

RESOLUTION NUMBER R-290774

ADOPTED ON SEPTEMBER 29, 1998

WHEREAS, on March 22, 1997, P and G Company submitted an application to The City of San Diego for a Coastal Development Permit/Hillside Review Permit for the construction of the Armstrong Garden Center; 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 September 29, 1998; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-7719; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-7719, 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 Permit/Hillside Review Permit No. 96-7719 for the Armstrong Garden Center.


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 on file in the office of the City Clerk 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: CASEY GWINN, City Attorney

By



Richard A. Duvernay
Deputy City Attorney

RAD:lc
11/02/98
Or.Dept:Clerk
R-99-523
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EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM

ARMSTRONG GARDEN CENTER

COASTAL DEVELOPMENT PERMIT AND HILLSIDE REVIEW PERMIT

LDR NO. 96-7719
SCH No. 98071017

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 Mitigated Negative Declaration (LDR No. 96-7719) shall be made conditions of COASTAL DEVELOPMENT PERMIT and HILLSIDE REVIEW PERMIT as described below.

1. Prior to issuance of grading permits, impacts to approximately 0.10 acres of coastal sage scrub shall be mitigated to the satisfaction of the City Manager, though payment of fees. Mitigation monies will be deposited into the City of San Diego's Resource Protection Habitat Acquisition Fund (Fund No. 10571), as established by City Council Resolution R-275129, adopted on February 12, 1990. The process for determining the amount of mitigation monies deposited is as follows:

Staff members from the Development Services Department will provide an estimate of the average cost of habitat land in the focused MPHA Habitat Acquisition Area closest to the project site, the Del Mar Mesa. The estimate is based on previous appraisals and comparable land costs within the focused acquisition area. The applicant will be required to contribute the estimated average per acre land cost multiplied by the required mitigation acreage plus an additional 10 percent to cover administrative costs.

Based on today's approximate land value of \$27,500 per acre, the project applicant would be required to contribute \$3,025 [(\$27,500 x 0.10 acres) +10% Admin fee]. The actual payment amount would be determined 60 days prior to the issuance of a grading permit based upon the general land values at the time.

2. Prior to the issuance of grading permits, the above mitigation monitoring and reporting program will require an additional deposit of \$450.00 to ensure the deposit of \$3,025.

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