

RESOLUTION NUMBER R- **287329**  
ADOPTED ON **MAY 14 1996**

WHEREAS, on October 12, 1994, Rancho Santa Fe Driving Range, Inc., submitted an application to the Development Services Department for a zoning ordinance amendment, Conditional Use Permit 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 Development Services Department conducted an Initial Study to determine if the project may have a significant effect on the environment; and

WHEREAS, based upon the Initial Study, the applicant agreed to modify the project and to incorporate certain mitigation measures thereby enabling the project to qualify for a Mitigated Negative Declaration; and

WHEREAS, revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Mitigated Negative Declaration was released for public review will avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence that the project as revised may have a significant effect on the environment; and

WHEREAS, the Development Services Department prepared a Mitigated Negative Declaration containing all of the elements required by CEQA and the CEQA Guidelines; and

WHEREAS, the Development Services Department provided public notice of the Mitigated Negative Declaration in the San Diego Daily Transcript and by mail to community planning groups, homeowners associations, and other organizations and individuals who had previously requested such notice; the Mitigated Negative Declaration was originally out for a 21-day public review period which was extended for an additional seven days at the request of a planning group; and

WHEREAS, the Mitigated Negative Declaration was sent to the State Clearinghouse for review by the state agencies for a period of 30 days; and

WHEREAS, the City received 73 letters of comment during the public review period and has provided written responses to those letters of comment; and

WHEREAS, the issue was heard by the Council on May 14, 1996; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 94-0572, including the Initial Study, the public comments received during the public review process, the responses to public comments, and the Mitigation Monitoring and Reporting Program; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 94-0572, 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 Mitigated Negative Declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the Mitigated Negative Declaration, together with the comments received during the public review process, the responses to public comments, and the Mitigation Monitoring and Reporting Program have been reviewed and considered by this Council in connection with the approval of the Rancho Santa Fe Golf Range & Park CUP and RPO and amendment to San Diego Municipal Code section 101.0510.

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 to a point where clearly no significant effects would occur and there is no substantial evidence before the agency that the project as revised may have a significant effect on the environment, 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 and makes as a condition of approval of the project the Mitigation Monitoring and Reporting Program (a copy of which is attached hereto and incorporated herein by reference), and alterations to

the project which implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment.

APPROVED: JOHN W. WITT, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

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03/25/96 COR.COPY  
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## Mitigated Negative Declaration

DEP No. 94-0572

**SUBJECT:** Rancho Santa Fe Golf Range and Park. Zoning Ordinance Amendment, Conditional Use Permit and Resource Protection Ordinance Permit (No. 94-0572) to construct and operate a recreational facility consisting of a golf practice range, putting course and a roller hockey facility. The 26-acre site is located on the south side of Via de la Valle immediately east of El Camino Real West in the North City Future Urbanizing Area (a portion of Section 6, Township 14 South, Range 3 West, SBBM). Zoning for the property is A-1-10, Flood Plain Fringe, and Hillside Review.  
Applicant: Rancho Santa Fe Driving Range, Inc.

- 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:**

The following mitigation measures are required to reduce potential adverse project impacts to below a level of significance.

Biology

Prior to the issuance of a building permit, the following revegetation plan would be implemented:

Prior to issuance of a building permit, the cattail (*Typha latifolia*) and rush (*Juncus* sp.) to be relocated will be plugged and removed to containers. After rough grade inspection, the

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landscape contractor shall replant the plugs in the designated revegetation areas.

The revegetation area would be monitored monthly for the first three months and then quarterly for two years. During this period, any weedy species which occur would be removed by hand. Monitoring reports would be required to be submitted to the Principal Planner, Private Projects, bi-annually the first year, annually thereafter. Refer to the revegetation plan for detail.

Hydrology/Water Quality/Human Safety

"Best Management Practices for Turfgrass and Planting Maintenance" by David Lee Soanes will be included as a condition of the Conditional Use Permit and incorporated into the design and operation of the facility.

Light and Glare

As a condition of the Conditional Use Permit, lighting would comply with the lighting requirements of the Municipal Code and would be designed and field adjusted as to direct light only onto the premises from which it emanates.

Traffic

Prior to issuance of the building permit, the El Camino Real West/Via de la Valle intersection must be improved by the addition of a right turn lane from El Camino Real on to Via de la Valle. The intersection improvement may be accomplished through the CIP process or by the applicant. Other traffic improvements to be included in the CUP include: acceleration/deceleration lanes at entrances and modification of the signal at Via del la Valle/El Camino Real east from three-way to four-way operation.

