

CHAPTER 7.0 LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS

7.1 Mitigation Measures

7.1.1 Aesthetics

M-VIS-1 (Impacts VIS-1, VIS-2a, VIS-3a, and VIS-4a)

To screen the retaining wall along the northern site boundary, the Project shall:

- Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall.
- Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would reach the top of the fence along the wall so as to integrate these two structures.

M-VIS-2 (Impacts VIS-2a, VIS-2b, VIS-3b, and VIS-4b)

Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size.

M-VIS-3 (Impacts VIS-2a, VIS-2b, VIS-3b, and VIS-4b)

Install 48 trees and 10 gallon shrubs along the decorative fence line.

7.1.2 Biological Resources

M-BI-1 (Impact BI-1)

Direct impact to 0.3 acre of offsite non-native grassland shall be mitigated at a 1:1 ratio in conformance with the MSCP and BMO through preservation of similar or higher value habitat. Mitigation shall occur at the Crestridge Mitigation Bank in Lakeside, California or any other land determined acceptable by the Director of the Department of Planning & Development Services. Note that the mitigation ratio for non-native grassland is typically 0.5:1. A doubled ratio is required here since this area is located within a dedicated open space easement. Pursuant to the County Report Format and Content Requirements – Biological Resources, if existing dedicated biological open space easements are being vacated, the loss of preserved habitat should be mitigated at twice the required ratios because the original mitigation must be replaced and the current loss of habitat must be mitigated.

M-BI-2 (Impact BI-2)

If any construction work, including onsite tree removal, is proposed during the raptor breeding season (between January 1 and July 15), a qualified biologist shall conduct a nesting raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the Project area would be impacted. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum of 500 feet, be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall be allowed to occur within the fenced zone until the young have fledged and will not be impacted by the Project. A copy of the survey shall be submitted to the Director of Planning & Development Services.

7.1.3 Cultural Resources and Tribal Cultural Resources

M-CR-1 (Impact CR-1)

To mitigate for potential impacts to undiscovered buried archaeological resources including human remains, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA and shall include the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources.
 - If cultural resources are identified:
 - Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseño Native American shall determine the significance of discovered resources.

- Culturally-affiliated Tribes shall be consulted should Tribal Cultural Resources be identified.
- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- If tribal cultural resources are identified, consultation shall be conducted with culturally-affiliated tribes to determine the appropriate mitigation.
- Human Remains
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy.
 - Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

7.1.4 Hazards – Fire Safety and Hazardous Chemicals

M-HZ-1 (Impact HZ-1)

In order to reduce the potential for delays to emergency vehicle response from Fire Station No. 2, the intersection of Four Gee Road and Grace Way shall be signalized. This signal shall be capable of being controlled by strobe or some equivalent means, from Fire Station No. 2, which is located directly across from Grace Way. The purpose is to allow fire station personnel to control traffic so that emergency vehicles can safely exit the fire station unimpeded in an emergency. The signal at the intersection of Camino Del Sur and Four Gee Road shall be connected to this control system so that fire personnel can coordinate signal changes between the two intersections, which are in close proximity to one another. The ability to coordinate the intersection signals will prevent delays in response time as a result of church-related activities. Additionally, road striping “Do Not Block” shall be painted in front of the Fire Station entrance. These measures will be completed prior to occupancy of the facilities.

M-HZ-2a (Impact HZ-2)

If the redevelopment plans include areas of exposed soil where visitors may congregate, soil sampling for pesticides, herbicides, and metals

shall be completed. If finished areas where people will congregate are paved or covered with an impermeable surface, sampling would not be necessary.

M-HZ-2b (Impact HZ-2)

If soil is to be transported from the Project site during redevelopment, sampling shall be conducted to confirm if the soil is a hazardous waste due to historic agricultural chemical use.

M-HZ-3 (Impact HZ-3)

A survey for ACM shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.

M-HZ-4 (Impact HZ-4)

A survey for lead-based paint shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.

