>Existing communications systems are adequate within the project area.</u>	___	___	<u>X</u>
4. Water? <u>See discussion in EIR No. 35-0385: development of the project would comply with the construction timing and funding requirements to be established in the approved Facilities Benefits Assessment for the Carmel Mountain Road Water Pipeline and the Carmel Valley Road Trunk Sewer. Applicant would also pay its fair share of other onsite and offsite water facility improvements necessary to serve the development, as identified in the City's Water Master Plan.</u>	___	<u>X</u>	___
5. Sewer? <u>See response U.4.</u>	___	<u>X</u>	___
6. Storm water drainage?	___	___	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Existing storm water drainage facilities are adequate within the project area.</u>			
7. Solid waste disposal? <u>Existing solid waste disposal facilities are adequate within the project area; a manure management plan would be prepared and submitted to the City for approval prior to the issuance of building permits.</u>	<u> </u>	<u> X </u>	<u> </u>
O. <u>Energy.</u> Will the proposal result in the use of excessive amounts of fuel or energy? <u>No excessive amounts of fuel or energy would be required for this project.</u>	<u> </u>	<u> </u>	<u> X </u>
P. <u>Water Conservation.</u> Will the proposal result in:			
1. Use of excessive amounts of water? <u>No excessive amounts of water would be required for this project.</u>	<u> </u>	<u> </u>	<u> X </u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would include more drought tolerant types of vegetation and ground cover.</u>	<u> </u>	<u> </u>	<u> X </u>
Q. <u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <u>Project would not block any public view corridors.</u>	<u> </u>	<u> </u>	<u> X </u>
2. The creation of a negative aesthetic site or project? <u>Project would be aesthetically pleasing both in the residential and equestrian village architecture and would be consistent with the</u>	<u> </u>	<u> </u>	<u> X </u>

Yes Maybe No

architectural styles of neighboring developments.

- | | | | | |
|----|--|---|--------------|--------------|
| 3. | Project bulk, scale, materials, or style which will be incompatible with surrounding development?
<u>See responses Q.1. and 2.</u> | — | — | — <u>X</u> — |
| 4. | Substantial alteration to the existing character of the area?
<u>See responses Q.1. and 2.</u> | — | — | — <u>X</u> — |
| 5. | The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<u>No significantly distinctive or mature stand of trees would be impacted.</u> | — | — | — <u>X</u> — |
| 6. | Substantial change in topography or ground surface relief features?
<u>Project could create substantial changes to the site's topography at the eastern terminus of finger canyons extending up from Bell Canyon; see discussion in the Initial Study; appropriate mitigation measures would be required.</u> | — | — <u>X</u> — | — |
| 7. | The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
<u>See response Q.6.</u> | — | — <u>X</u> — | — |

R. Cultural Resources. Will the proposal result in:

- | | | | | |
|----|---|---|---|--------------|
| 1. | Alteration of or the destruction of a prehistoric or historic archaeological site?
<u>A cultural resources report containing the testing program results for site CA-SDI-6802 was negative; see discussion in the Initial Study.</u> | — | — | — <u>X</u> — |
|----|---|---|---|--------------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See response R.1.</u>	___	___	<u>X</u>
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See response R.1.</u>	___	___	<u>X</u>
4. Any impact to existing religious or sacred uses within the potential impact area? <u>See response R.1.</u>	___	___	<u>X</u>
S. <u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>Project grading may impact unknown paleontological resources in the underlying Mission Valley and Friars Formations, Torrey Sandstone and Stadium conglomerate; see discussion in EIR No. 35-0385 under Paleontology; appropriate mitigation measures would be required.</u>	___	<u>X</u>	___
T. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)? <u>Three detention basins would be constructed in the finger canyons where there's a potential for breed malaria-carrying mosquitos in standing water; also, the equestrian trail crossing over Carmel Valley Road presents a safety hazard; see discussion in EIR No. 35-0385 under Public Health and Safety; appropriate mitigation measures would be required.</u>	___	<u>X</u>	___

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| 2. Exposure of people to potential health hazards?
<u>See response T.1.</u> | ___ | ___ | <u>X</u> |
| 3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<u>No hazardous materials have been associated with the site per the County HMMD "Environmental Assessment Listing", dated 6/17/98.</u> | ___ | ___ | <u>X</u> |

U. Mandatory Findings of Significance.

- | | | | |
|---|-----|----------|----------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<u>There would be a loss of 3.73 acres of sensitive biological habitat; appropriate mitigation measures would be required.</u> | ___ | <u>X</u> | ___ |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
<u>See response U.3.</u> | ___ | ___ | <u>X</u> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two | | | |

Yes Maybe No

or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

_____ _____ X

See previous discussion in EIR No. 35-0385.

