

(R-97-415)

RESOLUTION NUMBER R- 288069

ADOPTED ON NOV 19 1996

WHEREAS, on February 6, 1996, Boulders, LLC, submitted an application to the Development Services Department for a coastal development/sensitive coastal resource/variance permit, consolidation/lot line parcel map, and easement abandonment; 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 NOV 19 1996; and

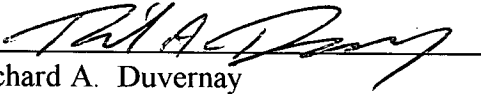
WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0138; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0138, 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 Coastal Development/Sensitive Coastal Resource/Variance Permit No. 96-0138 and slope easement abandonment for the Boulders Coast Walk development.

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 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
10/14/96
Or.Dept:DSD
R-97-415
Form=r.mnd



Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

DEP No. 96-0138

SUBJECT: Boulders Coast Walk. COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMITS, CONSOLIDATION/LOT LINE PARCEL MAP, EASEMENT ABANDONMENT, VARIANCES (DEP No. 96-0138) to consolidate the lot lines of five legal lots into three reconfigured legal lots, abandon an existing easement on the ~~south~~ east side of the project site, demolish an existing 3,644-square-foot, ~~one~~ two-story, single-family residence and construct three, two-story, single-family residences, one on each lot. Also requested are variances to the required lot depth ~~and width~~ of Lot "C", and an access variance to provide vehicular access to Lot C across an easement to the east where direct access from a public street or alley is required. The .54-acre site is located at 1535 Coast Walk in the La Jolla Community (Lots 3, 4, 5 and a portion of Lots 15 and 16, Block 46, La Jolla Park, Map 352). Applicant: Boulders, LLC

- 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:

Paleontology

The site is underlain by the Bay Point and Point Loma formations which have a high probability of containing important paleontological resources. Excavation of ~~1,100~~ 2,600 (cut), ~~2,100~~ 3,200 (total) cubic yards of earth has the potential to significantly impact these resources. The applicant has agreed to the following monitoring

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program which would mitigate potential paleontological impacts to a level below significance.

1. A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

2. Prior to issuance of a grading permit or building permit, the requirement for paleontological monitoring shall be noted on the construction drawings. The paleontologist's duties shall include monitoring, salvaging, preparation of materials for deposit at a scientific institution that houses paleontological collections and preparation of a results report. These duties are defined as follows:

a. Monitoring

The paleontologist or paleontological monitor shall be on site during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

b. Salvaging

In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

c. Preparation

Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

d. Monitoring Results Report

Prior to the issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to EAS for approval.

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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:

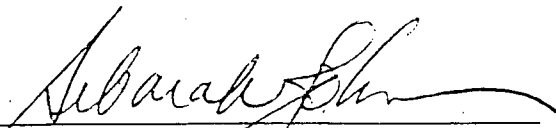
Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Coastal Commission, San Diego Region
La Jolla Community Planning Association
La Jolla Town Council
San Diego Museum of Man
San Diego County Archaeological Society, Inc.
Ron Christman
Dr. Florence Shipek
City of San Diego
 Councilmember Mathis, District 1
 Planning Department
 Development Services Department
 Engineering Department

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 Land Development Review Division for review, or for purchase at the cost of reproduction.



Deborah Johnson, Senior Planner
Development Services Department

JUNE 20, 1996
Date of Draft Report

JULY 12, 1996
Date of Final Report

Analyst: Raap

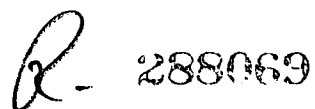


EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

BOULDERS COAST WALK

COASTAL DEVELOPMENT, SENSITIVE COASTAL RESOURCE, CONSOLIDATION/LOT LINE PARCEL MAP, EASEMENT ABANDONMENT, VARIANCES PERMIT

DEP NO. 96-0138

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. 96-0138) shall be made conditions of COASTAL DEVELOPMENT, SENSITIVE COASTAL RESOURCE, CONSOLIDATION/LOT LINE PARCEL MAP, EASEMENT ABANDONMENT, VARIANCES Permit 96-0138 as may be further described below.

Paleontology

The site is underlain by the Bay Point and Point Loma formations which have a high probability of containing important paleontological resources. Excavation of 1,400(cut),2100 (total) cubic yards of earth has the potential to significantly impact these resources. The applicant has agreed to the following monitoring program which would mitigate potential paleontological impacts to a level below significance.

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