7.1.5 Noise

M-N-1 (Impact N-1)

If any outdoor events are proposed, the noise impacts of the specific event must include design features and mitigation measures to comply with the applicable noise regulations. Such measures would include, but are not limited to:

- Locating events to maximize attenuation from intervening buildings and topography.
- Limiting the time of the event and cease all substantial noise generating activities by 10 PM.
- Limiting the number of attendees not to exceed 500 people to minimize impacts to off-site receptors.
- Associated outdoor audio equipment shall be directed away from the occupied neighbors. Audio equipment would be directed in designated areas, facing towards the center of the site and/or using intervening structures to screen and shield associated noise sources.

7.2 Design Features

7.2.1 Aesthetics

- A unified Mediterranean/Tuscan architectural style will be used throughout the Project. The design will reflect the features shown on the Project elevations discussed in the DSEIR and shown in Figures 1-3 through 1-7.

- A Landscape Plan reflecting the Concept Landscape Plan discussed in the DSEIR and shown in Figures 1-7 through 1-9 will be implemented.
- Entry monumentation will be provided at the proposed Grace Way intersection with Four Gee Road and will be outside the existing right of way.
- HVAC and solar equipment on building roofs will be screened from view by a parapet. Solar panel surfaces shall incorporate a non-glare finish.
- Signage will be limited to the entry monumentation noted above, and a church logo, which would be placed on the main sanctuary building. Small directional signs for traffic, parking, or building identification may be used. Temporary signage will be allowed in conformance with County regulations.
- Use full cutoff luminaires, as defined by the Illuminating Engineering Society of North America (IESNA), to minimize the amount of light emitted upward directly from the luminaire. A fully shielded outdoor light ensures that light rays emitted from the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which the light is emitted (LPC Section 59.105).
- Restrict the hours of operation of outdoor lighting to hours of active use (LPC Section 59.107 and Zoning Ordinance Section 6322).
- Require low-pressure sodium light sources¹³, which allow astronomers to filter the line spectra from telescopic images (LPC Section 59.105).
- Prohibit the post-construction addition of outdoor lighting that was not included in the Project.
- Select luminaires that control the intensity (candela) distribution (LPC Section 59.105).
- Use well-shielded luminaires (LPC Section 59.105).
- Keep floodlight angles aimed low enabling the entire beam to fall within the intended area to be lit.
- Use full cutoff and semi-cutoff lighting. Cutoff designations limit the intensity values in the glare zone and provide shielding (Zoning Ordinance Section 6324).
- Adjust mounting height to reduce spill light (Zoning Ordinance Section 6324).
- Focus exterior illumination, including floodlights and spotlights, downward and into the Project site. A combination of shielding, screening, and directing the lighting away from off-site areas shall be used to minimize spillover effects onto off-site roadways, properties, and open space areas.
- Use landscaping to serve as filtering devices to soften the impact of direct exterior, reflected exterior, and building interior lighting.

¹³ The Project proposes LED lighting that provides an equivalent or better lighting benefit.

- Prohibit signs with flashing, mechanical, strobe, blinking lights, or moving parts.
- Limit lighted monument signs.
- Use low-level pedestrian lighting (e.g., bollards) on the site for pedestrian pathways.
- Use lowest intensity Project lighting necessary for security and safety purposes while still adhering to the recommended levels of the IESNA.

7.2.2 Biological Resources

- Siltation and erosion control Best Management Practices (BMPs) would be implemented during construction, including use of boundary silt fencing, bags of gravel, fiber rolls, weed-free straw wattles and mulch, and slope stabilization.
- The limits of Project impacts (including construction staging areas and access routes) will be clearly delineated with temporary construction fencing, stakes, flags, or markers that will be installed in a manner that does not impact sensitive habitats such that they are clearly visible to personnel on foot and operating heavy equipment. This delineation will be conducted under the supervision of the County-approved biologist prior to commencement of construction activities and will remain in place during all construction activities. All temporary fencing will be shown on grading plans and/or associated construction documents. No work would occur beyond the fenced or demarcated limits of impact. Temporary construction fencing and markers will be maintained in good repair until the completion of Project construction and removed upon Project completion.