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ _____ X

No direct or indirect impacts on human beings are anticipated with this project with the implementation of the Mitigation, Monitoring and Reporting Program.

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, Updated 1995.
- ☒ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☒ Site Specific Report: geotechnical report.

B. Air

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- ☒ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ Site Specific Report: _____

C. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM), 1997.
- ☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, 1989.
- ☒ Site Specific Report: EIR No. 35-0385.

D. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- ☐ Community Plan - Resource Element
- ☐ New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- ☐ Robinson, David L., San Diego's Endangered Species, 1988.

- ☐ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- ☐ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- ☐ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- ☐ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- ☐ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- ☐ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
- ☐ California Native Plant Society list, Powell, 1974.
- ☒ Site Specific Report: Biological survey and analysis report.

E. Noise

- ☒ Community Plan
- ☐ 1990 Airport Influence Area for San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☒ MCAS Miramar CNEL Maps, 1990.
- ☐ San Diego Association of Governments - San Diego Regional-Average Weekday Traffic Volumes 1990-94.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1997.
- ☐ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report: transportation report.

F. Light, Glare and Shading N/A

___ Site Specific Report: _____

G. Land Use

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

___ FAA Determination

H. Natural Resources

___ City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

I. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources: _____

J. Population

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Series 8 Population Forecasts, SANDAG.

K. Housing

X site visit.

L. Transportation/Circulation

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1997.

___ San Diego Region Weekday Traffic Volumes 1990-94, SANDAG.

X Site Specific Report: traffic report.

M. Public Services

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

X EIR No. 35-0385.

N. Utilities

X EIR No. 35-0385.

O. Energy N/A

P. Water Conservation N/A

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Q. Neighborhood Character/Aesthetics

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

☐ Local Coastal Plan.

R. Cultural Resources

☒ City of San Diego Historical Resources Guidelines, 1997.

☒ City of San Diego Archaeology Library.

☐ City of San Diego Historical Site Board List.

☐ City of San Diego Uptown Cultural Resource Inventory Volumes I-III, 1993.

☐ Community Historical Survey: _____

☒ Site Specific Report: cultural resources report.

S. Paleontological Resources

☐ City of San Diego Paleontological Guidelines, 1996.

☐ Demere Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

☒ Site Specific Report: geotechnical report.

T. Human Health/Public Safety

☒ San Diego County Hazardous Materials Environmental Assessment Listing, 1998.

☐ San Diego County Hazardous Materials Management Division

☐ FAA Determination

☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

Exhibit A

MITIGATION, MONITORING AND REPORTING PROGRAM

Seabreeze Farms

LDR NO. 96-7919

This Mitigation, Monitoring and Reporting Program is designed to ensure compliance with Public resources Code Section 2181.6 during implementation of mitigation measures. This program specifies what is to be mitigated, how the mitigation shall be accomplished, the monitoring and reporting schedule, and the completion requirements. All mitigation measures contained in the Mitigated Negative Declaration (LDR NO. 96-7919) shall be incorporated into the plans and specifications for this project. The City of San Diego Planning and Development Review Department and the project Applicant are responsible for ensuring that this program is carried out.

Transportation/Traffic Circulation

1. Prior to issuance of any building permits, the applicant shall assure, by permit and bond, the construction of a traffic signal at the intersection of Del Mar Heights Road and Seagrove Drive, satisfactory to the City Engineer.
2. Prior to issuance of any building permits, the applicant shall provide a fair share contribution for the future construction of Del Mar Heights Road from Carmel Valley Road/Camino Santa Fe to the Carmel Valley Community boundary, satisfactory to the City Engineer (the estimated fair share amount is approximately one percent).

Land Use

3. Prior to issuance of any building permits, the applicant shall place a note on all building plans indicating that lighting within the developed areas of the site, including the equestrian center, located adjacent to conserved habitat/open space shall be selectively placed, shielded, and directed away from the open space area. Light from homes abutting conserved habitat/open space shall be screened with vegetation, and large spotlight-type lighting that may affect conserved habitat shall be prohibited.

