

CHAPTER 7.0 LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS

This list of Mitigation Measures and Design Considerations contains all of the mitigation measures proposed for consideration in the Draft EIR. The mitigation measures proposed for adoption are contained in the individual chapters of the Draft EIR and will be listed in the Mitigation Monitoring Program.

MITIGATION MEASURES

2.1 Cultural Resources

M-CR-1: The three historic buildings impacted by the project (including the Santa Maria Building, Dietary Building and Rehabilitation Building) are significant because they represent a “broad pattern” in the state and national development of publicly-funded nursing and rehabilitation care for the dependent aged and indigent and they embody the distinctive characteristics of a type, period, and method of construction. Proposed mitigation for impacts to these buildings includes:

- Preparation of a Historic American Buildings Survey (HABS) documentation in accordance with the National Park Service’s *Historic American Building Survey Guidelines for Preparing Written and Historical Descriptive Data*;
- Written documentation and photographs of the history of the site and/or buildings, including documentation of oral interviews; and
- Salvage of items such as call buttons and chapel windows that can be archived and/or incorporated into a future County facility.

M-CR-2a: All earth disturbing activities within the proposed project site shall be monitored by a qualified archaeologist during proposed grading activities. If a cultural feature, concentration of artifacts, or culturally modified soil deposits older than fifty years is discovered at any time during clearing, grading, scraping or excavation within the project area, all work shall be halted in the vicinity of the find and a qualified archaeologist shall make an evaluation of finding. A resource shall be considered significant if it meets the criteria for listing in Section 15064.5 of the State CEQA Guidelines. In addition, a Native American monitor shall be present during all phases of grading involving Pleistocene soils to ensure no

7.0 List Of Mitigation Measures And Environmental Design Considerations

inadvertent impact to buried prehistoric resources. The tribal affiliation of the monitor shall be as determined in consultation with the appropriate local tribes.

M-CR-2b If the resource found is determined to be significant, then a data recovery program shall be performed. A data recovery program as described in a site-specific research design document shall be developed and implemented by a qualified archaeologist and approved by the County for any significant archaeological resource. These investigations shall be directed at recovering significant information that would be lost as a result of impacts to the site. The document shall discuss the cultural context, consider research issues to be addressed, identify specific field and analytical methods to be implemented, and provide for curation of collected materials in accordance with Secretary of Interior Standards (36 CFR Part 79). All ground disturbance associated with the data recovery shall be monitored by a Native American to assist the County in evaluating the significance of material encountered. Results of the data recovery shall be documented in a technical report submitted to and accepted by the County.

M-CR-3 Refer to M-CR-1.

2.2 Transportation / Traffic

M-TR-1 For the intersection of Cuyamaca Street and Mission Gorge Road, the Traffic Improvement Master Plan recommends upgrading traffic signal equipment to provide better trolley and vehicle traffic flow through the Cuyamaca Street corridor as a mid-range and long-term improvement for the intersection. The Master Plan identifies an additional northbound right turn lane as long-term capacity enhancement to improve the LOS at this intersection. As part of the City of Santee's future capital improvement program (CIP), the costs of improvements to the intersection is expected to be \$382,000.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 2.9% or \$11,078 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

7.0 List Of Mitigation Measures And Environmental Design Considerations

M-TR-2 For the intersection of Prospect Avenue/Magnolia Avenue, the Transportation Improvement Master Plan recommends that the existing controller should be changed to a Caltrans-compliant controller for better communications with Caltrans signal and for a smoother traffic flow at the intersection. As part of the City of Santee's CIP, the cost of improvements to the intersection is expected to be \$338,000.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 2.4% or \$8,112 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

M-TR-3 For the segment of Magnolia Avenue between Mission Gorge Road and Riverview Parkway, the Transportation Improvement Master Plan does not recommend a specific improvement project as Riverview Parkway is currently a proposed roadway. However, upon review of future capital improvement projects identified by the City of Santee, a fair share contribution towards the widening of Magnolia Avenue between Mission Gorge Road and Chubb Lane would mitigate the proposed project's contribution to the cumulative impact. As part of the City of Santee's CIP, the cost of improvements to the intersection is expected to be \$3,395,300.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 1.37% or \$46,515.61 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

M-TR-4 For the intersection of Magnolia Avenue/Mission Gorge Road, the Transportation Improvement Master Plan states that there is no additional capacity at the

7.0 List Of Mitigation Measures And Environmental Design Considerations

intersection in any direction. The Master Plan recommends improving signal coordination by relocating westbound advanced loop detectors to the Caltrans suggested minimum setback distance of 285 feet as a minor modification. As part of the City of Santee's CIP, the cost of improvements to the intersection is expected to be \$3,309,200.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 0.24% or \$7,942.08 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

2.3 Biological Resources

M-BI-1: To avoid any direct impacts to white-tailed kite, Cooper's hawk, California horned lark, raptor species, or other nesting birds, removal of habitat that may support active nests shall occur outside of the combined breeding season of January 15 to September 15. If removal of habitat must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds within the construction area. The pre-construction survey must be conducted within 10 calendar days of the start of construction and the results submitted to the County for review and approval prior to initiating any construction activities. Nests that are detected within the proposed impact areas shall be flagged and avoided until nesting is completed. The nest shall be monitored to ensure that no nest is removed or disturbed until all young have fledged or the nest is no longer active. Construction activities shall be avoided for a distance of 300 feet around active nests identified within the project impact area.

