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RESOLUTION NUMBER R-_____

ADOPTED ON APR 16 1991

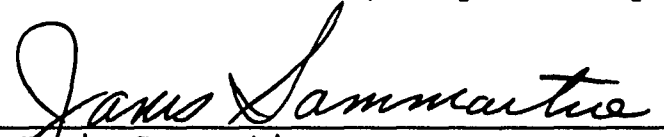
BE IT RESOLVED, by the Council of The City of San Diego, that it be, and it is hereby certified, that the information contained in the ENVIRONMENTAL IMPACT REPORT, DEP 90-0898, in connection with Lago Dorado Boulevard and Scripps Ranch Boulevard, Vesting Tentative Map and Planned Residential Development Permit, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and that said Report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code section 21081, the City Council hereby adopts the findings made with respect to the feasibility of the mitigating measures, project alternatives, the statements of overriding considerations and the Mitigation Monitoring and Reporting Program contained within

ENVIRONMENTAL IMPACT REPORT DEP No. 90-0898, on file in the
office of the City Clerk and attached to this resolution.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino
Deputy City Attorney

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CANDIDATE FINDINGS
FOR THE
PLANNED RESIDENTIAL DEVELOPMENT/
HILLSIDE REVIEW PERMIT,
VESTING TENTATIVE MAP,
COMMUNITY PLAN AMENDMENT, AND REZONE
FOR SCRIPPS RANCH NORTH PHASE 3

The following findings are made relative to the conclusions of the final Supplemental Environmental Impact Report (SEIR) for the Vesting Tentative Map (VTM), Planned Residential Development/Hillside Review (PRD/HR) permit, Community Plan Amendment (CPA) and Rezone for Scripps Ranch North Phase 3, in the City of San Diego (DEP No. 90-0898). These findings are also made in conjunction with the EIR for the 1987 Miramar Ranch North Community Plan Amendment (DEP No. 85-0100). The 423-acre project area comprises Phase 3 of the applicant's larger Scripps Ranch North ownership in the Miramar Ranch North Community Planning Area.

The project involves the development of 822 residential units, a 6-acre lakeshore park and 179.5 acres of open space.

These findings are made pursuant to Section 21081 of the California Public Resources Code and Sections 15091 and 15093 of the State CEQA Guidelines.

FINDINGS

A. The Decisionmaker, having reviewed and considered the information contained in the final SEIR for the project and the public record, finds, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, that changes or alterations have been required in, or incorporated into, the project that substantially lessen the significant environmental effects thereof as identified in the final SEIR with respect to (1) landform alteration/visual quality, (2) biology, (3) noise, (4) water quality, and (5) geology. Specifically:

1. Landform Alteration/Visual Quality

Subsequent to the submittal of the VTM, PRD/HR permit application, CPA, and Rezone for Scripps Ranch North Phase 3 and during the public review period for the Draft SEIR changes or alterations were incorporated into the project that will substantially lessen the landform alteration/visual quality impacts identified in the Draft SEIR. These changes and alterations retain, to the extent possible, the existing landform and visually enhance the residential development visible from Miramar Lake. The changes or alterations will result in terraced development with landscaped, sloped open space separating the terraces. For all of Phase III, the total grading

will be reduced by approximately 500,000 cubic yards; slopes will be rounded and contoured, both horizontally and vertically, to blend with the native terrain. The project, as revised, will include 840 single and multi family residential units. Although open space will be reduced by approximately 5 acres from the originally proposed project, the total open space acreage will remain substantially greater than the amount called for in the Conceptual Grading Plan in the Miramar Ranch North Community Plan.

Listed below are descriptions of specific revisions made to the proposed project within individual units:

Unit 1. The central area of Unit 1 will be raised in grade and any landform alteration will follow more closely the existing topography. The lakeshore park within Unit 1 will be reconfigured to reduce the visual impacts of grading within the prescribed Miramar Lake viewshed.

Unit 2. The grading in Unit 2 will be terraced to provide for vertical grading relief. The streets and lots will be reconfigured to reflect the natural landform. In so doing, three visual breaks will be created between residential rows of units above Miramar Lake.

Unit 3. To further shield the development in Unit 3 from the prescribed Miramar Lake viewshed, a berm will be created as an extension of the existing ridgeline. Additionally, the pad area will be raised in elevation, adjacent to Scripps Ranch Boulevard.

Unit 4. The entire area of Unit 4 will be lowered in elevation to conserve, and not obliterate, the ridge-canyon relationship of the existing topography.