Biological Resources

4. Prior to recordation of the first final map and/or issuance of the first grading permit, impacts to sensitive biological resources shall be mitigated by the off-site acquisition of ~~2.78~~ 2.87 acres of habitat and recordation of a conservation easement and/or dedication of fee title to the City of San Diego or other acceptable entity of ~~2.78~~ 2.87 acres consistent with this MND No. 96-7919. The mitigation parcel must be located within the City's Multi-Habitat Preservation Area (MHPA) and must have equal or greater habitat value than what is impacted. The parcel should support southern maritime chaparral, scrub oak chaparral, coastal sage scrub, southern mixed chaparral and/or other native habitats acceptable to the City of San Diego.
5. In lieu of off-site acquisition and placement of a conservation easement and/or land dedication and prior to recordation of the first final map and/or issuance of the first grading permit, impacts to sensitive biological resources

shall be mitigated by a contribution of ~~\$122,320.00~~ \$126,280.00 for off-site mitigation to the City's Habitat Acquisition Fund (No. 10571).

Hydrology/Water Quality

6. Prior to recordation of the first final map and/or issuance of the first grading permit, the applicant shall prepare a drainage study in accordance with the City of San Diego Drainage Design Manual, subject to approval by the City Engineer. The Drainage Design Manual includes the following types of requirements:
 - a. Drainage system design shall be coordinated with the City San Diego Engineering and Capital Projects Department Engineer to ensure compatibility with existing and planned drainage facilities;
 - b. Surface drainage shall be designed to collect and move runoff into adequately sized stream channels and/or drainage structures;
 - c. All project drainage facilities shall be designed to accommodate runoff associated with a 50-year storm event, acceptable to the City Engineer;
 - d. A maintenance plan shall be established for all drainage facilities, acceptable to the City Engineer. Such plans typically require the inspection, clearing and repair of all facilities after each runoff producing rainfall;
 - e. Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas, as well as to slow down runoff over slopes or over disturbed areas;
 - f. Developed areas shall be surfaced with pervious materials wherever feasible to increase infiltration and decrease surface runoff;
 - g. Downstream drainage courses and facilities shall be protected from the potential effects of increased runoff volumes or velocities (if applicable) through the use of flow equalization and/or energy dissipating structures. Such facilities may include detention ponds, drop structures, or other measures, acceptable to the City Engineer;
 - h. Recommendations on the design and location of all surface and subsurface drainage facilities provided during geotechnical and engineering observations of grading and construction activities shall be incorporated into the final project design, acceptable to the City Engineer;
 - i. All appropriate compacted areas shall be scarified to induce infiltration and revegetation;

- j. Direct surface drainage to natural slopes and manufactured slopes shall be minimized by (a) grading away from slopes, (b) providing drainage swales at tops or toes of manufactured slopes, where appropriate, and (c) providing an underground drainage system;
 - k. All manufactured slopes shall be landscaped and irrigated to ensure slope stability, reduce erosion, and enhance visual appearance within 90 30 days of their creation. Temporary slope erosion control measures, such as hydroseeding, and slope stability measures shall be undertaken; and
 - l. Native vegetation shall be preserved wherever feasible, and all disturbed areas shall be reclaimed as soon as possible after completion of grading. Native topsoils shall be stockpiled and reapplied as part of site reclamation whenever feasible.
7. Design necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff, subject to approval by the City Engineer.
8. Design appropriate onsite detention basin facilities to ensure that runoff volumes do not exceed the existing runoff volumes, subject to approval by the City Engineer.
9. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall comply with all requirements of State Water Resource Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan (MPP) shall be developed during discretionary permit review with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. The SWPPP and Monitoring Program Plan shall include:
- a. Identification of location of Best Management Practices (BMP) in accordance with the City's Drainage Design Manual;
 - b. Timing of installation of BMPs;
 - c. Maintenance schedule of BMPs; and
 - d. Identification of onsite personnel administering the SWPPP and MPP.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received. Further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by a grading permit and by SWRCB Order No. 92-08-DWQ and any subsequent amendments thereto, shall comply with Section C (*Special Provisions for Construction Activity*) of SWRCB Order No. 92-08-DWQ (p.3).

10. Prior to recordation of the first final map and/or issuance of the first grading permit, the applicant shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time for pollution control and erosion/siltation control. This plan would address both short-term and long-term erosion control.

