

RESOLUTION NUMBER R- 297546

ADOPTED ON JAN 14 2003

WHEREAS, on January 2, 2001, the San Diego YMCA submitted an application to the Development Services Department for a Conditional Use Permit/Amendments to planned Commercial Development/Planned Industrial Development/Kearney mesa Community Plan/Progress Guide and General Plan/Planned Residential Development and Master Plan No. 99-1269; and

WHEREAS, the matter 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 City Council on JAN 14 2003, and

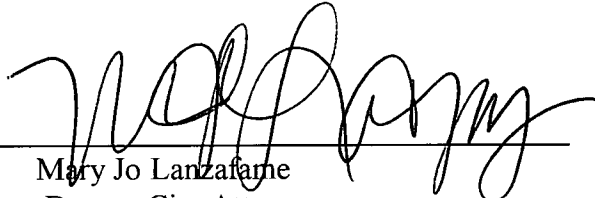
WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration LDR No. 41-0249, NOW THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that the Mitigated Negative Declaration LDR No. 41-02049, 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 report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said 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 Toby Wells YMCA - Project No. 2358 & 2360.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council 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.

BE IT FURTHER RESOLVED, that the City Clerk is 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 
Mary Jo Lanzafame
Deputy City Attorney

MJL:cbs
12/19/02
Or.Dept DSD
R-2003-831
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ATTACHMENT: Exhibit A, Mitigation, Monitoring, and Reporting Program

EXHIBIT A

MITIGATION, MONITORING, AND REPORTING PROGRAM

CONDITIONAL USE PERMIT/AMENDMENTS TO PLANNED COMMERCIAL DEVELOPMENT/PLANNED INDUSTRIAL DEVELOPMENT/KEARNY MESA COMMUNITY PLAN/PROGRESS GUIDE AND GENERAL PLAN/PLANNED RESIDENTIAL DEVELOPMENT AND MASTER PLAN NO. 99-1269

LDR NO. 41-0249

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 the Mitigated Negative Declaration (LDR No. 41-0249) shall be made conditions of Permits No. 2358 and No. 2360 as may be further described below.

General

1. After project approval and prior to recordation of any permit(s) or final map(s), the applicant shall submit a deposit of \$1,500 to the Development Project Manager in Development Services Department to cover the City's costs associated with implementation of the MMRP.

Hydrology/Water Quality

1. Prior to the issuance of the first grading permit, the Assistant Deputy Director of Land Development Review (ADD of LDR) shall verify that the following measures have been incorporated into the grading and/or landscaping plans and/or project design as appropriate:

Hydrology/Water Quality: Construction Phase (Short Term Mitigation Measures)

- A. Prior to issuance of any grading permits, development of this project shall comply with all requirements of the State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), and the owner/permittee shall submit evidence to the satisfaction of the ADD of LDR. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan

shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB.

Prior to issuance of any grading permits, a copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall also be filed with the City of San Diego.

In addition, the permittee/owner(s) and subsequent permittee/owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

- B. A Dewatering Discharge Permit (NPDES No. CA1018804) shall be obtained for the removal and disposal of groundwater (if necessary) encountered during construction. Discharge under this permit will require compliance with a number of physical, chemical, and thermal parameters (as applicable), along with pertinent site-specific conditions, pursuant to direction from the RWQCB.
- C. The SWPPP shall identify all applicable erosion control devices to be used during construction. These may include (but may not be limited to) earthen berms, gravel bags, silt fences, temporary storm drains, desilting basins, energy dissipating devices, bladed swales, geotextile mats, plastic sheeting, and hydroseeding or other vegetation and irrigation practices.
- D. The SWPPP shall include a site plan on which the grading footprint (development area) is identified as shown on the approved Exhibit A. All construction activities (including staging areas) shall be restricted to the development area of this or other fully permitted project. Specified vehicle fueling, maintenance procedures and hazardous materials storage areas shall be clearly designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). The SWPPP shall include measures to preclude spills and provide for the containment of any hazardous materials, including proper handling and disposal techniques and the use of temporary impervious liners to prevent soil and water contamination.
- E. The owner/permittee shall hydroseed all applicable areas within 90 days of completion of grading activities with appropriate ground cover vegetation

(e.g., use of native or noninvasive plants) to the satisfaction of the ADD of LDR in conformance with the City's *Landscape Standards*. Permanently irrigated slopes shall be maintained for a minimum period of 90 days and non-permanently irrigated areas shall be maintained for a minimum period of 25 months, to the satisfaction of the City Manager. Re-vegetated areas shall be inspected monthly by a qualified biologist/landscape architect until vegetation is considered to have established to the satisfaction of the City Manager.

Hydrology/Water Quality: Post-Construction/Operational (Long Term Mitigation Measures)

2. Prior to the issuance of any grading permits, the Assistant Deputy Director of Land Development Review (ADD of LDR) shall verify that the type and location of post-construction Best Management Practices (BMPs) are clearly identified on the site plan(s). All runoff shall be routed through catch basin filter inserts or equivalent structural BMPs prior to conveyance into the public drainage system. All surface runoff shall be filtered/treated for removal of sediment, and oil/grease prior to leaving the site. These BMPs shall be maintained as necessary by the property owner(s) in compliance with the manufacturers guidelines.
3. The applicant shall show the type and location of all post-construction BMPs on the final construction drawings.
4. The applicant shall prepare a report to be submitted with the final construction drawings addressing the BMPs maintenance schedule, maintenance costs, and who will be responsible for the future maintenance and associated costs. This report will also describe the types of pollutants that would be generated post-development, the pollutants to be captured by the BMPs, and the quality of the resultant discharge.
5. The applicant shall institute non-structural BMPs as discussed in the *Post-Construction BMP Evaluation, Toby Wells YMCA* (August 23, 2002) including the following:
 - a) Weekly sweeping of parking areas, driveways, and walkways. Washing down of surfaces will be prohibited;
 - b) Spills in loading areas shall not be washed into stormdrains; and
 - c) Use of fertilizers and pesticides on landscaping shall be minimized and used as a last resort after pruning, selective replacement, and strict

watering control.

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.