

RESOLUTION NUMBER R- 286645

ADOPTED ON NOV 28 1995

WHEREAS, on July 29, 1988, MISSION GORGE DEVELOPMENT COMPANY, a California Corporation, Owner/Permittee, submitted an application to the Development Services Department for a Tentative Map, Planned Industrial Development Permit, Rezone, Hillside Review Permit and Resource Protection Overlay Zone Permit No. 88-0794; and

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

WHEREAS, the issues were heard by the Council on NOV 28 1995; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 88-0794; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in the Environmental Impact Report No. 88-0794, in connection with the Tentative Map, Planned Industrial Development Permit, Rezone, Hillside Review Permit and Resource Protection Overlay Zone Permit No. 88-0794, 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 (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report,

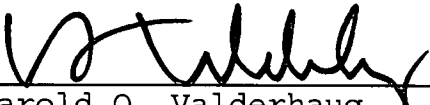
together with any comments received during the public review process, has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

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

  
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Harold O. Valderhaug  
Chief Deputy City Attorney

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Or.Dept:Dev.Svcs.  
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## FINDINGS

The California Environmental Quality Act (CEQA) requires that no public agency shall approve or carry out a project for which an environmental impact report has been completed which identifies one or more significant effects thereof unless such public agency makes one or more of the following findings:

- a. Changes or alterations have been required in, or incorporated into, such project which mitigate or avoid the significant environmental effects thereof as identified in the completed environmental impact report.
- b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.
- c. Specific economic, social, or other consideration make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Sec. 21081 of the California Environmental Quality Act)

CEQA further requires that, where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR, but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record (Sec. 15093 of the CEQA Guidelines).

The following Findings have been prepared based on information submitted by the project applicant and/or recommending department as candidate findings to be made by the decision making body. The Environmental Analysis Section does not recommend that the discretionary body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the potential reasons for approving the project despite significant impacts.

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July 8, 1993

ATTACHMENT A  
DRAFT CANDIDATE FINDINGS  
FOR THE  
MISSION TRAILS INDUSTRIAL PARK  
PLANNED INDUSTRIAL DEVELOPMENT PERMIT  
TENTATIVE MAP  
(DEP NO. 88-0794)

The following findings are made relative to the conclusions of the Final Environmental Impact Report (EIR) for the Mission Trails Industrial Park Rezone, Tentative Map, Planned Industrial Development Permit, and Hillside Review/Resource Protection Ordinance Permit (DEP No. 88-0794).

The project proposes a tentative map and rezone on 48 acres located in the city of San Diego on the south side of Mission Gorge Road approximately three miles east of the Interstate 15 (I-15) intersection with Friars Road, northeast of Old Cliffs Road, and adjacent to Princess View Drive. The tentative map would subdivide the site into 21 lots, and the rezone from A-1-1 to M-1B would allow for light industrial uses. A six-acre remainder parcel would be created in the southeastern portion of the site. The project site has been designated by the Navajo Community Plan for development as an industrial park complex (light industry) under the M1-B zoning designation in accordance with a conceptual master Planned Industrial Development.

The Final EIR indicates that the project's impacts on the following environmental issues can be reduced to less than significant levels if all the mitigation measures recommended in the Final EIR are implemented: landform alteration/visual quality, biological resources, traffic circulation and access, and water quality.

These findings are made pursuant to the California Environmental Quality Act (CEQA) (Public Resource Code Section 21081) and Title 14 of the California Code of Regulations, Sections 15091 and 15093 (CEQA Guidelines).

A. PUBLIC RESOURCES CODE SECTION 21081(A)

The City Council, having reviewed and considered the information contained in the Final EIR for the project and the public record, find (pursuant to CEQA and the CEQA Guidelines) that changes or alterations have been required or incorporated into the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR with respect to the areas of (1) landform alteration/visual quality, (2) biological resources, (3) hydrology and water quality, and (4) traffic circulation and access.

1. Landform Alteration/Visual Quality

Impact: The potential for landform alteration/visual quality impacts exists with any future development of the six-acre remainder parcel.

Finding: Mitigation measures may be required at the time future development is proposed for the six-acre remainder parcel. Although not proposed at this time, development of the remainder parcel would be subject to environmental review by the City of San Diego. Any mitigation measures necessary to reduce landform alteration and visual quality impacts associated with the access or development of the remainder parcel would be identified during the Planning Department's environmental review of the project, and processing of a Resource Protection Ordinance Permit. These measures could include redesigning to avoid/minimize impacts to steep hillsides or sensitive biological resources and would be required as a condition of any future discretionary approval.

## 2. Biological Resources

Impact: The loss of 1.0 acre of low-quality wetland habitat within the proposed project would constitute a significant impact.

