

(R-91-200)

RESOLUTION NUMBER R- 276507

ADOPTED ON SEP 11 1990

WHEREAS, The Fieldstone Company submitted an application to the Planning Department for CDP/PRD Permit No. 89-0892 and Rezone Case No. 89-0892; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on SEP 11 1990,
and

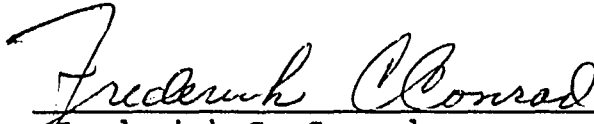
WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report DEP No. 89-0892;
NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in ENVIRONMENTAL IMPACT REPORT DEP NO. 89-0892, in connection with the Canyon Country West Units 1 and 2 project and Rezone Case No. 89-0892, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body

in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Deputy City Attorney

FCC:lc
July 27, 1990
Or.Dept:Plan.
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Environmental
Quality
Division

236-5775

Environmental Impact Report

DEP No. 89-0892
SCH No. 89010138

SUBJECT: Canyon Country West Units 1 and 2. VESTING TENTATIVE MAP (No. 89-0892), AMENDMENT to PLANNED RESIDENTIAL DEVELOPMENT (PRD) PERMIT, COASTAL DEVELOPMENT PERMIT and REZONE for the development of 354 single-family dwelling units on 152 acres within Units 1 and 2 of the Canyon Country project. Previous approval allowed 510 residential units (394 multi-family units and 116 single-family units). The rezone is required for 15.6 acres of the project site, for 34 of the units. Located on the north and south sides of Calle Cristobal at the eastern end of Lopez Ridge in the Mira Mesa Community Plan area (portion of Canyon Country Units 3 and 12, Map Nos. 12236 and 11761; portion of Parcel 2, Map No. 12882; portion of Parcels 1, 2 and 3, Map No. 13065). Applicant: The Fieldstone Company.

CONCLUSIONS:

Measures have been incorporated into project design or mitigation measures have been incorporated into the proposed project (or been included as conditions of the permits as part of a Mitigation Monitoring and Reporting Program) to adequately address impacts concerning landform alteration/visual quality, biological resources, erosion/water quality, public safety/brush management and paleontological resources. With the incorporation of the following measures into the permits, no significant impacts would result from the development of the proposed project.

MITIGATION MEASURES INCORPORATED INTO THE PROJECT:

Landform Alteration/Visual Quality

As a majority of the site has been previously graded, the only potential impacts under landform alteration/visual quality would occur with implementation of the brush management plan. Measures incorporated into the brush management plan to reduce or eliminate the potential impacts include:

- Maintenance of the brush management plan by a homeowners association rather than individual ownership.
- Selective thinning, rather than clearing, in Zones 2 and 3 of the brush management plan, to reduce the visual impacts.

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- The brush management plan and landscape plan would provide revegetation for graded areas. An extended maintenance program is also provided to ensure satisfactory establishment of the revegetated areas.

Biological Resources

Measures incorporated into the project design to eliminate potential impacts to biology include placement of 35.5 acres in an open space easement to be maintained by a homeowner's association in addition to the dedication of 23.4 acres of open space (20.7 acres has been previously dedicated to the City as open space with the approved project).

The following would be included in the Mitigation Monitoring and Reporting Program as a condition of the planned residential development:

- Prior to the issuance of building permits, the landscape plan and brush management plan would be implemented.
- Prior to the issuance of occupancy permits, a field inspection shall be made by the Planning Department staff to ensure that the brush management plan has been satisfactorily implemented. Maintenance of the vegetated areas shall be the responsibility of the homeowner's association. Field checks every year shall be made by the Planning Department staff to ensure compliance with the ongoing maintenance.

Implementation of the following mitigation measures will reduce impacts to summer-holly to below a level of significance:

- Each summer-holly plant within brush management Zones 2 and 3 shall be flagged by a qualified biologist and a five-foot buffer shall be established around each plant. Groupings shall not exceed 400 square feet in Zone 2 to ensure compliance with the brush management plan.
- A qualified biologist shall be on-site to ensure pruning will not take place inside the five-foot buffer areas.

Erosion/Water Quality

The following measures have been incorporated into project design, or included as conditions of the permit:

- Hydroseeding of all exposed slopes following grading.
- Use of sandbagging, hay bales and/or temporary desilting structures on all flat-graded areas.

- Routing of water through ditches to collection points or drain inlets. Control of runoff across cut and fill slopes with diversion devices.
- Selective thinning, rather than clearing or grubbing, in Zones 2 and 3 of the brush management plan.
- Payment of a fee to Los Penasquitos Lagoon Enhancement Fund, of 1/2 cent/square-foot for all areas of the site to be graded and 3 cents/square-foot for all impervious surfaces created by the finished development.

Public Safety/Brush Management

- Implementation of the brush management plan as incorporated into the project design.

Paleontological Resources

The following measures shall be included as conditions of the tentative map:

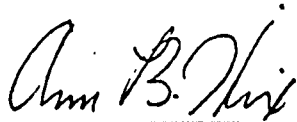
- Prior to issuance of a grading permit, the project developer(s) would present a letter to the City of San Diego indicating that a qualified paleontologist has been retained as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.
- A qualified paleontologist would be at the pregrade meeting to consult with the grading and excavation contractors.
- A paleontological monitor would be on-site at all times during the original cutting of previously undisturbed sediments to inspect cuts for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor would work under the direction of a qualified paleontologist.
- The paleontologist (or paleontological monitor) would be granted authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Recovery of specific fossils may involve extensive cleaning, repair, sorting and preparation prior to actual removal from the site. In exceptionally fossiliferous areas, recovery may also require screen washing to recover micro-vertebrate remains.
- Collected and prepared fossils would be deposited in a scientific institution with paleontological collections and professional staff, such as the San Diego Natural History Museum.

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- A written monitoring report shall be submitted to the City of San Diego.

PROJECT ALTERNATIVES

All of the impacts identified would be mitigated to a level less than significant by mitigation measures incorporated into the project or by conditions placed on the TM or PRD permits. The No Project alternative would retain the graded site with the potential for construction of 510 dwelling units (under the approved plan). This alternative would avoid the potential environmental impacts identified in the EIR, yet would result in other impacts (traffic; air quality). The Redesigned Site Plan alternative would address a modified site plan of 262 dwelling units which would allow the brush management zones to be included with the limits of previously approved grading. Under this alternative, impacts concerning landform alteration/visual quality, biology and erosion/water quality would be eliminated.



Ann Hix, Principal Planner
City Planning Department

1/25/90

Date of Draft Report

4/16/90

Date of Final Report

Analyst: Jacques

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SEP 11 1990

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Linda Sugan*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-276507** Adopted **SEP 11 1990**

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CITY CLERK'S OFFICE

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