

RESOLUTION NUMBER R- 289153

ADOPTED ON SEP 08 1997

WHEREAS, in 1994, the City Council approved a 50 year lease with VVH, Ltd., for the San Diego Princess Resort; and

WHEREAS, one of the requirements of this lease is for the lessee to improve the property with a new marina and dockmaster's facility; and

WHEREAS, the lessee is currently proposing constructing a 53-slip marina and dockmaster's facility within the existing leasehold; and

WHEREAS, lessee has completed a successful off-site mitigation of impacted eelgrass beds in excess of the requirements for the project; NOW, THEREFORE,


BE IT RESOLVED, by the Council of The City of San Diego, that the marina improvements as required in the lease agreement are hereby approved.

BE IT FURTHER RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 94-0511, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, 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 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 San Diego Princess Resort - Marina Improvements and Environmental Document.

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 herein 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   
William T. Griffith  
Deputy City Attorney

WTG:mr  
08/25/97  
Or.Dept:REA  
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SAN DIEGO PACIFIC PRINCESS RESORT MARINA CITY COUNCIL APPROVAL

LDR NO. 94-0511

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 (Dep No. 94-0511) shall be made conditions of the City Lease Amendment as may be further described below.

Biological Resources and Water Quality

In anticipation of the significant impact to eelgrass habitat, the applicant and the biological consultant have established a transplant mitigation site within the Ventura Cover Eelgrass Mitigation Area in Mission Bay. The California Department of Fish and Game (CDFG) issued a letter of authorization dated May 31, 1996 for the transplant program. The restoration made use of biodegradable soft anchors to fasten bare-root units of turions to the bottom substrate. Eelgrass was harvested from existing donor beds located at North Cove on Vacation Isle, just outside of the San Diego Princess Resort leasehold. To preclude adverse impacts to the donor beds, not more than 20 percent of any bed was harvested. Eelgrass was salvaged by hand and processed into planting units of eight to 12 turions per unit. Once processed, eelgrass was either planted directly or held submerged overnight.

SCUBA divers planted eelgrass along underwater transect lines over the bay bottom and along parallel planting transects to ensure equal planting coverage; planting units were placed on approximately three-foot centers. The planting area consisted of two connected oval-shaped plateau areas created by the excavation of excess sand accumulation within Ventura Ave. The bayward transplant boundaries are located at the toe of the excavation area where the bay bottom slopes up to the plateau. The bottom of the slope is roughly delineated by existing native eelgrass beds. The mitigation team completed the restoration of eelgrass habitat on June 19, 1996.

The original restoration area encompassed 1.58 acres. The most recent follow-up survey (March 5, 1997) indicates that the mitigation site currently supports 1.40 acres of eelgrass, which exceeds the 1.20 acres anticipated to be needed to adequately mitigate impacts to eelgrass associated with the San Diego Princess Resort project. The plantings have coalesced and grown to such an extent that they cannot be distinguished from abutting native eelgrass beds. Outside of a few bare spots, the transplanted beds appeared to be healthy and of high quality and density.

The following are additional measures to be completed as indicated:

1. The biological consultant shall conduct the 9-month survey in June, 1997 and the 12-month survey in September, 1997. Annual monitoring of the

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transplant program shall continue annually for an additional four years (to September, 2001) to ensure adequate establishment of the created eelgrass beds.

2. Success criteria shall be based on total eelgrass cover and density, sustaining a coverage of at least 25 percent at the mitigation site.
3. Monitoring reports shall be submitted to the California Coastal Commission, California Department of Fish and Game, National Marine Fisheries Service, U.S. Fish and Wildlife Service, City of San Diego Park and Recreation Department and EAS within 30 days following each monitoring period. These reports shall detail conditions for the revegetation site.
4. Should the revegetation effort fail at the mitigation site to achieve the success criteria within the five year monitoring period, the applicant shall establish another revegetation mitigation site within Mission Bay at least 1.20 acres in area, satisfactory to the agencies listed in Measure No. 3.
5. Construction of the concrete pilings shall entail the use of silt curtains, to minimize water turbidity.
6. These measures shall be incorporated into the City Lease Amendment and noted on building plans. EAS shall review the plans to ensure the notes have been provided

Implementation of the mitigation program would reduce the impact to below a level of significance.

The above mitigation monitoring and reporting program will require \$450 in 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.