Units 5 and 7. To better maintain the existing ridge-canyon relationship, the grading for these areas will be reduced and lots will be terraced. The streets will more closely follow existing contours.

Unit 6. The grade for the entire area of Unit 6 will be raised in elevation to follow more closely the existing topography. The streets will have steeper grades to better replicate the existing contours.

Scripps Ranch Boulevard. Scripps Ranch Boulevard will be shifted both vertically and horizontally to reduce the height of slope banks and volume of grading. Additionally, near Spring Canyon Road, a view area to the

north will be created. This will be accomplished by eliminating the manufactured slope adjacent to the road.

These revisions to the Scripps Ranch North Phase 3 project design will substantially lessen the landform alteration/visual quality impacts identified in the Final SEIR.

2. Biology

The following design measures will partially reduce the impacts to biological resources, but not to below a level of significance:

- a. Forty-five acres of Diegan coastal sage scrub, 46 acres of southern mixed chaparral, 27 acres of chamise chaparral, and 23 acres of grassland shall be permanently incorporated in natural open space.
- b. Brush management within Zones 2 and 3 shall be accomplished by hand clearing. The Del Mar manzanita plants within the area to be handcleared (Zones 2 and 3) shall be flagged by a certified biologist and clearing crews shall be instructed not to disturb these plants.
- c. A vernal pool survey shall be conducted to determine if vernal pools are present.

3. Noise

The applicant has agreed to construct noise barriers or provide building setbacks consistent with the recommendations in the final SEIR for Scripps Ranch Boulevard and Spring Canyon Road. These measures are listed below and will reduce the noise impacts to below a level of significance:

- a. Along Scripps Ranch Boulevard, in the area proposed for multi-family residential dwellings (Unit 3), a four-foot earthen berm or five-foot solid masonry wall or a combination of berm and wall of at least 5 feet in height will be built along the right-of-way of those areas at the grade of Scripps Ranch Boulevard. Construction of either of these barriers will reduce noise levels to ground-floor receptors to below 65 dBA. A minimum 50-foot building setback, instead of a noise barrier, could be maintained in those areas at grade with Scripps Ranch Boulevard. Use of the 50-foot setback will ensure that noise levels are 65 dBA or below at ground-floor and higher receptors.

- b. In the area proposed for the lakeshore park, a four-foot earthen berm or five-foot solid masonry wall will be built along the right-of-way of Scripps Ranch Boulevard from the proposed park entrance to the cut slope at the western end of the park.
- c. In Unit 1, on lots 1 through 3, lot 48, and lots 53 through 55, construct a minimum five-foot solid masonry noise wall. The wall should be located along the top of the slope at a minimum of five feet above pad elevation.

The setbacks and barriers discussed above would be adequate to mitigate first-floor noise levels on the above-mentioned single-family residential lots. Second-floor exterior noise levels on lots 1 through 9, 40 through 42, 45 through 48, and 53 through 55 would be in excess of the 65 dBA standard. Barrier mitigation for second-floor receptors would require walls too high to be practical. Second-floor noise mitigation should be accomplished with construction techniques, insulated glass windows, and forced air circulation to ensure that interior noise levels in units on these lots are 45 dBA or less.

- d. Along Spring Canyon Road, in Unit 2, on lots 1 through 8, and 74 through 76, construct a minimum five-foot solid masonry noise wall. The wall should be located along the top of the slope for those lots above the grade of the roadway, and along the right-of-way of the roadway for those lots below road grade.

The barriers discussed above would be adequate to mitigate first floor noise levels only. Reduction of exterior noise levels to below 65 dBA Ldn for second-story receptors on lots 1 through 8 and 74 through 76 would require a minimum building setback of 35 feet from the lot line. If a 35-foot building setback is not feasible on these lots, then second-story noise mitigation should be accomplished with construction techniques, insulated glass windows, and forced air circulation to ensure that interior noise levels in units built in these lots are 45 dBA or less.