Landform Alterations/Visual Quality

11. Prior to recordation of the first final map and/or issuance of the first grading permit, the use of contour grading, variable slope ratios and slope revegetation shall be incorporated into the project grading plan and delineated on the final "Exhibit A" to create more natural appearing manufactured slopes. Lengthy, continuous "engineered" slopes that have hard edges (especially slopes adjacent to Lots 68 to 76 and southwest of the equestrian village adjacent to Lots 56 and 57) and no transition/rolled areas at the top or toe of the slope shall be avoided. This is especially important along slopes where natural landform contour grading shall be used to create a more natural appearing transition to the undisturbed slopes.

Air Quality

- ~~41. Prior to issuance of the first building permit, the applicant shall submit to the City's Planning and Development Review Department a plan to control dust at the equestrian facility. The plan shall identify high areas of dust generation and control measures which shall include at a minimum schedule for watering of dirt areas during dry months and control measures for dirt roads and pathways.~~
- ~~42. Prior to the recordation of the first final map and/or issuance of grading permits, a detailed dust suppression plan shall be submitted and approved by the Planning and Development Review Department prior to approval. Dust suppression shall be identified on plans submitted for the building permits. The dust suppression plan shall be made a condition of future discretionary permits for use of the equestrian facility.~~
- ~~43. Prior to issuance of the first building permit, the applicant shall submit a manure management and facility maintenance plan. The plan shall identify facilities to be used for manure placement. These facilities shall be enclosed. In addition, daily manure management practices shall be identified. These practices shall include: a minimum maintenance schedule of daily stall cleaning; proper design of barn areas to minimize standing damp areas; and contracting with a waste hauler to dispose of manure when enclosed facilities are full.~~

- ~~14. Prior to issuance of the first building permit, a detailed manure management and facility maintenance plan shall be submitted and approved by the Planning and Development Review Department prior to approval of the building permit. Manure placement areas shall be identified on construction plans submitted for the building permit. The manure management suppression plan shall be made a condition of future discretionary permits for the use of the equestrian facility.~~
- ~~15. Prior to the recordation of the first final map and/or issuance of grading permits, a dust control plan shall be submitted and approved by the Planning and Development Review Department that includes the following measures: active grading sites shall be watered twice daily to reduce dust; all truck hauling loose materials shall be covered and maintain at least two feet of free board; soil stabilizers shall be utilized wherever necessary; and material stockpiles shall be covered and/or watered. Dust control measures shall achieve a minimum of 80 percent dust suppression.~~
12. Prior to the recordation of the first final map and/or issuance of grading permits, the applicant shall submit to the City's Planning and Development Review Department a dust control plan that includes the following measures: active grading sites shall be watered twice daily to reduce dust; all trucks hauling loose materials shall be covered and maintain at least two feet of free board; soil stabilizers shall be utilized wherever necessary; and material stockpiles shall be covered and/or watered. Dust control measures shall achieve a minimum of 80 percent dust suppression and shall be identified on plans submitted for the building permits.
13. Prior to the recordation of the first final map and/or issuance of grading permits, the applicant shall submit to the City's Planning and Development Review Department a dust control plan for the equestrian facility. The plan shall identify high areas of dust generation and control measures which shall include at a minimum a schedule for watering of dirt areas during dry months and control measures for all arenas, dirt roads and pathways. The dust control plan shall be made a condition of future discretionary permits for use of the equestrian facility.
14. Prior to issuance of the first building permit, the applicant shall submit a detailed manure management and facility maintenance plan to the City's Planning and Development Review Department for approval. The plan shall identify facilities to be used for manure placement, which shall be enclosed. Daily manure management practices shall also be identified and shall include the following measures: a minimum maintenance schedule of daily stall cleaning; proper design for barn areas to minimize standing damp areas; and contracting with a waste hauler to dispose of manure when enclosed facilities are full. Manure placement areas shall be identified on construction plans submitted for the building permit. The manure management and facility maintenance plan shall also be made a condition of future discretionary permits for the use of the equestrian facility.

Geology/Soils

15. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall submit a detailed soils and geologic investigation report to the satisfaction of the City Engineer. The City Engineer shall verify that all measures identified in the approved report which are necessary to mitigate potential impacts that may occur from expansive soils have been incorporated into the grading plans. These measures shall include the following:
- a. Surficial soils subjected to excessive consolidation or compression under increased loads, such as from fill or structures, shall be removed and recompacted during grading operations.
 - b. The "medium" expansive soils shall not be placed within 3 feet of the finished grade or near the face of fill slopes in areas of proposed buildings and roadways. Where "medium" expansive soils are present within 3 feet of the finished grade on cut lots, these soils shall be mitigated by appropriate foundation design and/or remedial grading.
 - c. The effects of deep fill settlement shall be mitigated by structural design or selective placement of structural improvements on the building pad so that they do not span a large differential fill thickness, or occur near the top of a fill slope.