7.2.3 Hazards

7.2.3.1 Vegetation

- Flammable vegetation within 100 feet of structures will be managed in accordance with an approved Fire Protection Plan (FPP). The main entrance roadway, Grace Way, will require 30 feet of fuel management on both sides of the road as measured from the improved surface.
- All fuel management and landscaping shall be in conformance with Section 4704.4 of the Consolidated Fire Code and District Ordinance 2011-01. Additionally Section 4707.4 as adopted by the Rancho Santa Fe Fire Protection District (RSFFPD) requires that the Project submit Landscape Plans to be reviewed and approved by the District. All landscaping must be installed prior to final inspection and certificate of occupancy.
- All of the plants used for landscaping must be listed on the Wildland/Urban Interface Development plant palette included as Appendix D of the FFP

(Appendix H of the DSEIR). No plants on the Undesirable Plant List or Invasive Species Plant List shall be planted as per Appendix E of the FPP.

- Vegetation maintenance shall be the responsibility of the Project applicants, its successors or assignees, or owner as designated with the County Tax Assessor. The following maintenance activities shall be performed:
 - Conduct annual or more frequent, if necessary, maintenance to reduce fuel volumes, remove dead and detached material, and maintain in healthy succulent condition.
 - Maintain irrigation in a working condition.
 - Mature trees greater than 18 feet shall be limbed up to a minimum of six feet above the ground.
 - No tree limbs within 10 feet of chimneys or dead limbs overhanging structures or roadways shall be allowed.
 - Trees adjacent to or overhanging roadways, driveways, or other emergency access paths shall be maintained with a minimum height clearance of 13 feet and six inches.
 - Palm trees shall be maintained in conformance with the RSFFPD Policy included as Appendix F of the FPP.
 - Perform additional measures that may be required by the Fire District.

7.2.3.2 Access Road Design Considerations

As per the FPP for the Project, the following Project design features will be implemented related to fire access road design:

- The access road, Grace Way and internal loop shall be constructed in conformance with Section 503 of the Consolidated Fire Code, County Ordinance 10148, and District Ordinance 2011-01.
- Per Section 503 of the Consolidated Fire Code, fire apparatus access roads shall be provided for every facility, building, or portion of building and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. A fire code official may increase the 150 foot minimum when the building is equipped throughout with an approved automatic sprinkler system installed in accordance with sections 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- All other portions of Section 503 of the Consolidated Fire Code apply including but not limited to: dimensions, vertical clearance, grade, surface and imposed loads. The first layer of asphalt must be in place and serviceable prior to delivery of combustible materials to the site.
- To assist emergency personnel to find a building, a lighted directory map meeting current Fire District Standards shall be installed in a pre-approved location.

7.2.3.3 Ignition Resistant Construction and Fire Protection Systems

Due to the location of the Project in a very high fire hazard severity zone, a range of “fire safe” construction measures will be used that control the materials, design, and safety systems used in the building:

- The Project shall be required to use construction methods for exterior wildfire exposure per Section 4910.1 of the County Ordinance 10148, County Fire Code.
- The construction methods for exterior wildfire exposure in a wildland-urban interface fire area shall be as provided in Chapter 7A of the County Building Code.
- The Project shall also comply with District Ordinance 2011-01.
- The Project shall install an automatic fire protection system sprinklers as appropriate to the use of each building in conformance with the requirements of for Group ‘E’ occupancies as identified by NFPA 13, the State, District and the County Codes.