Visual/Aesthetics

As conditions of the Conditional Use Permit, tapered net poles will be painted a neutral brown color prior to installation and red ironbark screen trees will be planted along the line of netting prior to occupancy.

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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VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego  
Councilmember Mathis, District 1  
Planning Department  
Development Services Department  
Engineering and Development Department  
County of San Diego, Planning and Land Use  
Marvin Gerst  
Mark Kerbis  
San Diego Museum of Man  
South Coast Information Center  
San Diego County Archaeological Society  
San Dieguito Joint Powers Authority  
David Abrams, Fairbanks Ranch Association  
Rancho Santa Fe Driving Range, Inc.  
David Lee Soanes, Ltd.  
Debra Collins  
Chris Reinhard  
The San Dieguito Lagoon Committee  
The Rancho Sante Fe Association  
22nd District Agricultural Association  
Friends of San Dieguito River Valley  
San Diego River Valley Conservancy  
State Lands Commission  
Department of Water Resources

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.

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Deborah Johnson, Senior Planner  
Development Services Department

August 24, 1995  
Date of Draft Report

November 20, 1995  
Date of Final Report

Analyst: Mary Roush

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Rancho Santa Fe Golf Range and Park

Zoning Ordinance Amendment, Conditional Use Permit and Resource Protection Ordinance PERMIT

DEP NO. 94-0572

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. 94-0572) shall be made conditions of Zoning Ordinance Amendment, Conditional Use Permit and Resource Protection Ordinance Permit 94-0572 as may be further described below.

The following mitigation measures are required to reduce potential adverse project impacts to below a level of significance.

Biology

Prior to the issuance of a building permit, the following revegetation plan would be implemented:

Prior to issuance of a building permit, the cattail (*Typha latifolia*) and rush (*Juncus* sp.) to be relocated will be plugged and removed to containers. After rough grade inspection, the landscape contractor shall replant the plugs in the designated revegetation areas.

The revegetation area would be monitored monthly for the first three months and then quarterly for two years. During this period, any weedy species which occur would be removed by hand. Monitoring reports would be required to be submitted to the Principal Planner, Private Projects, bi-annually the first year, annually thereafter. Refer to the revegetation plan for detail.

Department responsible for monitoring: Development Services Department.

What is to be monitored: Cattail revegetation at project entry.

How monitoring will be accomplished: Site inspection by project biologist and landscape architect.

Schedule: Reports filed monthly for first three months, then quarterly for two years.

Water Quality/Human Safety

"Best Management Practices for Turfgrass and Planting Maintenance" by David Lee Soanes will be included as a condition of the Conditional Use Permit and incorporated into the design and operation of the facility.

Department responsible for monitoring: Development Services Department.

What is to be monitored: Use of pesticides and herbicides.

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How monitoring will be accomplished: Maintenance personnel shall prepare field application report and submit to project architect.

Schedule: Once a year.

Completion requirements: Follow manufacturer's application recommendation.

#### Light and Glare

As a condition of the Conditional Use Permit, lighting would comply with the lighting requirements of the Municipal Code and would be designed and field adjusted as to direct light only onto the premises from which it emanates.

Department responsible for monitoring: Development Services Department.

What is to be monitored: Aiming and positioning of light fixtures.

How monitoring will be accomplished: Site inspection by project architect.

Schedule: Prior to occupancy

Completion requirements: Conform to requirements of Municipal Code.

#### Traffic

Prior to issuance of the building permit, the El Camino Real West/Via de la Valle intersection must be improved by the addition of a right turn lane from El Camino Real on to Via de la Valle. The intersection improvement may be accomplished through the CIP process or by the applicant. Other traffic improvements to be included in the CUP include: acceleration/deceleration lanes at entrances and modification of the signal at Via del la Valle/El Camino Real east from three-way to four-way operation.

Department responsible for monitoring: Development Services Department.

What is to be monitored: Improvements to El Camino real and Via de la Valle.

How monitoring will be accomplished: Site inspection by project architect.

Schedule: Prior to issuance of building permit.

Completion requirements: Complete improvements described in CUP/RPO permit.

#### Visual/Aesthetics

As conditions of the Conditional Use Permit, tapered net poles will be painted a neutral brown color prior to installation and red ironbark screen trees will be planted along the line of netting prior to occupancy.

Department responsible for monitoring: Development Services Department.

What is to be monitored: Pole color and planting of screen trees.

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How monitoring will be accomplished: Site nspection by project architect.

Schedule: Prior to occupancy.

Completion requirements: Complete as described in CUP/RPO permit.

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.