Paleontology

16. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of LDR stating that a qualified paleontologist and/or paleontological monitor, as defined in the City of San Diego Paleontological Guidelines, have been retained to implement the monitoring program. The requirements for paleontological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING. THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.**
- a. The qualified paleontologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager.
 - b. The paleontologist or paleontological monitor shall be on site full-time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.

- c. **WHEN REQUESTED BY THE PALEONTOLOGIST, THE RESIDENT ENGINEER SHALL DIVERT, DIRECT, OR TEMPORARILY HALT CONSTRUCTION ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW RECOVERY OF FOSSIL REMAINS. THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.**
- d. The paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submittal of a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
- e. Prior to the release of the grading bond, a monitoring results report, with appropriate graphics, summarizing the results, analysis, and conclusions of the paleontological monitoring program shall be submitted to and approved by Environmental Review Manager of LDR.

Noise

- 17. Prior to issuance of the first building permit, the applicant shall incorporate sound attenuation measures as described in the acoustical report, dated January 26, 1999, to the satisfaction of the City Manager. Specifically, with the proposed construction of SR-56, plans shall indicate a five- to six-foot-high noise attenuation barrier along the backyard lot lines of Unit 2 Lots 13, 14, 16, 17, 27, 28, 30 and 31 and a seven-foot-high noise attenuation barrier along the eastern edge of Unit 2 Lot 56 (the multi-family units) to achieve a CNEL of 65 dB(A) exterior noise level. The proposed sound attenuation barrier shall be up to three feet of see through material (LEXAN or comparable material) over three feet of solid material that is and continuous with no gaps or openings. Noise attenuation barriers over six feet in height shall include a berm so that the noise wall portion does not exceed six feet in height. These requirements shall be noted on the construction plans.
- 18. Prior to issuance of the first building permit, the applicant shall submit a final acoustical report to the satisfaction of the City Manager. The City Manager shall verify that all measures identified in the approved report which are necessary to achieve a 45 dB(A) CNEL interior noise level, have been incorporated into the design of the residential units. These requirements shall be noted on the construction plans.

Public Facilities and Services

- 19. Prior to the issuance of building permits, the applicant shall provide the City with a certification from the Del Mar Union ESD and San Dieguito Union HSD that any fee imposed by the Districts pursuant to Government Code Sections 53080 and 65995.3 has been paid. If necessary, to fully mitigate impacts on Del Mar Union ESD and San Dieguito Union HSD, and subject to applicable

laws, specific financing plans and/or special districts may be established to provide adequate funding for school facilities. Special community facility districts may include but are not limited to the Mello-Roos Community Facilities Act of 1982.

20. Prior to approval of the proposed Plan amendments, a Public Facilities Financing Plan and Facilities Benefit Assessment shall be completed which establishes fair share contributions for property within the Carmel Valley Community Planning Area for regional facilities including community parks, libraries, fire stations and law enforcement facilities. The project plan shall require payment of approved fees.
21. Prior to the issuance of building permits, a general water conservation landscaping plan to reduce water consumption shall be prepared. Measures shall be provided on the landscape plans and be subject to approval by the Planning and Development Review Department Landscape Review Section.
22. The following mitigation measures would assure that the water and sewer infrastructure system in the project area is adequate to meet the expected demand and shall be incorporated into the Plan:
 - a. Prior to recordation of the first final map, the City's Planning and Development Review Department shall review the water and sewer distribution plans to determine their consistency with water and sewer distribution plans approved for the NCFUA by the City.
 - b. Prior to recordation of the first final map, Waste Management Plans shall be submitted to the Director of Planning and Development Review Department for approval. The plan shall address type and quantity of waste materials expected to enter the waste stream; source separation techniques and onsite storage of separated materials; method of transport and destination of waste materials; and whenever fiscally feasible, implementation of buy-recycled programs. The provisions of the Plan shall be incorporated into the mitigation monitoring plan for that project.
 - c. Development within the project shall comply with the construction timing and funding requirements to be established in the approved Facilities Benefits Assessment for the Carmel Mountain Road Water Pipeline and the Carmel Valley Road Trunk Sewer. The development shall also pay its fair share of other onsite and offsite water facility improvements necessary to serve the proposed development, as identified in the City's Water Master Plan (currently in preparation), the Facilities Benefits Assessment, or during City review of proposed tentative maps. These improvements would include roads, parks, police and fire, libraries, drainage and utilities.