4. Water Quality

The following measures would reduce the water quality impacts to below a level of significance:

- a. The final grading and improvement plans shall incorporate standard runoff and erosion control procedures to be utilized during all phases of the project development. A plan shall be prepared and submitted concurrently with subdivision improvement plans, where such development is proposed to be developed on land that would be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to ensure that there would be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site. Runoff control shall be accomplished by establishing on-site or at suitable nearby locations, catchment basins, detention basins and siltation traps along with energy dissipating measures at the terminus of storm drains or other similar means of equal or greater effectiveness.
- b. The grading plan shall incorporate a maintenance program for erosion and runoff control measures which shall be approved by the City Engineer and Planning Department. The erosion and runoff control measures shall be designed and bonded prior to recordation of the final map. Erosion control measures shall be implemented prior to acceptance of the grading and public improvements by the City. A homeowner's association shall be responsible for the specified maintenance program and shall maintain records of the maintenance.
- c. Sedimentation basins, desilting basins, or silt traps shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development.
- d. Measures that reduce the amount of hydrophilic vegetation used in landscaping would also reduce water runoff. These measures include the incorporation of drought-tolerant and native species in final landscape plans for the project.

5. Geology

Compliance with the complete list of recommendations in the geology technical report for grading, slope stability, cut and fill slopes, and drainage in the geology technical report will reduce the geology impacts to below a level of significance. Several of these measures are listed below:

- a. Prior to grading, the owner or developer, grading contractor, and engineers shall meet at the site and consider the site conditions, the geotechnical recommendations, and the grading plans.
- b. The soil engineer and engineering geologist should verify the grading plans compliance with the recommendations of the geotechnical report and determine the need for additional comments, recommendations, and/or analysis.
- c. Due to the unconsolidated nature and medium to high expansive potential of the surficial topsoil, complete removal and selective placement in deeper fills will be required.
- d. Overblasting of cut slopes should be avoided. Loose rocks and blasting debris should be removed from the face of finish graded cut slopes.

B. The Decisionmaker, having reviewed and considered the information contained in the final SEIR for the project and the public record, finds that there are no changes or alterations to the project, which avoid or substantially lessen the significant environmental impacts that are within the responsibility and jurisdiction of another public agency.

C. The Decisionmaker, having reviewed and considered the information contained in the final SEIR for the project, the administrative record, and the public record, finds there are specific economic, social, or other considerations which make infeasible the mitigation measures and project alternatives identified in the final SEIR.

1. Mitigation Measures

The EIR concluded that the preservation of 130 to 150 acres of biologically compatible land, on- or off-site, would be required to mitigate significant biological impacts to a level below significance. This mitigation measure is considered infeasible from an economic perspective because of the enormous cost associated with the developer-financed improvements required by the adopted Miramar Ranch North Public Facilities Financing Plan (PFFP) and the Miramar Ranch North Community Plan.

The expenditure of additional funds for the acquisition of 130 to 150 acres of biologically compatible land was not anticipated or considered in development of the PFFP. This amount of acreage is also not available on-site

because changes or alterations have been made to the project through revised grading which terraces development to blend with native terrain. The changes or alterations, as specified in finding A.1. above, have been incorporated into the project and will substantially lessen the significant environmental effects identified in the SEIR with respect to land form alteration and visual quality.

Funds required to purchase off-site land for biology mitigation would preclude the completion of the regional public facilities or require a reduction in the amount of regional facilities provided by the applicant. The economic balance between the cost of constructing the regional infrastructure improvements and the ability of the projects to carry those costs would be inalterably impaired.

The PFFP requires that the applicant construct regional related public facilities; the cost of which are currently estimated at approximately \$70 million. The PFFP represents a balance between the provision of needed regional infrastructure improvements and the financial ability of the project applicant to carry those costs. Table 3 in the PFFP identifies the capital improvement projects and estimated costs that will be required during the development of Miramar Ranch North. Because the financing of these needed regional facilities cannot be funded by the City of San Diego, the proposed private development of Phases 1, 2, and 3 of Scripps Ranch North must be of sufficient magnitude to be capable of financially supporting the construction of the regional improvements. Therefore, this mitigation measure is economically infeasible.

2. Alternative A, No Project

The No Project Alternative would not entirely reduce the potential for significant landform alteration/visual quality and biology impacts.

The No Project Alternative would not be consistent with the Miramar Ranch North Community Plan in that it would not provide a medium-density residential community. The No Project Alternative would be inconsistent with the PFFP because facilities needed for Phase 1 and 2 would not be entirely completed. It would also result in the owner of the land paying property taxes and carrying costs of the land without any economic return on the land. Other expenditures on the land, such as brush management and maintenance, would be required whether or not the land is developed. Therefore, this alternative is not economically feasible.

3. Alternative B, Alternative Project Design

The Alternative Project Design (draft SEIR, page 84) could reduce the landform alteration/visual quality and biology impacts. It would increase the amount of open space and reduce landform alteration/visual quality, drainage, and biological impact.