7.2.4 Noise

The following design feature and noise measure shall be implemented as a condition of Project approval:

- Church bell operations shall be limited to daytime hours and shall comply with the one hour average sound level limit of 50 dBA at the Project property line.
- Construction activities would be limited to hours of 7:00 AM to 7:00 PM, Monday through Saturday (except legal holidays). There will be no construction activity on Sunday. Fences and gates will be installed as a control feature to limit after-hours access to the construction site.
- The following best management practices will be implemented:
 - Turn off equipment when not in use.
 - Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
 - Use equipment with effective mufflers.
 - Minimize the use of backup alarms.
 - Equipment staging areas should be placed at locations away from noise-sensitive (occupied) receivers.
- HVAC Equipment Noise
 - The Project includes the installation of rooftop HVAC units on all five proposed buildings. Building B will have a three-foot high parapet wall around the roof, which was considered in the noise modeling for the

HVAC equipment. Construction activities shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday (except legal holidays).

7.2.5 Air Quality

- Architectural coatings would be required to meet the requirements of SDAPCD Rule 67.0, which limits VOC content to 150 g/l for exterior paints and 100 g/l for interior paints.
- Dust control shall be required during equipment loading and unloading.
- Application of water three times daily to unpaved roads.
- Reduction of speeds to 15 MPH on unpaved roads.
- Use of a construction fleet that uses CARB certified Tier III or IV equipment. If construction fleets cannot meet this requirement, the applicant will use the best available fleet.
- Project will promote the use of alternative transportation methods, including the provision of two vans that would pick up patrons.

7.2.6 Greenhouse Gases

- An electric car hook-up parking space will be provided and 34 specially marked parking spaces will be provided for high mpg and electric vehicles.
- Solar panels shall be installed on the roofs of buildings to provide electricity.

7.2.7 Hydrology/Water Quality

- In accordance with BMPs from previous environmental document, the Project will make use of unlined drainage channels, grassed swales along streets and the sides of storm drain channels, and infiltration trenches or basins and riparian strips, as needed.
- Temporary construction BMPs that may be incorporated into final Project design, as needed:
 - Hydraulic stabilization hydroseeding (summer)
 - Bonded or stabilized fiber matrix (winter)
 - Energy dissipater outlet protection
 - Silt fence
 - Fiber rolls (straw wattles)
 - Storm drain inlet protection
 - Stabilized construction entrance
 - Street sweeping and vacuuming
 - Material delivery and storage management

- Spill prevention and control
- Concrete waste management
- Solid waste management
- Sanitary waste management
- Structural BMPs: bio-filtration planters
- Site design BMPs shall maintain natural drainage pathways and hydrologic features; conserve natural areas, soil, and vegetation; minimize impervious area; minimize soil compaction; impervious area dispersion; runoff collection; landscaping with native or drought tolerant species; harvesting and using precipitation.
- Source control BMPs shall prevent illicit discharges into the MS4; storm drain stenciling or signage; protect trash storage areas from rainfall, run-on, runoff, and wind dispersal; on-site storm drain inlets; interior floor drains and elevator shaft sump pumps; need for future indoor and structural pest control; landscape/outdoor pesticide use; refuse areas; fire sprinkler test water; and plazas, sidewalks, and parking lots.
- Identified structural BMPs include bio-filtration facilities that require ongoing monitoring and maintenance. Bio-filtration facilities can be readily maintained by the property owner without the need for specialized equipment or training. Accordingly, monitoring and maintenance efforts for these BMPs would be implemented by the Project owner(s) and memorialized through entering into a written BMP Maintenance Agreement with the County. Specific elements of this agreement would include the requirement that the basin areas be limited to the proposed use, granting an access easement to the County, and ensuring adequate funding through means such as a cash deposit, letter of credit, or other means acceptable to the County. Additional structural BMP maintenance information can be found in Attachment 3 of the SWQMP (DSEIR Appendix N).