Public Health and Safety

23. Prior to the recordation of the first final map and/or issuance of the first grading permit, the City's Planning and Development Review Department shall ~~review all tentative maps to~~ ensure that vector and nuisance rodent control measures are incorporated into project planning in accordance with the San Diego County Department of Health. These measures shall include ensuring that the design of detention basins include the following measures: steep slopes and minimum 4 feet in depth; adequate drainage; access for chemical control; and vegetation management.
24. Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall prepare a Public Safety Plan for review by the City's Planning and Development Review Department, Caltrans, San Diego County Sheriff's Department, and San Diego Trails Council. The Public Safety Plan shall be coordinated with input from the City of San Diego, Caltrans, San Diego County Sheriff's Department, San Diego Trails Council, the residents of the proposed project, and equestrian trail users to incorporate measures to avoid conflicts between equestrian and motor vehicles and ensure public safety such as the following:
 - a. Trail design and construction along Carmel Valley Road to direct the equestrian crossing to designated location(s) and prevent uncontrolled crossings;
 - b. Location of the trail crossing away from equestrian facility entrance gates;
 - c. Installation of equestrian crossing signs and road markings visible under regular and low-light conditions;
 - d. Open access leading to the crossing with no bends in the trail;
 - e. Sight distance from 150 yards to the equestrian crossing without obstructing structures, brush or bushes;
 - f. Optional measures when traffic exceeds 5,000 ADTs on Carmel Valley Road such as flashing warning lights and signs, or restricting access until the full buildout transportation system is in place; and
 - g. The Public Safety Plan for the equestrian crossing shall be approved by the City Engineer.
25. The Mitigation, Monitoring and Reporting Program (MMRP) shall require a deposit of \$3,200.00 to be collected prior to the issuance of grading permits to cover the City's costs associated with the implementation of the MMRP.

CITY OF SAN DIEGO
Planning and Development Review Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

FILED
Gregory J. Smith, Recorder/County Clerk
APR 27 1999
BY NC DEPUTY

PUBLIC NOTICE OF
PROPOSED MITIGATED NEGATIVE DECLARATION

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below:

LDR No. 96-7919

SUBJECT: Seabreeze Farms. CARMEL VALLEY COMMUNITY PLAN AMENDMENT, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, CARMEL VALLEY NEIGHBORHOODS 4, 5 AND 6 PRECISE PLAN AMENDMENT, CONDITIONAL USE PERMIT AND REZONE to allow the development of 185 residential dwelling units (147 single family and 38 multiple family units), an equestrian village, and a designated 25-acre open space area on a project site totaling 73.3 acres. Located east of Interstate 5 and west of Carmel Valley Road between the proposed State Route 56 and Del Mar Heights Road, within Neighborhood 4 of the Carmel Valley community planning area. Applicant: Del Mar Land Management, Incorporated.

This recommended finding that the project will not have a significant effect on the environment is based on project revisions/conditions which now mitigate potentially significant environmental impacts in the following areas: **land use, transportation/traffic circulation, biological resources, hydrology/water quality, landform alterations/visual quality, air quality, geology/soils, paleontology, noise, public facilities and services, and public health and safety** in an Environmental Initial Study conducted by the City. The draft Mitigated Negative Declaration, Initial Study, and/or supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services at 236-6460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 236-7703 or (800) 735-2929 (TEXT TELEPHONE).

For environmental review information, contact Anne Lowry at (619) 236-5571. For information regarding public meetings/hearings on this project, contact Farah Mahzari at (619) 235-5867. Written comments regarding the adequacy of this Draft Mitigated Negative Declaration must be received by the Land Development Review Division at the above address by **May 25, 1999**.

A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Lawrence C. Monserrate,
Environmental Review Manager
Planning and Development Review Department

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **April 26, 1999**.

FILED IN THE OFFICE OF THE COUNTY CLERK
SAN DIEGO COUNTY ON APR 27 1999
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DEPUTY WC