Under this conceptual alternative, Units 4 through 7 would be accessed from Spring Canyon Road. The project-proposed connections for these units to Scripps Ranch Boulevard would be eliminated. The provision for an eastern access to Spring Canyon Road for these units would require grading into the special open space preserve. In order to proceed with these changes, a Community Plan Amendment would be required because these features are inconsistent with the adopted Community Plan. These modifications to the project-proposed street circulation would entail a substantial reduction in the number of dwelling for Units 4 through 7 in order not to exceed roadway design capacities for volumes of traffic. This loss of units and the associated required Community Plan Amendment would be economically infeasible.

4. Alternative C, Reduced Grading Alternative

The Reduced Grading Alternative would reduce landform alteration/visual quality and biology impacts. This alternative would redesign the project layout to reduce the removal of ridgelines and prominent high points. Residential lots would be clustered under this alternative to break up and create views from the road system between groups of units, protecting visually significant portions of existing landform. This could be accomplished without a loss in the number of units (Draft EIR, page 85).

This alternative is not considered feasible for reasons concerning the economics of developing the entire Scripps Ranch North property and the provision of required public facilities cited in the Miramar Ranch North Community Plan.

The redesign of the entire Phase 3 project area as envisioned by this alternative would significantly increase the cost for streets (15 percent street grades would require concrete for paving rather than asphalt) and foundations (split-level foundations are more expensive than concrete slabs built on a grade), and would also create the need for retaining walls. Using these types of construction techniques would increase

construction costs. In addition, the step-down type of building described in this alternative would decrease the marketable value per unit. These economic considerations would make it impossible for the project to cover the costs of building the project and regional infrastructure improvements.

Furthermore, changes or alterations, as set forth in finding A.1. above, have been incorporated into the project that will substantially lessen the significant environmental effects as identified in the SEIR with respect to land form alterations and visual quality.

5. Alternative D, Community Plan Alternative

This alternative would provide approximately 60 to 70 fewer acres of open space than the proposed project, a corresponding greater number of residential units and a more southerly alignment of Scripps Ranch Boulevard. A drainage interceptor ditch traversing the slope above the lake is also included in the community plan to capture and divert future urban runoff.

This alternative would result in significant visual quality impacts to the Miramar Lake viewshed by allowing industrial development in the southwest portion of the project's site and by placing Scripps Ranch Boulevard wholly within the lake's viewshed. Extensive landform alteration and the creation of several major manufactured slopes would be required, resulting in greater landform alteration and visual quality impacts than with the proposed project. Implementation of this alternative would likely result in a greater magnitude of site disturbance and impacts to sensitive resources.

The State CEQA Guidelines state "The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance . . ." This alternative does not meet the intent of CEQA for an alternative, to lessen impacts, and would create greater impacts.

6. Alternative E, Off-Site Alternative

Several off-site alternative locations were analyzed to identify a location which would have few or no environmental constraints and would lessen the identified impacts of the proposed project site. The location of these sites was confined to the City of San Diego and areas with large undeveloped acreage. A discussion of these areas is provided below:

- a. Rancho Penasquitos/Black Mountain Ranch. This area is designated Future Urbanizing in the General Plan. The City Council has recently restricted this area to a density no greater than one dwelling unit per four acres. Therefore, this area was considered undevelopable and infeasible as an alternative site.
- b. Tia Juana River Valley. Most of the area within the Tia Juana River Valley Plan is designated for agriculture and commercial recreation use. Implementation of the proposed project within this area would require a community plan amendment and a rezone. This area is being actively planned for a regional park and is being considered as an alternative site for a national and international sewage treatment plant and a water reclamation plant. For these reasons, this area is not considered feasible as an alternative location.
- c. Miramar Ranch North Community Planning Area. Land north of the proposed project area is being planned for Phase 1 of Scripps Ranch North. This development has been approved. Land northwest and west of the project site has been approved for Scripps Highlands and Scripps Midlands projects. The area to the northeast and east of the project site has been approved for Phase 2 of the Scripps Ranch North project. Due to the advanced planning and approved projects, these areas are not considered feasible as alternative sites.
- d. North City West Community Planning Area. This alternative site is located in Neighborhood 8A of this community planning area. Implementation of the project on this site would require a General Plan Amendment, a Community Plan Amendment, and approval of a PRD permit and a tentative map. Development of this site would likely result in significant impacts to biological resources, landform alteration/visual quality erosion, sedimentation, urban runoff, and land use incompatibility impacts. This alternative site would not lessen environmental impacts.
- e. Otay Mesa - Otay Mesa Development District. Several parcels of sufficient size are located in this area. However, much of the residential-designated areas are approved for development. The South Palm Precise Plan area currently has a development proposed for the area, but not approved. Implementation of the project on this site would

likely result in significant biological impacts.

