

RESOLUTION NUMBER R- 296256

ADOPTED ON APR 09 2002

WHEREAS, on July 30, 2001, the Environmental Services Department submitted an application to the Development Services Department for City Council Approval of the Removal Action Workplan and City Council Approval of LDR 41-0611; and

WHEREAS, the project was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on April 9, 2002; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration LDR File No. 41-0611; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration LDR File No. 41-0611, 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 any comments received during the public review process, have been reviewed and considered by this Council in connection with the approval of the Quince Street Burn Site Removal Action Plan

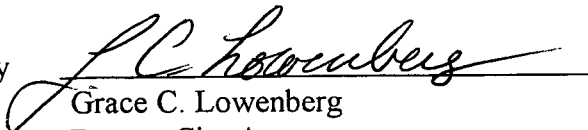
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated 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, and/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 as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: CASEY GWINN, City Attorney

By


Grace C. Lowenberg
Deputy City Attorney

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03/29/02
Or.Dept:ESD
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM QUINCE STREET BURN SITE

LDR NO. 41-0611

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. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in Mitigated Negative Declaration No. 41-0611 shall be made conditions of City Council Approval Of The Removal Action Workplan and City Council Approval as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potentially adverse impacts to human health/public safety and hydrology/water quality impacts due to project implementation.

Human Health/Public Safety

1. All contaminated and potentially contaminated material which is to be disturbed shall be wetted down prior to use or disturbance to minimize dust generation.
2. All stockpiles of excavated material shall be wetted down and covered to prevent dispersion by wind or precipitation runoff.
3. 24-hour security measures shall be required to prevent non-authorized persons from entering the construction areas.
4. All loading of excavated material shall occur in the exclusion zone only.
5. Excavated material shall be wetted down after loading and trucks shall be kept covered during transport and the loads shall be wetted down prior to departure from the site sufficient to remain damp through the journey.
6. Airborne dust monitoring shall be conducted to verify and document dust suppression efforts.
7. Excavation activities shall cease if sustained wind speeds exceed 25 miles per hour (mph), until wind speed is below 25 mph.

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8. Prior to exiting the site, each truck shall be inspected to ensure that the payloads are adequately covered, the trucks are clean of overburdened soils, and the soil is properly manifested.
9. Once the removal action is completed, an approved copy of the Removal Action Completion Report shall be forwarded to the Environmental Review Manager of the Development Services Department.

Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). Appropriate storm water Best Management Practices (BMPs) must be incorporated into the project which would be adequate to reduce water quality impacts to below a level of significance. The applicant shall fully mitigate this impact as follows:

10. Construction phase erosion control measures shall be employed including such measures as short-term use of sandbags, matting, mulches, berms, hay bales, or similar devices, along all graded areas to minimize sediment transport. Erosion and runoff control measures shall be in place prior to grading activities.
11. Silt fences shall be placed in down slope areas to trap any sediment that might become mobilized.
12. In all stockpile areas on site, BMPs and best conventional pollution control technologies shall be implemented to prevent destructive erosion or pollution resulting from storm water runoff. Earthen berms and sand bags shall be used to divert storm water runoff in areas of excavation. Stockpiles shall be covered with plastic during non-working hours and inspected before and after each storm event for signs of damage or erosion.
13. Rough graded berms and sand bags shall be positioned so that all potential runoff will be directed around the contaminated excavation.
14. Storm water runoff resulting from direct precipitation on a contaminated excavation shall be directed to and contained in a catch basin. Where possible, contaminated excavations shall be graded to drain internally. Also where possible, a contaminated excavation shall be covered with plastic sheeting or similar material to prevent impacts from direct precipitation.
15. Storm water that has collected in any exposed excavations shall be contained and properly disposed. Storm water shall be contained in a catch basin where suspended solids will settle out. Sediments trapped in the catch basins shall be disposed of with the waste unless otherwise tested to be clean soils.

16. A stabilized construction entrance shall be installed at each point where construction vehicles will enter and leave the site to ensure that soil is not tracked off site.