

(R-93-740)

RESOLUTION NUMBER R-281164
ADOPTED ON NOV 24 1992

WHEREAS, on August 2, 1991, H. G. Fenton Material Company submitted an application to the Planning Department for a rezone, tentative map and resource protection ordinance permit; 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 11-24-92;
and

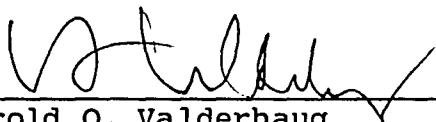
WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 91-0602;
NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 91-0602, 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 Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Carroll Mesa Business Park project.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the 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 
Harold O. Valderhaug
Chief Deputy City Attorney

HOV:lc
10/30/92
Or.Dept:Plan.
R-93-740
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Development and Environmental
Planning Division
236-6460

Mitigated Negative Declaration

DEP No. 91-0602

SUBJECT: Carroll Mesa Business Park TENTATIVE MAP, REZONE and RESOURCE PROTECTION ORDINANCE PERMIT (RZ, TM and RPO Nos. 91-0602) to subdivide a lot into three lots, rezone the northern portion of the site from A1-10 to M1-B and grade a 7.3-acre pad for future development. The 20-acre site is located between Mesa Ridge Road and the planned extension of Camino Santa Fe, on the north side of Rattlesnake Canyon in the Mira Mesa Community (Parcel 2 of Map 7131). Applicant: H.G. Fenton Material Company

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Landform Alteration/Visual Quality

1. Prior to issuance of a grading permit, grading plans shall be reviewed and approved by the Principal Planner, Environmental Analysis Section, for compliance with the tentative map. Tops and bottoms of all manufactured slopes shall be rounded. The fill slope along Camino Santa Fe shall not exceed 45 feet in height. The fill slope in the easterly finger canyon shall not exceed 65 feet in height, shall be marked "Environmental Mitigation" and shall be contoured as shown on the tentative map. All other fill slopes shall be a maximum of 35 feet in height.

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2. Prior to issuance of a grading permit, landscaping and brush management plans shall be reviewed and approved by the Principal Planner, Environmental Analysis Section for compliance with the conceptual landscape plan. Review shall focus on native vegetation arranged in natural patterns and a density great enough to soften the appearance of the manufactured slopes.

Biological Resources

1. Prior to the issuance of a grading permit, landscape plans shall be reviewed and approved by the Principal Planner, Environmental Analysis Section. The landscape plan shall be consistent with the conceptual landscape plan and shall:
 - Specify the retention of the 0.7-acre area of Diegan coastal sage scrub in the southwest corner of the site. This area shall be marked on the site to avoid inadvertent construction impacts.
 - Indicate 10.3 acres of revegetated coastal sage scrub and 0.2 acres of wetland habitat.
 - Specify that the revegetation area would be prepared, planted, maintained and monitored as recommended by a qualified biologist and the mitigation monitoring and reporting program (Attachment D).
2. The monitoring program shall require a qualified biologist to submit semi-annual reports to the Principal Planner, Environmental Analysis Section regarding recommendations for care of the revegetated areas and the success of the mitigation program. All recommendations for care shall be undertaken. The monitoring program shall continue for five years.
3. Prior to issuance of a grading permit, a bond in the amount estimated to complete installation and monitoring of the vegetation shall be posted with the City to ensure successful completion of the mitigation monitoring and reporting program.
4. A requirement that all mitigation vegetation on the site be maintained shall be a condition of the permit and would be enforceable for the life of the project.

Hydrology/Water Quality

1. Prior to the issuance of a grading permit, grading plans shall be reviewed and approved by the Principal Planner, Environmental Analysis Section. The grading plan shall be consistent with the tentative map and shall:
 - Indicate a detention basin in the southeast corner of the site as depicted on the conceptual landscape plan.

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- Indicate at least one sedimentation basin on the pad which is connected to the detention basin. The storm drain in the end of Mesa Ridge Road shall also be connected to the detention basin.
- 2. Prior to issuance of a grading permit, grading plans and a hydrology study shall be reviewed and approved by the Engineering and Development Department to ensure that the storm drain outfall and rip-rap are of sufficient size to prevent erosion in the canyon.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

United States Government
Army Corps of Engineers
Fish and Wildlife Service
State of California
State Clearinghouse
Department of Fish and Game
City of San Diego
Councilmember Behr, District 5
Planning Department
Engineering and Development Department
Parks and Recreation Department
Mira Mesa Community Planning Group
Mira Mesa Town Council
San Diego County Archaeological Society
California Native Plant Society
Sierra Club
Audobon Society

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.

Cathy Winterrowd

Cathy Winterrowd, Senior Planner
City Planning Department

June 10, 1992

Date of Draft Report

July 20, 1992

Date of Final Report

Analyst: Zirkle

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~~NOV 24 1992~~

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

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

(Seal)

By Blonda B. Barnes Deputy.

Office of the City Clerk, San Diego, California

Resolution Number B-281161 Adopted NOV 24 1992

Passed and adopted by the Council of The City of San Diego on NOV 24 1992,
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

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

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

By Blonda B. Burns Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number <u>R-281161</u>	<u>NOV 24 1992</u> Adopted