A second site is located within the Otay Mesa Development District. The surrounding area is primarily rural, but is being developed with industrial uses. Use of this site would require a General Plan Amendment, a Community Plan Amendment, and an amendment to the OMDD, a rezone from industrial to residential, and approval of a planned residential development permit and a tentative map. Land use conflicts would occur with this site. Potential impacts to vernal pools could occur, as well as potential cultural resource impacts. Noise impacts could result from adjacent industrial land uses.

Use of this site may lessen landform alteration impacts and result in different biological impacts, but overall impacts would likely be greater than with the proposed project site. This alternative site would not lessen overall environmental impacts.

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STATEMENT OF OVERRIDING CONSIDERATIONS

The Decisionmaker, pursuant to the CEQA Guidelines, after balancing the benefits of the proposed project against the unavoidable environmental effects which remain notwithstanding the mitigation measures and alternatives described above, determines that such remaining environmental effects are acceptable due to the following:

1. Scripps Ranch North Phase 3 is one of three phases of the Scripps Ranch North Project. Scripps Ranch North Phase 3 is retaining approximately 175 acres in open space constituting approximately 42% of the 423 acre Scripps Ranch North Phase 3 project area.
2. The private development in Scripps Ranch North Phase 3 will generate revenue necessary for the financing of a significant portion of the major infrastructure improvements in Scripps Ranch North. Table 3 in the Public Facilities Financing Plan (page 17) identifies the capital improvement projects and estimated costs that will be required during the development of Scripps Ranch North. The estimated cost of the regional improvements totals approximately \$70 million dollars. The developer of Scripps Ranch North is committing funds to finance the following improvements, and is also causing the construction of these improvements to occur at an earlier time than the improvements otherwise would be installed:
 - a. Transportation improvements at the I-15/Mercy interchange (underpass widening and interchange modifications).
 - b. Various roadway improvements to Circulation Element roads at Scripps Ranch Boulevard, Scripps North Parkway (Alternative 8A), and Spring Canyon Road.
 - c. Utilities improvements to the water distribution system (reservoir access road, pump station expansion, and water reservoir) and sewer system.
 - d. Community facilities (parks, fire and library contributions).
3. The City of Poway eliminated a freeway segment of State Route 125 through its jurisdiction and approved the 2,000-acre South Poway Planned Community, which will generate approximately 120,000 ADT, necessitating changes in the regional transportation plan. Due to these changes by the City of Poway, there is an immediate need for the completion of a freeway connection via Scripps North Parkway (Alternative 8A) eastward from I-15 to Poway. Besides serving the needs of the Miramar Ranch North community, the completion of Scripps North

Parkway (Alternative 8A) between Poway and I-15 will provide needed alternate freeway access points for the subregion. At the present time, freeway access for Poway and the Sabre Springs community is at Poway Road; and for Scripps Miramar Ranch, access is at Mira Mesa Boulevard, Carroll Canyon Road, and Pomerado Road. Completion of the extension of the Scripps North Parkway (Alternative 8A) through Scripps Ranch North will provide a new freeway access for the City of Poway, thus relieving pressure on Poway Road. Completion of Spring Canyon Road and Scripps Ranch Boulevard will also improve circulation to Mira Mesa Boulevard at I-15, to the benefit of Poway and the neighborhoods in Scripps Ranch. These benefits to the subregional circulation system that will be provided by the applicant are an overriding consideration which outweighs the unavoidable adverse environmental effects of the project.

4. Scripps Ranch North Phases 1, 2, and 3 represents a balance between the provision of the regional infrastructure improvements and the financial ability of the project applicants to carry those costs. Because the financing of the above public facilities cannot be dependent upon funding by the City of San Diego, the proposed private development of Phase 1, 2, and 3 of Scripps Ranch North must be such to financially support the timely implementation of the critical regional improvements.
5. The Miramar Ranch North roadway network as well as the capital improvement projects relating to the Mercy Interchange, community parks, library contributions, mass transit fees, fire facilities and water and sewer facilities will benefit not only Miramar Ranch North but also the surrounding communities.

For these reasons, on balance, the decisionmaker finds that there are planning, social and economic considerations resulting from this project that serve to override and outweigh the project's unavoidable significant environmental effects and, thus, that the adverse environmental effects are considered acceptable.

