
7.0 LIST OF MITIGATION MEASURES

The following proposed mitigation measures would minimize potentially significant environmental impacts resulting from implementation of the Questhaven Project. The significance of impacts following implementation of the proposed mitigation measures are discussed at the end of each section in Chapter 2.0, *Significant Environmental Effects of the Proposed Project*.

7.1 Biological Resources

Mitigation Measures

- M-BIO-1** Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall provide evidence that on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2 acre of non-sensitive communities, and on- and off-site restoration of 5.9 acres (including creation of 21 water holding basins suitable for western spadefoot toad breeding) as shown in Table 7 and on Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental has occurred.
- M-BIO-2** Prior to vegetation clearance and issuance of grading permits, temporary construction limits fencing with sign messaging indicating that the fencing shall not be crossed, shall be installed along the edges of the approved limits of physical disturbance where construction activities adjoin open space preservation areas. The positioning of the fencing shall be verified by a County-approved professional biologist prior to the commencement of ground-disturbing construction activities. The fencing shall be maintained in place over the duration of construction activities unless or until it is replaced with permanent open space fencing or another physical barrier.
- M-BIO-3** Prior to issuance of the first certificate of occupancy, open space fencing and signage shall be installed at the following locations: 1) at the interface of the Project site and the adjacent open space preserve; 2) at the southeast corner of the Project site where the site abuts non-preserve area; 3) at the trailhead entering the preserve from the southwest; and 4) around the off-site preserve area adjacent to an existing trail (refer to Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental for specific locations). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (refer to Figure 2 the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental and have steep slopes with impenetrable vegetation, making fence installation unnecessary and infeasible.
- M-BIO-4** Prior to the issuance building permits, the County shall review the Project’s landscape plans and verify that only non-invasive plant species will be planted on the site (i.e.,

species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).

- M-BIO-5** The Project's homeowners association (HOA) CC&Rs shall require that 1) landscaping is prohibited from including species listed Moderate or High on the California Invasive Plant Council Inventory; and 2) all domestic cats are required to remain indoors. The HOA shall be responsible for providing information to residents to protect the adjacent open space preserve as the need arises. A copy of the CC&Rs shall be provided to the County for verification prior to issuance of the first certificate of occupancy.
- M-BIO-6** Prior to issuance of grading permits, the Project Applicant shall obtain the appropriate permits/approvals from the regulatory agencies, including the CDFW and RWQCB for impacts to the jurisdictional non-wetland water of the State.
- M-BIO-7** Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall translocate Orcutt's brodiaea corms from within the Project impact footprint to suitable habitat within the on-site preserve in accordance with a County-, CDFW-, and USFWS-approved translocation plan.
- M-BIO-8** If clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.

7.2 Cultural Resources

Mitigation Measures

M-CR-1: Prior to issuance of grading permits, the Project applicant shall enter into a Treatment Agreement and Preservation Plan with consulting tribe(s) and implement an Archaeological and Tribal Monitoring Program during earth disturbing activities. The Treatment Agreement and Preservation Plan and Archeological and Tribal Monitoring Program shall be provided to the County Archeologist for review and approval prior to issuance of the grading permit.

7.3 Noise

Mitigation Measures

M-N-1 Prior to the issuance of each residential building permit, the County shall review the proposed locations of HVAC units. For HVAC units located less than 35 feet from the nearest property line, a three-sided barrier blocking the line of sight to adjacent properties shall be required. The barrier, if required, shall have a minimum height of 5.5 feet or be 1.75 times the height of the HVAC units and shall be constructed of materials with a minimum weight of 2 pounds per square foot. The barrier shall be solid with no holes, perforations, or gaps.

M-N-2 Residential lots proposed within 400 feet of the San Elijo Road right-of-way (Lots 1 through 6 and 15 through 18 of Tentative Map 5643) shall have “noise protection easements” to mitigate vehicular noise levels from San Elijo Road. Such easements shall be shown on the final map or subsequent implementing tentative map, as applicable. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 CNEL within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f, the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement of 60 CNEL within the minimum exterior use areas. The County shall require that the noise attenuation measures be installed and be verified as effective in meeting the 60 CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.

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- M-N-3** To achieve interior noise levels at or below 45 CNEL in a windows closed condition, all homes shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC) rating of 27. The County shall verify that these features will be installed as part of the building permit plan check process.
- M-N-4** Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent EdenPark property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the EdenPark property, which occurs to the immediate east of the Project site's northeastern boundary.
- a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the EdenPark facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between EdenPark and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.

7.4 Transportation and Traffic

Mitigation Measures

- M-TRANS-1** Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration. Additionally, prior to issuance of the first certificate of occupancy, the north leg of the intersection (Melrose Drive) shall be restriped to accommodate southbound dual left-turn lanes and a shared through-right lane. A striping plan shall be prepared to the satisfaction of the City Engineer.
- M-TRANS-2** Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to install a traffic signal at the intersection of Streete "E" and San Elijo Road. Additionally, prior to issuance of the first certificate of occupancy, the south leg of the

intersection (Street “E”) shall be reconfigured to include dual left-turn lanes and an exclusive right turn lane.

VMT

M-TRANS-3 The Project Applicant shall encourage reduction in VMT by: 1) providing end of trip bicycle facilities by providing a short term bicycle rack at neighborhood park; and 2) implementing commute trip reduction marketing by requiring the HOA to provide marketing materials to residents encouraging carpooling among residents of the community. The Project’s homeowner’s association (HOA) shall be responsible for providing information to residents about the benefits of VMT reduction as the need arises. A copy of the covenants, conditions, and restrictions (CC&Rs) shall be provided to the County prior to issuance of the first certificate of occupancy.