

RESOLUTION NUMBER R- 294370

**DEC 11 2000**

ADOPTED ON \_\_\_\_\_

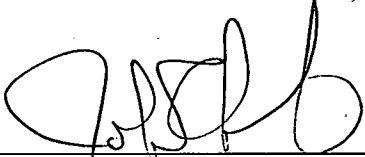
BE IT RESOLVED, by the Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 99-0421, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 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 Mountain View Community 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   
John F. Kirk, Deputy

JFK/rjs:mr  
11/03/00  
Or.Dept:Eng&CP  
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Land Development  
Review Division  
(619) 446-5460

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FINAL

## Mitigated Negative Declaration

LDR No. 99-0421

**SUBJECT:** MOUNTAIN VIEW COMMUNITY CENTER: APPROVAL of the construction of a new 18,000 square foot community center which includes a multi-purpose gymnasium with bleachers and adjoining stage, meeting rooms, exercise room, dance studio, locker room, game/craft/computer rooms, office and storage areas, and kitchen. The project site is a currently vacant 3.1-acre site located east of the "T"-intersection of T Street and Boundary Street, south of Hemlock Street, within the neighborhood of Mountain View (Southeast San Diego Community Planning Area). Site contains non-native grassland and mature ornamental trees.  
Applicant: City of San Diego/Engineering & Capital Project Dept. - Public Buildings

I **PROJECT DESCRIPTION:** See attached Initial Study checklist and discussion.

NOTE: The proposed project has been separated into two phases - the building of the center would be phase one and phase two would be to vacate Boundary Street. At a later time when funding becomes available, Boundary Street would be terminated south of Hemlock Street in a cul-de-sac. This subsequent vacated portion of Boundary would be replaced by a lawned eastward expansion of the adjoining Mountain View Park and a new, widened sidewalk. This phasing is necessary generally due to lack of funding for the project in its totality at the present time. The now later-proposed vacation of Boundary Street would require the completion of additional studies to assure that adequate parking is provided and that adequate traffic circulation is maintained in the project vicinity.

II **ENVIRONMENTAL SETTING:** See attached Initial Study checklist and discussion.

NOTE: Reduction in acreage of project site from 4.04 acres to 3.1 acres due to the development of the Neighborhood House (senior citizen center) on the southern portion (approximately 0.9 acre) of the previously larger, project site.

III **DETERMINATION:**

The City of San Diego has conducted an Initial Study with extended initial studies and determined that the proposed project as mitigated/designed will not have a significant environmental effect, and the preparation of an Environmental Impact Report will not be required.

IV **DOCUMENTATION:**

The following mitigation measures and attached Initial Study documents the reasons to support the above determination.

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## V MITIGATION MEASURES:

**Biological Resources**

The project site has been field-checked and surveyed; the once-developed site is currently vacant and contains mature ornamental trees including fan palms, one large fig tree, and a pepper tree grove. The remainder of the site is covered in non-native grassland. Due to the location of four-acre project site in a urbanized area and it's previous partial development, it was determined that 1.84 acres of non-native grasslands on the site required mitigation at a replacement ratio of 0.5 acre for each acre of impact. The significant loss of 1.84 acres of the Tier III, upland habitat shall be mitigated by the securing of 0.92 acre mitigation credit in the City Water Department's Cornerstone lands; these are the watershed areas around City-owned reservoirs throughout the western portion of San Diego County. The proof of the obtaining of this mitigation credit shall be provided prior to the grading of the project site.

The Cornerstone mitigation lands have been placed within the City's Multi-Habitat Planning Area (MHPA), the implementing planned preserve area for the regional Multiple Species Conservation Program (MSCP). These lands include the watershed around Otay, El Capitan, and Lake Hodges reservoirs and watershed of San Pasqual and Marron Valleys. The mechanism to compensate the City Water Department for the use of these lands as mitigation is nearly completed. (See attached City memo.) The use of these lands for mitigation banking was approved with the adoption of the MSCP.

Contingency Biological Mitigation - If for any reason, the Cornerstone mitigation is not available or securable prior to site grading, the contribution of \$18,216 (\$18,000 per acre of impact plus 10% administration and maintenance costs) shall be deposited into the City's Habitat Acquisition Fund; moneys from this fund would be used to purchase critical habitat linkages and to secure current, privately owned lands within the MHPA to build the envisioned habitat preserve..

**Potential Paleontological Resources**

While portions of the four-acre project site has been previously developed and may have been graded, the underlying bedrock is the fossiliferous San Diego Formation, a geologic formation with high potential for marine fossils. Any proposed excavation into unweathered portions of this rock formation requires monitoring for potential, significant fossil resources.

Prior to issuance of a grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of LDR stating that a qualified paleontologist and /or paleontological monitor have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT SHALL BE APPROVED BY LDR.**

The qualified paleontologist shall attend any preconstruction meetings to discuss grading plans with the grading and excavation contractor.