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**MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE
SCRIPPS RANCH NORTH PHASE 3 PROJECT**

The California Environmental Quality Act (CEQA) requires that a Mitigation Monitoring and Reporting Program be adopted upon certification of an Environmental Impact Report (EIR) in order to ensure that the mitigation measures are carried out. The Mitigation Monitoring and Reporting Program should specify the entity responsible for monitoring the program, what the mitigation is, and when in the process it should be accomplished.

The City of San Diego will be responsible for ensuring that the mitigation is completed for the Scripps Ranch North Phase 3 project. The following is a brief description of the mitigation monitoring and reporting program to be completed for this project.

A. LANDFORM ALTERATION/VISUAL QUALITY

Mitigation

The proposed project would result in significant adverse landform alteration and visual quality impacts. Partial mitigation, though not below a level of significance, would be afforded by the landscaping program which has been incorporated into the project design.

Mitigation of the landform alteration and visual quality impacts would be achieved by the implementation of the revised project design which has been completed by the applicant during the public review period for the Draft EIR. This redesign would modify the grading for the project and would mitigate and avoid the significant landform alteration/visual quality impacts. This alternative proposed by the applicant would retain, to the extent possible, the existing project site landform, and would visually enhance the residential development visible from Miramar Lake set forth under the Hillside Review Guidelines. It would terrace development and maintain landscaped, sloped open space between the terraces. From an overall perspective, the total grading will be reduced by approximately 500,000 cubic yards; slopes will be blended, rounded, and contoured, both horizontally and vertically, to blend with the native terrain.

Mitigation Monitoring

Implementation of the landscape plan are part of the proposed project and shall be a condition of the tentative map. Written notification to the Planning Director shall be required which certifies that the landscaping has been installed in substantial conformance with the approved plans. Written notification to the Planning Director shall also be required certifying that the initial brush management selective clearing process has been accomplished in accordance with the Planned Residential Development (PRD) requirements. These processes shall be seen as satisfying the provisions of Assembly Bill 3180.

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SCRIPPS RANCH NORTH PHASE 3 PROJECT**

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shall be accomplished by establishing on-site or at suitable nearby locations, catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains or other similar means of equal or greater effectiveness.

The grading plan shall incorporate a maintenance program for erosion and runoff control measures which shall be approved by the City Engineer and Planning Department. The erosion and runoff control measures shall be designed and bonded prior to recordation of the final map; erosion control measures shall be implemented prior to acceptance of the grading plan and public improvements by the City. The property owner's association shall be responsible for the specified maintenance program and shall maintain records of the maintenance.

Sediment basins, desilting basins, or silt traps shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development.

Measures that reduce the amount of hydrophilic vegetation used in landscaping would also reduce water runoff. These measures include the incorporation of drought-tolerant species in final landscape plans for the project.

Mitigation Monitoring

The above measures shall be noted on grading plans. Prior to the issuance of grading permits, the Planning Department shall review plans to ensure the notation has been provided. In conformance with the provisions of Assembly Bill 3180, the applicant shall retain a soils engineer to monitor the grading, construction, and revegetation of the project and submit in writing to the City Engineer and the Planning Department, certification that the project has complied with the required notes on the grading plans addressing erosion/ urban runoff controls.

E. GEOLOGY

Mitigation

The geotechnical report recommends numerous measures that would reduce the potential geologic impacts to below a level of significance. Several of the measures discussed are listed below. A complete list of recommendations for grading, slope stability, cut and fill slopes, and drainage can be found in Appendix F, pages 17-38. The project shall implement these recommendations and/or those recommendations of subsequent geotechnical studies.

- a. Prior to grading, the owner or developer, grading contractor, and engineers should meet at the site to discuss geotechnical recommendations and grading plans.
- b. The soil engineer and engineering geologist should verify the grading plans compliance with the recommendations of this report and determine the need for additional comments, recommendations, and/or analysis.

B. BIOLOGY

Mitigation

The following mitigation measures and monitoring program would partially reduce impacts to biological resources from project grading and the brush management program, but not to below a level of significance:

- a. Forty-five acres of Diegan coastal sage scrub, 46 acres of southern mixed chaparral, 27 acres of chamise chaparral, and 23 acres of grassland shall be permanently incorporated in natural open space.
- b. Brush management within zones 2 and 3 shall be accomplished by hand clearing. Individuals of Del Mar manzanita and coast spicebush within the area to be hand cleared (zones 2 and 3) shall be flagged by a certified biologist and clearing crews shall be instructed not to disturb these plants.