M-BI-2a: To avoid indirect impacts from demolition and construction noise to breeding or nesting least Bell's vireo, white-tailed kite, yellow-breasted chat, Cooper's hawk, yellow warbler, and raptors within the noise contour greater than 60 dB(A) Leq, which is a distance of up to 500 feet from the project site, grading and other mechanized construction activities that produce noise in excess of 60 dB(A) Leq shall be conducted outside of the combined breeding season of January 15 to September 15 for these species. If construction activities must occur during the

7.0 List Of Mitigation Measures And Environmental Design Considerations

breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting raptors and special status bird species listed above within areas exposed to noise levels greater than 60 dB(A) Leq. The pre-construction survey must be conducted within 10 calendar days of the start of construction and the results submitted to the County for review and approval prior to initiating any construction activities.

- M-BI-2b:** If nesting birds are detected during the pre-construction/pre-demolition survey, noise attenuating measures, such as noise walls or berms shall be used to reduce the level of noise within the habitat to less than 60 dB(A) Leq. A qualified acoustician shall monitor noise weekly during site clearing and monthly during active construction or as applicable based on construction schedule when excessive noise may be produced in order to document that the noise levels are kept below 60 dB(A) Leq.
- M-BI-3a:** Prior to project implementation, preserve 1.2 acres (2:1 ratio) of Diegan coastal sage scrub and 2.2 acres (0.5:1 ratio) of non-native grassland off-site (*Table 2.2-1*), in accordance with mitigation ratios generally accepted by the County for impacts to these types of habitat. Mitigation is proposed to consist of purchase of credits at the Rancho San Diego Mitigation Bank.
- M-BI-3b:** Impacts to coastal sage scrub habitat may be allowed by obtaining a Habitat Loss Permit in accordance with Section 4(d) of the Endangered Species Act. The Section 4(d) Special Rule allows a loss of five percent of coastal sage scrub habitat in any individual subregion during the preparation of a regional NCCP. The wildlife agencies must concur with the Section 4(d) findings prior to allowing the impacts to coastal sage scrub habitat.
- M-BI-4:** Prior to impacts to 0.037 acre (0.04 acre when rounded) of ephemeral drainage under the jurisdiction of ACOE, CDFG and RWQCB, the County shall obtain the following permits prior to impacts to this resource: ACOE 404 permit, RWQCB 401 permit, and CDFG Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The site shall be located within the vicinity of the drainage impact or within the watershed of the San Diego River. A conceptual wetland mitigation plan shall be prepared by the County and approved by the resource agencies as required by the applicable permits.

7.0 List Of Mitigation Measures And Environmental Design Considerations

M-BI-5: Impacts to one coast live oak tree will be mitigated by planting two replacement coast live oak trees. The replacement trees shall be at least 5-gallon size since trees that are of this size have been shown to be healthier and to grow more quickly than trees that are in larger containers. The trees shall be planted within the landscaped areas of the proposed project where it is suitable to include a relatively large tree and shall be monitored for a period of 5 years. If the trees die during the monitoring period, the trees shall be replaced.

2.4 Geology and Soils

M-GE-1: Prior to grading, the County shall ensure that the proposed project's grading plans demonstrate compliance with remediation recommendations in the June 28, 2004 Geotechnical Investigation for the Town Center Specific Plan prepared by Geocon (2004), including but not limited to:

- a) Previously placed fill and alluvium within areas of planned new grading or improvements shall be removed and recompacted.
- b) To provide uniform bearing conditions for support of planned buildings and improvements, the upper 5 feet of Younger and Older Alluvium shall be removed and recompacted.
- c) Finish-grade elevations for building pads shall be designed so that at least 10 feet of properly compacted fill exists above the groundwater to provide a sufficient thickness of non-liquefiable soil.
- d) Prior to placing new fill, the base of overexcavations shall be scarified to a depth of at least 12 inches, heavily moisture conditioned, and compacted. This should result in densification of the upper 2 to 3 feet of existing soil at the base of the excavation. Fill soils may then be placed and compacted in layers to the design finish-grade elevations. The layers shall be no thicker than will allow for adequate bonding and compaction. All fill (including scarified ground surfaces and wall and utility trench backfill) shall be compacted to at least 90 percent of maximum dry density at near-optimum moisture content or slightly above as determined by ASTM D1557-02.