Finding: The following measures have been incorporated into the project to reduce the impacts to biological resources to below a level of significance:

- a. The project shall incorporate 2.8 acres of coast live oak woodland within the project site into a negative open space easement on the tentative map to preserve this area in its natural condition.
- b. Grading plans shall indicate all easement areas as off-limits to equipment or other disturbance. Prior to grading, the construction supervisor and a certified biologist shall stake the areas to be protected, and workers shall be instructed not to drive into or otherwise impact the vegetation. Prior to issuance of grading permits, the Planning Department shall review the final grading plans to ensure that these restrictions are depicted on the plans. The Engineering and Development Department shall ensure that grading conforms to the approved plans. The grading shall not be approved by the City, nor the surety bond released, unless the grading conforms to the approved plans. The certified biologist shall monitor grading and report in writing to the Planning Department that the completed grading conforms with the approved plans.
- c. Mitigation for the impacts to the 1.0 acre of low-quality wetlands shall be accomplished primarily by the creation of high-quality riparian habitat off-site along the San Diego River at a ratio of 1:1 just north of the project site. A specific easement document shall define the conditions and limitations for use of this area, which is also owned by the project applicant. The easement shall be recorded on the property prior to recordation of the final map. Impacts to wetlands could also be mitigated through enhancement at a ratio of 3:1. It is possible that a combination of creation and enhancement at the ratios stated above would be necessary to mitigate for impacts to the 1.0 acre of wetlands impacted. The mitigation and monitoring/maintenance program would result in high-quality wetland habitat. The wetland mitigation program is discussed in detail in the revegetation plan. The program includes design criteria for site preparation, revegetation, installation and irrigation, and revegetation goals and success criteria. The

revegetation area shall be monitored for three years. If the revegetation plan does not achieve the established goals at the end of the third year, then the plan shall be extended an additional year.

### 3. Hydrology and Water Quality

Impact: A cumulatively significant water quality impact would occur as a result of erosion from newly graded slopes depositing sediment downstream and increased storm runoff pollutants from impervious surfaces.

Finding: Municipalities in the San Diego region, including the city of San Diego, must comply with the California Regional Water Quality Control Board NPDES Permit No. CA 0108757, which consists of wastewater discharge requirements for storm water and urban runoff. To comply with Permit No. CA 0108757, the City of San Diego must complete a Best Management Practices Program for Stormwater Pollution Control (BMP). The BMP will detail water quality control measures to be implemented on a city-wide basis. The long-term implementation of the BMP would mitigate the project's contribution to direct and cumulative water quality impacts.

In order to reduce water quality in the short term, pollution control devices, including desiltation basins, shall be installed to intercept flow before discharge into the natural drainage system to the extent determined feasible by the City Engineer. Also, with adequate drainage provisions incorporated within the grading plan and restorative measures for revegetation and slope stabilization, impacts can be reduced. Water quality preservation measures would be provided by routine engineering practices, including slope stabilization measures for graded or modified surfaces within the project. Sediment transport to the San Diego River would be reduced by the following measures which shall be made conditions of Tentative Map and Planned Industrial Development No. 88-0794:

- a. During the period of November to March, earthen dikes or berms, interceptor ditches, sandbagging, or other similar means of erosion control shall be used to control sedimentation impacts during the construction phase. Temporary desilting basins shall also be used to reduce erosion and protect downstream drainages.
- b. To prevent obstructions and remove fine-grained particles, the property owner shall perform inspections and cleaning of all drainage facilities on a regular basis.

Implementation and monitoring of the above mitigation measures shall be in accordance with the grading ordinance and subject to approval of the City Engineer. Field inspection by the Engineering and Development Department shall also be required.

### 4. Traffic Circulation and Access

Impact: Significant traffic impacts would result from the proposed project. The completion of the Capital Improvements Project for widening Mission Gorge Road would improve the levels of service at the project entranceways and the surrounding intersections. In the short term (i.e., until comple-

tion of State Route 52 [SR-52]), some of the intersections would still operate below level of service C. However, with the completion of SR-52 (expected by the end of 1993), all but one of the analyzed intersections would operate at level of service C or better. The level of service D indicated for the Mission Gorge Road/Friars Road intersection would not result from project-related traffic but would occur from regional traffic.

Finding: The following measures shall be incorporated into the project to reduce the project's direct traffic impacts:

- a. Improve Mission Gorge Road in the area fronted by the subject property to provide 44 feet between the median curb and the south curb to accommodate three through-lanes, plus either roadside parking or bicycle lanes.
- b. Signalize the intersection of Mission Gorge Road and "A" Street and widen "A" Street to a 92-foot right-of-way at this intersection to accommodate two inbound lanes, dual left-turn westbound lanes, and a separate right-turn lane.
- c. Provide an interconnection between the proposed signal at the Mission Gorge Road/"A" Street intersection and the existing signals at the intersections of Mission Gorge Road with Princess View Drive and Old Cliffs Road.

The subdivision improvement agreement prepared in conjunction with the final map shall incorporate these identified mitigation measures, and the City Engineer shall ensure that the improvements are constructed according to plans.