Significant impacts to biological resources would not be mitigated to below a level of significance by these measures.

Because potential habitat is present for the federal Category 2 candidate, state endangered San Diego thornmint, the federal Category 2 candidate San Diego goldenstar, and several other spring-blooming ephemerals, a spring survey may be necessary to determine their occurrence on-site. These species are found primarily in grassland habitat, which would be reduced by only 8.5 acres by the proposed development and brush management zones. Hence, even if detected, there is a greater likelihood that they would be found in proposed open space than within the area proposed for development.

Mima mound topography on-site indicates the potential presence of a small vernal pool community. However, because the present survey was conducted during the fall, floral indicators of vernal pool habitat were not evident. Determination of the existence of vernal pools on-site would require an additional survey in late winter or early spring. The potential vernal pool habitat is located partially within the proposed grading area. The approximately one-acre site is situated half on- and half off-site. In the event that vernal pools are discovered, mitigation would be required.

The vesting tentative map shall include the following conditions:

- a. A survey shall be conducted during winter 1990 or spring 1991 to determine if vernal pools are present.
- b. In the event that pools are found, the design of the adjacent fill slope shall be modified, if necessary, to avoid direct and indirect impacts to pool hydrology and biota. The placement of fencing, barricades, and signs shall be used, if necessary, to prevent indirect impacts including trampling, vehicles, and dumping.
- c. The design modifications, if necessary, shall be approved by the Deputy Director of Development and Environmental Planning prior to recordation of the final map or issuance of a grading permit for Unit 2 of this map.

Mitigation Monitoring

After the City Engineer approves the "construction changes" and/or the "as-built" grading plans prior to issuance of building permits, written notification of the Planning Director shall be required which certifies that the landscaping has been installed in substantial conformance with the approved plans. Written notification of the Planning Director prior to the occupancy of the residential units also shall be required certifying that the initial brush management selective clearing process has been accomplished in accordance with the PRD requirements. These processes shall be seen as satisfying the provisions of Assembly Bill 3180.

The project proposes the monitoring of all manufactured slopes in excess of 30 feet in height for a three-year period to ensure the establishment of the plantings. Certification that the landscaping has been installed in conformance with approved plans would not encompass the three-year monitoring program for steep slopes. A maintenance bond, or other acceptable surety, would be required by the City of San Diego Engineering and Development Department for the purpose of ensuring the establishment of the proposed three-year landscaping maintenance program.

C. NOISE

Mitigation

To reduce potentially significant noise impacts along Scripps Ranch Boulevard and Spring Canyon Road to below a level of significance, noise reduction walls and earthen berms, and adequate setbacks can be used. None of the recommended berms or walls would be visible from Miramar Lake. The following mitigation measures would be a condition of the VTM and PRD:

Along Scripps Ranch Boulevard:

1. In the area proposed for multi-family residential dwellings (Unit 3), build a four-foot earthen berm or five-foot solid masonry wall along the right-of-way of those areas at the grade of Scripps Ranch Boulevard. Construction of these barriers would reduce noise levels to ground-floor receptors to below 65 dBA. A minimum 50-foot building setback, instead of the noise barriers, could be maintained in those areas at grade with Scripps Ranch Boulevard. Use of the 50-foot setback will ensure that noise levels are 65 dBA or below at ground-floor and higher receptors.
2. In the area proposed for the lakeshore park, build a four-foot earthen berm or five-foot solid masonry wall along the right-of-way of Scripps Ranch Boulevard from the proposed park entrance to the cut slope at the western end of the park. The difference in height of the two barriers is due to the fact that earthen berms typically provide increased noise attenuation over freestanding walls of equal height due to greater sound absorption and edge effects.
3. In Unit 1, on lots 1 through 3 and lots 48, and 53 through 55, construct a minimum five-foot solid masonry noise wall. The wall

shall be
catchment
dissipating
equal or greater

should be located along the top of the slope at a minimum of five feet above pad elevation.

The setbacks and barriers discussed above will be adequate to mitigate first-floor noise levels on the above-mentioned single-family residential lots. Second-floor exterior noise levels on lots 1 through 9, 40 through 42, 45 through 48, and 53 through 55 will be in excess of the 65 dBA standard. Barrier mitigation for second-floor receptors would require walls too high to be practical. Second-floor noise mitigation should be accomplished with construction techniques, insulated glass windows, and forced air circulation to ensure that interior noise levels in units built on these lots are 45 dBA or less.