M-GE-2: Implementation of M-GE-1 described above would reduce impacts due to unstable soils to below a level of significance.

2.5 Hazards and Hazardous Materials

- M-HZ-1a** Prior to construction (including demolition), all contractor and subcontractor project personnel shall receive training regarding the appropriate work practices necessary to comply with the applicable environmental laws and regulations, including, without limitation, hazardous materials spill prevention and response measures.
- M-HZ-1b** The construction contractor shall ensure that no hazardous materials shall be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All potentially hazardous material construction waste shall be removed to a hazardous waste facility permitted or otherwise authorized to treat, store, or dispose of such materials.
- M-HZ-1c** A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and implemented by the construction contractor. The plan shall include measures that comply with all applicable laws and regulations to ensure that risks of release of materials through use, transport and disposal of the materials are reduced to the maximum extent practicable. The final plan shall be approved by the County Department of General Services.
- M-HZ-1d** The construction contractor shall ensure that hazardous materials spill kits are maintained onsite for small spills.
- M-HZ-2a** If demolition of existing facilities, grading, construction, or operation of proposed facilities encounter hazardous waste and/or hazardous materials, the County shall ensure compliance with the State of California CCR Title 23 and Title 26 and health and safety regulations as enforced by the San Diego County DEH. Excavated soils appearing to be impacted by hazardous waste or materials shall be characterized, managed and disposed of in accordance with the San Diego County DEH Site Assessment and Mitigation (SAM) manual. This determination can be made by a visual (i.e., stained soil) and/or odor assessment. The San Diego County DEH and RWQCB shall be contacted regarding provisions for possible reuse as backfill of soils impacted by hydrocarbons.
- M-HZ-2b** Due to the potential for residual pesticides to be in the soil on the project site, soil samples shall be collected on the proposed project site prior to construction. Samples shall be analyzed by a certified laboratory for organochlorine pesticides.

7.0 List Of Mitigation Measures And Environmental Design Considerations

The sampling program shall be conducted in accordance with the San Diego County SAM manual. If pesticides above permissible exposure limits for residential uses are detected from the site, a program shall be implemented to properly remediate affected soils in accordance with the County DEH's SAM manual standards.

M-HZ-2c Any septic systems and above ground storage tanks located onsite shall be removed and/or closed under permit and approval of County DEH prior to grading.

M-HZ-3a Prior to the start of demolition and/or construction, an asbestos survey shall be performed by the Department of Environmental Health (DEH), Occupational Health Program (OHP) for all onsite structures that will be disturbed by demolition activities in accordance with County of San Diego Administrative Manual Asbestos Policy 0050-01-9. The survey shall thoroughly inspect the building to be demolished, document the location and types of asbestos found, and shall determine whether any on-site abatement of asbestos containing materials is necessary. If asbestos is located during the survey an abatement work plan shall be prepared by County DEH in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include specifications for the proper removal and disposal of asbestos. County DEH, OHP, or designee will provide project surveillance of the asbestos work activities to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications. Any necessary asbestos sampling and abatement shall be done by a Cal/OSHA certified asbestos consultant/contractor.

In addition, the Air Pollution Control District (APCD) and the California Occupational Safety and Health Administration (Cal/OSHA) have notification requirements pertaining to the disturbance of asbestos containing materials (ACMs). When applicable, these notifications must be made prior to the activity as follows:

- a. 10-day notification to APCD for renovation/demolition activities (Note: These are 10 working days; asbestos activities can start on the 11th day. Working days means Monday through Friday and includes holidays that fall on any of the days Monday through Friday).
- b. 24-hour notification to Cal/OSHA.

7.0 List Of Mitigation Measures And Environmental Design Considerations

M-HZ-3b Prior to the start of demolition, a lead based paint survey shall be performed by a Certified Lead Inspector/Assessor as defined in Title 17, CCR Section 35005 for all onsite structures that will be disturbed by demolition activities in accordance with local, state and federal regulations. The survey shall thoroughly inspect the building to be demolished, document the location and types of lead based paint found, and shall determine whether any on-site abatement of lead based paint is necessary. If lead based paint is located during the survey an abatement work plan shall be prepared by County DEH in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include specifications for the proper removal and disposal of lead based paint. County DEH, OHP, or designee will provide project surveillance of the lead based paint work activities to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications.

M-HZ-4 & 5 Prior to opening Las Colinas, SDSD shall update its BEP to reflect transport, storage, use, and disposal of hazardous materials following construction of the proposed project. These updates shall include the use of chemicals currently used at the LCDF, as well as any new chemicals required to operate the new facility. The updated BEP shall be submitted to the San Diego County DEH. All chemicals would be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (CCR, Title 22, Division 4.5). Also, prior to construction, the State Department of Toxic Substances Control (DTSC) shall be contacted to determine if a DTSC permit is required.

