

RESOLUTION NUMBER R- 293806

ADOPTED ON SEP 12 2000

WHEREAS, on November 15, 1999, Western Athletic Clubs submitted an application to The City of San Diego for a Progress Guide and General Plan Amendment/Community Plan/Precise Plan Amendment and Carmel Valley Planned District/Resource Protection Ordinance (CVPD/RPO) Permit No. 99-1136; 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 SEP 12 2000; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 99-1136; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 99-1136, 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 the Carmel Valley Athletic Club.

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 
for Mary Jo Lanzafame
Deputy City Attorney

MJL:pev
8/17/00
Or.Dept:PDR
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R- 293806

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
CARMEL VALLEY ATHLETIC CLUB
PROGRESS GUIDE AND GENERAL PLAN AMENDMENT/PRECISE PLAN
AMENDMENT/CARMEL VALLEY PLANNED DISTRICT PERMIT/RESOURCE
PROTECTION ORDINANCE
(GPA/CPA/PPA/CVPDP/RPO No. 99-1136)

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 (LDR No. 99-1136) shall be made conditions of PROGRESS GUIDE AND GENERAL PLAN AMENDMENT COMMUNITY PLAN AMENDMENT/PRECISE PLAN AMENDMENT/CARMEL VALLEY PLANNED DISTRICT PERMIT/RESOURCE PROTECTION ORDINANCE (GPA/CPA/PPA/CVPDP/RPO No. 99-1136) as may be further described below.

To ensure that site development would avoid significant environmental impacts, a mitigation monitoring and reporting program will be required. Compliance with the mitigation measures would be the responsibility of the applicant. The basis for the mitigation monitoring and reporting program and the mitigation measures are described below under each issue area.

Biological Resources

1. Prior to issuance of the first grading permit, direct impacts to ~~0.9~~ 1.0 acre of Diegan coastal sage scrub (Dcss) habitat and 2.0 acres of Non-native Grasslands shall be mitigated, to the satisfaction of the City Manager, through off-site acquisition of habitat within the MHPA, as described below.
 - A. The owner/permittee shall acquire and dedicate to the City of San Diego, interest in property necessary to maintain the land in its existing condition in perpetuity, a total of 1.0 acre of Tier II habitat and 1.0 acre of Tier IIIB or better habitat located off-site, in the City of San Diego's Multiple Habitat Planning Area (MHPA); or
 - B. Prior to the issuance of the first grading permit, the applicant shall pay into the City's Habitat Acquisition Fund the amount necessary to purchase 1.0-acre of Tier II and 1.0 acre of Tier IIIB habitat plus a 10 percent administration fee. Said payment is currently estimated at \$35,000.00 per acre, but is subject to revision at the time of payment.

2. Prior to issuance of the first grading permit, potential indirect impacts to wetlands and sage scrub habitat within the biological open space shall be mitigated in the following manner:

C. The applicant shall install orange construction fencing along the eastern boundary separating the sage scrub from the development area;

- D. Construction boundaries shall be clearly staked and flagged to indicate the limits of grading disturbance and construction crews shall be made fully aware of these boundaries;
- E. The applicant shall install permanent aesthetic fencing along the western boundary of the primary parking lot to discourage people from entering the sage scrub area except at the designated trailheads;
- F. All staging/storage areas for equipment and materials shall be located outside wetland and sage scrub habitat retained in open space areas;
- G. No equipment maintenance shall be conducted within or near the biological open space drainage where pollutants from equipment may enter the wetland;
- H. Silty, turbid water shall not be discharged into the primary drainage. Such water shall be settled, filtered, or otherwise clarified prior to discharge. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the biological open space;
- I. Measures shall be taken to facilitate the flow of waters from the drainage within the open space, safely off-site to the south beneath Del Mar Trails Road with minimal impacts to the biological open space; and
- J. Spoil, trash, or any debris shall be removed off-site to an approved disposal facility.

Hydrology/Water Quality

- 3. Prior to issuance of the grading permit, grading plans shall indicate that all runoff is directed into a sedimentation basin. Post-construction drainage shall be directed to and intercepted by a Fossil Filter, or equivalent at rates not exceeding those specified by the manufacturer for removal of sediments and floatable and non-floatable contaminants as shown on Exhibit A. The applicant shall maintain the stormwater interceptor as recommended by the manufacturer for the life of the project.

R-293806

Paleontological Resources

4. Prior to issuance of grading permits, the applicant shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review Division (LDR). ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING PROGRAM SHALL BE APPROVED BY LDR.
5. The qualified paleontologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the monitoring program and discuss grading plans with the construction contractors. The requirement for paleontological monitoring shall be noted on the grading plans.
6. The qualified paleontologist shall be present full-time, on-site during the original cutting of previously undisturbed sediments. Monitoring will include inspection of excavations and salvage of any fossils from the Torrey Sandstone (moderate resource potential). Monitoring time may be increased or decreased at the discretion of the paleontologist in charge, in consultation with LDR, and will depend on the rate of excavation, materials excavated and the abundance of fossils.
7. In the event that fossil remains are discovered, the paleontologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow the evaluation and recovery of exposed fossils. THE PALEONTOLOGIST SHALL CONTACT LDR AT THE TIME OF DISCOVERY. LDR must concur with the proposed salvaging procedures to be performed before ground disturbance operations will be allowed to resume.
8. All paleontological materials collected during monitoring of ground disturbance operations shall be cleaned, sorted and catalogued following standard professional procedures. The collection shall be donated to, and permanently curated with, an appropriate institution.
9. Prior to issuance of the first building permit, a monitoring report which describes the results (even if negative), analysis and conclusions of the above program (with appropriate graphics) shall be submitted and approved by the Environmental Review Manager of LDR.

Transportation/Circulation

10. Prior to issuance of the first building permit, the applicant shall assure by permit and bond the construction of a traffic signal at the intersection of

Carmel Country Road and Carmel Mission Road to the satisfaction of the City Engineer.

Other

11. The above mitigation monitoring and reporting program will require a deposit of \$450.00 to be collected prior to the issuance of grading permits to ensure the successful completion of the monitoring program.