B. The City Council having reviewed and considered the information contained in the Final EIR for the Mission Trails Industrial Park Tentative Map, Planned Industrial Development Permit and Hillside Review Permit/Resource Protection Ordinance Permit, and having reviewed and considered the information contained in the public record, finds that there are no changes or alterations to the project which would substantially lessen the significant environmental impacts of the project that are the responsibility and jurisdiction of another public agency and should be adopted by such other agency.

C. The City Council having reviewed and considered the information contained in the Final EIR for the Mission Trails Industrial Park Tentative Map, Planned Industrial Development Permit and Hillside Review Permit/Resource Protection Ordinance Permit, and having reviewed and considered the information contained in the public record, finds that there are no specific economic, social, or other considerations which make infeasible the project alternatives which are identified in the Final EIR. The project as proposed has incorporated mitigation measures to fully mitigate project-related impacts to a level less than significant.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

MISSION TRAILS INDUSTRIAL PARK  
TENTATIVE MAP, PLANNED INDUSTRIAL DEVELOPMENT PERMIT, HILLSIDE REVIEW PERMIT  
AND RESOURCE PROTECTION OVERLAY ZONE PERMIT

DEP NO. 88-0794

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 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 Environmental Impact Report (Dep No. 88-0794) shall be made conditions of the Tentative Map as may be further described below.

1. Biological Resources

- a. The 2.8 acres of coast live oak woodland within the project site shall be incorporated into a negative open space easement on the Tentative Map. The easement would require preservation of the area in a natural condition.
- b. Grading plans shall indicate all easement areas as off-limits to equipment or other disturbance. Prior to grading, the construction supervisor and a certified biologist shall stake the areas to be protected, and workers shall be instructed not to drive into or otherwise impact the vegetation. Prior to issuance of a land development permit, the Development Services Department shall review the final grading plans prior to approval of the final map to ensure that these restrictions are depicted on the plans. The Engineering Department shall ensure that grading conforms to the approved plans. The grading shall not be approved by the City, nor the surety bond released, unless the grading conforms to the approved plans. A certified biologist shall monitor grading and report in writing to the Development Services Department that the completed grading conforms with the approved plans.
- c. Mitigation for the impacts to the 1.0-acre of low quality wetlands shall be accomplished primarily by the creation of high quality riparian habitat along the San Diego River at a ratio of 1:1 just north of the project site. A specific easement document shall define the conditions and limitation for use of this area, which is also owned by the project applicant. The easement shall be recorded on the property prior to recordation of the final map. Impacts to wetlands could also be mitigated through enhancement at a ratio of 3:1. It is possible that a combination of creation and enhancement at the ratios stated above would be necessary to

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mitigate for impacts to the 1.0-acre of wetlands. The wetland mitigation program is discussed in detail in the revegetation plan. The program includes design criteria for site preparation, revegetation, installation and irrigation, and revegetation goals and success criteria. The revegetation area shall be monitored for three years. If the revegetation plan does not achieve the established goals at the end of the third year, then the plan timeframe shall be extended one additional year.

Specifications and implementation of the off-site revegetation plan shall be ensured by approval of the final landscape drawings by the Environmental Analysis Section (EAS). Field inspection of the initial plantings shall also be conducted by EAS, and monitoring reports prepared by a certified biologist shall be required.

## 2. Hydrology/Water Quality

- a. In order to reduce water quality impacts in the short-term, pollution control devices including desiltation basins shall be installed to intercept flow before discharge into the natural drainage system to the extent determined feasible by the City Engineer.
- b. Sediment transport to the San Diego River would be reduced by the following measures which shall be included on the Tentative Map:
  - 1) During the period of November to March, earthen dikes or berms, interceptor ditches, sandbagging, or other similar means or erosion control shall be used to control sedimentation impacts during the construction phase. Temporary desilting basins shall also be used to reduce erosion and protect downstream drainages.
  - 2) The property owner shall perform regular inspection and cleaning of all drainage facilities to prevent obstructions and remove fine-grained particles.

## 3. Traffic/Access

- a. Improve Mission Gorge Road in the area fronted by the subject property to provide 44 feet between the median curb and the south curb to accommodate three through-lanes plus either roadside parking or bicycle lanes.
- b. Signalize the intersection of Mission Gorge Road and "A" Street and widen "A" Street to a 92-foot right-of-way at this intersection to accommodate two inbound lanes, dual left-turn west-bound lanes, and a separate right-turn lane.

- c. Provide an interconnection between the proposed signal at the Mission Gorge Road/"A" Street intersection and the existing signals at the intersections of Mission Gorge Road with Princess View Drive and Old Cliffs Road.

These measures shall be incorporated as conditions of the Tentative Map. EAS shall review the plans to ensure that these measures are noted in the specifications, prior to the issuance of grading permits.

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.

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