Along Spring Canyon Road:

1. In Unit 2, on lots 1 through 8 and 74 through 76, construct a minimum five-foot solid masonry noise wall. The wall should be located along the top of the slope for those lots above the grade of the roadway, and along the right-of-way of the roadway for those lots below road grade.

The barriers discussed above will be adequate to mitigate first-floor noise levels only. Reduction of exterior noise levels to below 65 dBA L_{dn} for second-story receptors on lots 1 through 8 and 74 through 76 will require a minimum building setback of 35 feet from the lot line. If a 35-foot building setback is not feasible on these lots, then second-story noise mitigation should be accomplished with construction techniques, insulated glass windows, and forced air circulation to ensure that interior noise levels in units built on these lots are 45 dBA or less.

Mitigation Monitoring

Upon completion of the grading and prior to the occupancy of the residences, the building inspector shall field check the project site to ensure that the specified setbacks, noise attenuation walls, and/or berms have been completed as shown on the final grading and improvement plans. This act shall satisfy the mitigation monitoring as required in Assembly Bill 3180.

D. HYDROLOGY/WATER QUALITY

Mitigation

In order to ensure that the increased runoff and potential erosion generated from the development of this property do not adversely impact Miramar Lake, the following measures would be incorporated into the project design as conditions of approval for the PRD and VTM.

The final grading and improvement plans shall incorporate standard runoff and erosion control procedures to be utilized during all phases of the project development. A plan shall be prepared and submitted concurrently with subdivision improvement plans, where such development is proposed to be developed on land that will be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to ensure that there will be no increase in the peak runoff rate from the fully developed site over the greatest discharge that would occur from the existing undeveloped site. Runoff control

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shall be accomplished by establishing on-site or at suitable nearby locations, catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains or other similar means of equal or greater effectiveness.

The grading plan shall incorporate a maintenance program for erosion and runoff control measures which shall be approved by the City Engineer and Planning Department. The erosion and runoff control measures shall be designed and bonded prior to recordation of the final map; erosion control measures shall be implemented prior to acceptance of the grading plan and public improvements by the City. The property owner's association shall be responsible for the specified maintenance program and shall maintain records of the maintenance.

Sediment basins, desilting basins, or silt traps shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development.

Measures that reduce the amount of hydrophilic vegetation used in landscaping would also reduce water runoff. These measures include the incorporation of drought-tolerant species in final landscape plans for the project.

Mitigation Monitoring

The above measures shall be noted on grading plans. Prior to the issuance of grading permits, the Planning Department shall review plans to ensure the notation has been provided. In conformance with the provisions of Assembly Bill 3180, the applicant shall retain a soils engineer to monitor the grading, construction, and revegetation of the project and submit in writing to the City Engineer and the Planning Department, certification that the project has complied with the required notes on the grading plans addressing erosion/ urban runoff controls.

E. GEOLOGY

Mitigation

The geotechnical report recommends numerous measures that would reduce the potential geologic impacts to below a level of significance. Several of the measures discussed are listed below. A complete list of recommendations for grading, slope stability, cut and fill slopes, and drainage can be found in Appendix F, pages 17-38. The project shall implement these recommendations and/or those recommendations of subsequent geotechnical studies.

- a. Prior to grading, the owner or developer, grading contractor, and engineers should meet at the site to discuss geotechnical recommendations and grading plans.
- b. The soil engineer and engineering geologist should verify the grading plans compliance with the recommendations of this report and determine the need for additional comments, recommendations, and/or analysis.

- c. Surficial geologic materials beneath areas of proposed fill should be removed prior to placement of compacted fill or site improvements.
- d. Due to the unconsolidated nature and medium to high expansive potential of the surficial topsoil, complete removal and selective placement in deeper fills would be required.
- e. Overblasting of cut slopes should be avoided. Loose rocks and blasting debris should be removed from the face of finish graded cut slopes.

With respect to brush management, no mitigation other than adherence to the City's standards for an effective brush management program is recommended.

Mitigation Monitoring

Implementation of the recommendations of the supplemental geotechnical investigation report by Geocon, Inc. for Scripps Ranch North Phase 3 and/or recommendations of subsequent testing or reports shall be a condition of the tentative map. These measures shall be noted on the grading plans. Prior to issuance of grading permits, the Planning Department shall review plans to ensure the notation has been provided. Certification that the project has complied with the required notes on the grading plans shall be submitted in writing to the Planning Department.

NDV

Passed and adopted by the Council of The City of San Diego on APR 16 1991
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Lugano Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 277708 Adopted APR 16 1991

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