

RESOLUTION NUMBER R- 284189

ADOPTED ON JUN 28 1994

WHEREAS, on May 7, 1993 and September 30, 1993, Gordon-Lucky Partnership/Joint Venture submitted an application to the Planning Department for a community plan amendment, rezone/amendment to the Southeast San Diego Planned District Ordinance, Southeast Development Permit, Planned Commercial Development Permit, Vesting Tentative Map, Street Vacation and Condemnation of Land; 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 JUN 28 1994;

and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration

No. 92-0424/93-0557; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 92-0424/93-0557, 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 Southcrest Park Plaza 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
06/20/94
Or.Dept:Plan.
R-94-1993
Form=r.mnd



Development and Environmental
Planning Division
236-6460

Mitigated Negative Declaration

DEP No. 92-0424/93-0557

SUBJECT: 252 Corridor Development/Southcrest Park Plaza. COMMUNITY PLAN AMENDMENT and REZONE/AMENDMENT to PLANNED DISTRICT ORDINANCE (CPA and RZ No. 92-0424) and SOUTHEAST DEVELOPMENT PERMIT, PLANNED COMMERCIAL DEVELOPMENT PERMIT, VESTING TENTATIVE MAP and STREET VACATION (SED, PCD, VTM and SV Nos. 93-0557) and CONDEMNATION OF LAND to construct a maximum 129,342-square-foot commercial shopping center. The 15.36-acre site is located on the west side of 43rd Street, and is generally bounded by Alpha Street, Beta Street and 41st Street, in the Southcrest neighborhood of the Southeast San Diego community (Portion of Lot 32, Map 1793; Lots 10 through 31, Map 2208; portions of Lots 13 through 23, Block C, Lots 25 through 28 and portions of Lots 29 through 44, Block F, Lots 46 through 48, Block G, portions of Lots 1 through 5, Block H, all of Map 1793; and a portion of Lot 68 of Map 283). Applicant: Gordon-Lucky Joint Venture.

- 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.

The project would result in significant traffic impacts to the surrounding street system; however, mitigation measures, as described below, have been incorporated into the project which reduce traffic impacts to a level below significance.

- IV. DOCUMENTATION:

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

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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Prior to recordation of the final map, installation of the following improvements shall be assured to the satisfaction of the City Engineer:

- Alpha Street, between 40th Street and the western subdivision boundary, shall be repaired and shall have temporary AC walkways installed.
- Dedicate a 60-foot-wide right-of way for Alpha Street and provide 40 feet of pavement, curb, gutter and five-foot-wide sidewalk within a ten-foot curb-to-property line distance. Dedicate additional right-of-way (50-foot-wide curb-to-curb) as necessary for turn lanes at 43rd Street with five-foot-wide sidewalk within a seven-foot curb-to property line distance transitioning to a ten-foot curb-to-property-line distance. Install guard rail along the northerly curve west of 43rd Street as necessary.
- Construct a fully interconnected traffic signal system at the intersection of Alpha Street/Boston Avenue and 43rd Street.
- Dedicate the necessary right-of-way for half of a major street along the site's 43rd Street frontage. Provide additional right-of-way as necessary to provide for dual left-turn lanes plus transitions and provide pavement, curb, gutter, five-foot-wide sidewalk within a ten-foot curb-to-property-line distance and median.
- Provide traffic signal and intersection modifications at the main entrance on 43rd Street and the I-805 on/off ramps and assure proper lane alignment satisfactory to Caltrans. The ramps shall accommodate the southbound dual left-turn lanes from 43rd Street.

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:

City of San Diego
Councilmember Stevens, District 4
Planning Department
Engineering and Development Department
Southeast Economic Development Corporation
Park and Recreation Department


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State of California
State Clearinghouse
Department of Transportation
City of National City
Southeast San Diego Organizing Project
Southeast San Diego Development Committee
Educational/Cultural Complex
Voice News and Viewpoint
Gordon-Lucky Joint Venture, Applicant
The Nadel Partnership, Agent

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.

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.


Sean Cameron, Senior Planner
City Planning Department

March 23, 1994
Date of Draft Report

May 5, 1994
Date of Final Report

Analyst: Zirkle

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Southcrest Park Plaza

COMMUNITY PLAN AMENDMENT, REZONE/AMENDMENT to PLANNED DISTRICT ORDINANCE, SOUTHEAST DEVELOPMENT PERMIT, PLANNED COMMERCIAL DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, STREET VACATION and CONDEMNATION OF LAND

DEP NO. 92-0424/93-0557

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the Mitigated Negative Declaration (Dep No. 92-0424/93-0557) shall be made conditions of COMMUNITY PLAN AMENDMENT, REZONE/AMENDMENT to PLANNED DISTRICT ORDINANCE, SOUTHEAST DEVELOPMENT PERMIT, PLANNED COMMERCIAL DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, STREET VACATION and CONDEMNATION OF LAND Permit 92-0424/93-0557 as may be further described below.

Prior to recordation of the final map, installation of the following improvements shall be assured to the satisfaction of the City Engineer:

- Alpha Street, between 40th Street and the western subdivision boundary, shall be repaired and shall have temporary AC walkways installed.
- Dedicate a 60-foot-wide right-of way for Alpha Street and provide 40 feet of pavement, curb, gutter and five-foot-wide sidewalk within a ten-foot curb-to-property line distance. Dedicate additional right-of-way (50-foot-wide curb-to-curb) as necessary for turn lanes at 43rd Street with five-foot-wide sidewalk within a seven-foot curb-to property line distance transitioning to a ten-foot curb-to-property-line distance. Install guard rail along the northerly curve west of 43rd Street as necessary.
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