The paleontologist or paleontological monitor shall be on site full time during the initial cutting of previously undisturbed and unweathered areas within the San Diego Formation. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with

LDR, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.

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. **THE PALEONTOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE TIME OF DISCOVERY.** LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.

If significant fossils are detected, the paleontologist shall be responsible for preparation of fossils to a point of identification as defined in the City of San Diego Paleontological Guidelines and submitting a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recovered by the paleontologist at the San Diego Natural History Museum.

Prior to the issuance of a certificate of occupancy, a paleontological monitoring results report, with appropriate graphics, summarizing the results, analysis, and conclusions of the paleontological monitoring program shall be submitted to LDR for approval. Where appropriate a brief, negative result letter would satisfy this requirement.

#### Visual Quality/Mature Ornamental Trees

The currently vacant project site contains mature landscaping. Significant trees include a large fig tree and a row of seven fan palm along Boundary Street in the northwest portion of the site. The fig tree is proposed/required to be retained in-situ; the palms are required to be relocated on-site or in the adjoining park land.

The removal and transplanting (and temporary boxing/storage) of the seven mature fan palms must be conducted prior or concurrent with site grading and must be overseen by a certified arborist.

The location of the transplanting of the seven fan palm must be clearly noted and/or shown on all plans.

The condition of the fig (ficus) tree must be periodically monitored by a certified arborist such that the proposed site grading would not affect the long-term viability of this tree on site as proposed. As a minimum, the fig tree shall be monitored prior to grading, once during grading, and upon completion of construction. If necessary, temporary protective fencing/barrier should be placed around the drip-line of the fig tree during site grading and center construction.

#### Potential Cultural/Historical Resources

A site specific survey was conducted. The survey report concluded that no impacts to archaeological resources were identified. The former, pre-WW II buildings on the project site lack architectural distinction and integrity, and they do not represent significant historic resources or meet the criteria for inclusion on the California Register of Historic Resources. No mitigation measures were previously required. However, the site supposedly contained a Victorian-style ranch house. The previous use of the site and its early development in the late 1800's poses a potential for significant, subsurface cultural features/resources; therefore, monitoring of the site during site preparation is required.

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The following mitigation measures as conditions of approval are required to reduce potential adverse project impacts to cultural resources to below a level of significance:

Prior to the issuance of grading permits, the applicant shall provide verification that a qualified historic archaeologist and/or archaeological monitor have been retained to implement the construction monitoring program. This verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review. **ALL PERSONS INVOLVED IN THE HISTORICAL RESOURCES CONSTRUCTION MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.**

The qualified historic archaeologist shall attend preconstruction meetings to make comments and/or suggestions concerning the construction monitoring program and discuss plans with the engineer. The requirement for historical resource monitoring shall be noted on the grading plan.

The qualified historic archaeologist or archaeological monitor shall be present on site full-time during grading.

In the event that unanticipated cultural resources are discovered, the historic archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. **THE HISTORIC ARCHAEOLOGIST SHALL CONTACT LDR AT THE TIME OF DISCOVERY.** The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR. LDR must concur with the evaluation before grading activities shall be allowed to resume. For any detected/suspected significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery shall be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

All cultural materials collected shall be cleaned, catalogued, and permanently curated with an appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area.

Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate.

## VI. PUBLIC REVIEW DISTRIBUTION

Draft copies and notice of this draft Mitigated Negative Declaration (LDR No.99-0) were distributed to:

## City of San Diego

Mayor's Office (MS 11A)  
 Councilmember Stevens (MS 10A)  
 MSCP - Mary Ladiana (MS 5A)  
 Dev. & Planning Review - John Fisher, DPM  
 Real Estate Assets - Lucille Goodman (MS 51A)  
 Engineering and Capital Projects - Tom Cartier

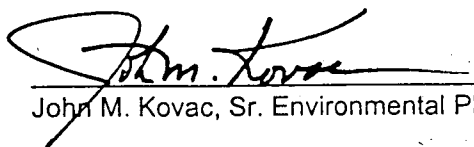
## Southeast San Diego Development Comm. (449)

SEDC (MS 68)  
 Voice News & Viewpoint (453)  
 U.S. Fish and Wildlife Service/Carlsbad  
 Dept. Of Fish and Game/NCCP  
 Sierra Club  
 Audubon Society  
 Endangered Habitats League  
 Calif. Native Plant Society  
 SW Center for Bio Diversity  
 San Diego City Schools

## VII RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but they did not address the Mitigated Negative Declaration finding and/or 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/completeness of the Initial Study were received. The comments letters received and associated staff responses follow.

Copies of the Mitigated Negative Declaration and any Initial Study material and references previous documents are available in the office of Land Development Review, or available for purchase at the cost of reproduction.

  
 John M. Kovac, Sr. Environmental Planner

January 31, 2000  
 Date of Draft Report

July 11, 2000  
 Date of Final Report

Analyst: John Kovac