2.6 Hydrology and Water Quality

M-HY-1: The County shall implement Low Impact Development Integrated Management Practices (LID IMPs) to reduce stormwater runoff rates and duration. The LID IMPs shall provide at least a 19.1 percent reduction in stormwater runoff rates to achieve no net increase in flow quantities and rates discharged from the project site. This shall be accomplished by strategic placement of LID IMPs uniformly throughout the project site to mimic the natural flow regime and capture any net increase in runoff through increased infiltration. The following specific LID IMPs shall be considered in the project's final design to meet the 19.1 percent reduction in stormwater runoff:

7.0 List Of Mitigation Measures And Environmental Design Considerations

- Vegetated roof systems
- Infiltration trench/islands/beds
- Vegetated or rock swales/filter strips
- Rain water harvesting (cisterns/rain barrels)
- Bioretention
- Permeable pavement and materials

M-HY-2: The City of Santee has established drainage fees, which are typically collected upon issuance of a building permit for projects within City limits. While the County is not required to obtain a building permit from the City, the County shall pay a fee based on City's development impact fee worksheet. The County shall pay the fee before the start of construction.

ENVIRONMENTAL DESIGN CONSIDERATIONS

2.2 Transportation / Traffic

1. A Traffic Control Plan will be prepared and implemented as part of the proposed project.

2.3 Biological Resources

1. All construction equipment, vehicles, personnel and material staging areas would be located within the proposed LCDF boundary or on adjacent disturbed/developed County-owned land. No construction activities outside the proposed LCDF project site (off-site impacts) are anticipated in association with the proposed LCDF project.

2.4 Geology and Soils

1. A SWPPP will be developed for the proposed project prior to construction that identifies specific BMPs to minimize erosion and control sedimentation. Impacts would therefore be short-term in nature and would be less than significant due to the BMPs incorporated into the project design for construction.
2. Following construction, disturbed soils would be stabilized with vegetation and landscaping which would reduce the erosion potential to less than significant.

2.6 Hydrology and Water Quality

1. Runoff from the project site would be directed to pervious surfaces to the extent possible, including grass lined swales where it would either permeate into the ground or be conveyed as storm water to existing storm water conveyance systems.
2. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented as part of the proposed project.

3.1.1 Aesthetics

1. A landscape plan will be prepared in conformance with the City's Landscaping Guidelines and the guidelines adopted with the Santee Town Center Specific Plan Amendment provided that facility security can be maintained.
2. The project component that will be most visible to passersby -- the facility administration building -- will be designed to complement and "fit in" with the surrounding Town Center development to the greatest extent feasible. While not applicable to this project, the Design Guidelines from the Town Center Specific Plan will be consulted during the design phase of the detention facility's public face and design principles from the Guidelines will be incorporated where feasible. The project has been positioned away from Magnolia Avenue by a minimum of approximately 575 feet and the County seeks to maintain the current low-profile of the existing facility by restricting building heights to two stories.

3.1.3 Air Quality

1. Dust control measures to reduce fugitive dust during construction will be implemented.
2. Utilize recycled, low-carbon, and otherwise climate-friendly building materials such as salvaged and recycled-content materials for building, hard-surface, and non-plant landscaping materials.
3. Minimize, reuse, and recycle construction-related waste.
4. Minimize grading, earthmoving, and other energy-intensive construction practices.
5. Landscape to preserve natural vegetation and maintain watershed integrity.
6. Utilize alternative fuels in construction equipment and require construction equipment to utilize the best available technology to reduce emissions to the extent feasible.

7.0 List Of Mitigation Measures And Environmental Design Considerations

7. For vehicles that will serve the proposed project on a frequent basis (e.g., passenger vehicles, delivery trucks), require use of alternative fuels and measures to maximize fleet efficiency.
8. Implement California Building Energy Efficiency Standards—all buildings in the proposed project will be required to meet Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
9. Encourage use of Modal Use Transit—the proposed project is located near the Santee transit rail station. Transit stops and routes will link the new commercial and residential area to the regional mass transit systems in San Diego County.
10. Utilize Landscaping and Tree Planting—the proposed project requires landscaping throughout the new residential and commercial developments and the planting of shade trees within the new parking lots. This landscaping will provide CO2 uptake.

3.1.5 Noise

1. Construction including demolition activities would occur between the hours of 7 a.m. and 7 p.m. consistent with the City's Noise Ordinance (Chapter 8.12.290 of the City's Municipal Code).

3.1.8 Utilities and Service Systems

1. Demolition materials would be recycled or salvaged in accordance with County ordinances.