7.2.9 Land Use and Planning

- Avoidance of the existing open space with an appropriate wetland buffer that is compatible with site design and uses.
- Proper fencing in order to protect sensitive biological open space from potential human and pet encroachment.
- Buildings will be located around a central courtyard and connect with covered walkways.
- Non-potable water for irrigation would be provided by an offsite well to which the Project has legal access.
- Trees/shrubs placed on the Project site shall not obstruct line of sight, which shall be clear from vegetation higher than 36 inches or any other obstacles.

- Roadways serving the Project site shall have a minimum improved paved width of 24 feet. Maximum grade is 20 percent. Surface material shall be a paved all-weather surface that supports 75,000 pounds. All other roadway features must meet the design criteria of the RSFPD. The turning radius for a private driveway shall be a minimum of 28 feet.
- All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet, six inches. The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors.
- Any proposed gates that cross over fire access roads or hinder access into a facility shall require an approved emergency Knox key switch and Knox box with keys to all appropriate doors and/or locked gates.
- Fire hydrants and an adequate water supply shall be installed at locations acceptable to RSFPD according to the type of occupancy. The required fire flow for the Project is 2,500 gallons per minute at 20 pounds per square inch residual pressure. Fire hydrants shall be in place and serviceable prior to the delivery of combustible construction materials to the site
- Building construction shall comply with the requirements in the current edition of the County of San Diego amendments of Chapter 7A of the California Building Code and the requirements in RSFPD Ordinance #2014-01
- A bicycle rack will be installed on the project site.

7.2.8 Traffic

- The Project will pay TIF fees in accordance with County requirements.

7.2.9 Utilities

- Payment of all improvement fees to OMWD for water service, as appropriate, when due in accordance with District Ordinance 301, or successor Ordinance.
- Applicant is required to have an hydraulic analysis prepared by the OMWD consulting engineer to ascertain the impact of the Project on OMWD's water system and to determine fire flow availability as required by the Fire Department.
- Applicant is required to provide all fee and easements as required for construction of on- and off-site facilities as required by OMWD.
- Applicant is required to construct all on- and off-site facilities as required by OMWD.
- Applicant is required to execute OMWD Agreement for pipeline construction and furnish all necessary documents for insurance, bonding, and pay all OMWD charges as they are invoiced.

- OMWD may require larger meters than the Assessment District 96-01 lot size criteria dictate if the facility requires water service greater than can be accommodated by the standard ¾-inch meter irrespective of the lot size.
- Applicant is required to comply with OMWD Ordinance 280 for the mitigation of impacts to the OMWD Assessment District 96-1R. Ordinance 280 requires an executed agreement to request increased EDUs required by the Project.
- Waste generated from demolition of the existing structures and new construction will be recycled. Recycling containers would be placed throughout the buildings to encourage recycling and divert waste from the landfill.
- Per Section 6764 of the County of San Diego Zoning Ordinance, a total of 375 off-street parking spaces would be required. The Project would provide 417 parking spaces on site, which is 42 spaces above the code requirement.

7.2.10 Geology and Soils

The mitigation measure in the previously certified SFVSP EIR (measure 8A) required that prior to recordation of a Final Map, issuance of grading permits and approval of improvement plans, the Project owner shall submit a geotechnical study prepared by a qualified geologist to the satisfaction of the Director of Public Works. This study shall include, but not be limited to, identification of liquefaction prone areas, landslide prone areas, and any areas of problem soils. Recommended measures shall be incorporated into the grading and/or improvement plans.

7.2.11 Paleontological Resources

Mitigation measures in the previously certified SFVSP EIR (measures 9A through 9C) require grading monitoring by a qualified paleontologist for those areas identified as having a moderate or moderate to high potential for paleontological sensitivity. As shown on Figure 4.10-1 of the previously certified SFVSP EIR, the southern portion of the Project site has a moderate to high rating for paleontological sensitivity. The northern portion of the site has an “unknown” rating for paleontological sensitivity. Mitigation identified in the previously certified SFVSP EIR would be applicable to the Project and implementation of the mitigation measures would be required as a condition of Project approval.