

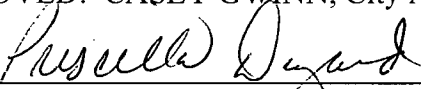
RESOLUTION NUMBER R- 292866 (R-2000-629)

ADOPTED ON MAR 14 2000

BE IT RESOLVED, by the Council of The City of San Diego, that it is certified that Mitigated Negative Declaration No. 98-0512, 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 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 the exclusive sale of Site 662, being a portion of Lot 43 of Rosedale Tract, Map 825, and a portion of Lots 2 and 3 in Block 27 of Rosedale, Map 826; together with a vacated portion of Murphy Canyon Road.

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.

APPROVED: CASEY GWINN, City Attorney

By 
Prescilla Dugard
Deputy City Attorney

PD:cdk
11/19/99
Or.Dept:REA
R-2000-629

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Old Murphy Canyon Road, Grading Review Permit

LDR NO. 98-0512

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. 98-0512) shall be made conditions of the Grading Review Permit as may be further described below.

A. NEIGHBORHOOD CHARACTER/VISUAL QUALITY

The following mitigation measures are required to reduce potential adverse project impacts to neighborhood character/visual quality to below a level of significance:

1. Prior to issuance of the first grading permit, the applicant shall submit to the City Manager for approval a written landscape installation, monitoring and reporting program (landscape program) for the proposed on-site manufactured slopes in substantial conformance with Exhibit 'A,' Landscape Concept Plan, dated October 6, 1999, on file in the Office of Planning and Development Review Department. The slopes shall be monitored for a minimum period of three years in accordance with the provisions of the approved landscape program. At a minimum, the landscape program shall address the following:
 - a. Slope preparation;
 - b. Plant materials to be utilized, plus quantity and container sizes;
 - c. Irrigation plan;
 - d. Maintenance schedule, to include replacement of diseased, dying or dead plant materials;
 - e. Monitoring by a registered landscape architect, at the following intervals:
 1. At completion of landscape installation;
 2. First year following installation: letter reports due at 3-, 6-, 9-, and 12-month intervals;
 3. Second and third year: letter reports due annually;
 4. At each monitoring interval, letter reports shall be submitted to the Environmental Analysis Section and the Landscape

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Review Section of the Planning and Development Review Department.

- f. Performance criteria, to include 80% coverage at the 36-month interval;
 - g. Landscape program to be considered complete when slope coverage meets the performance criteria, to the satisfaction of the City Manager.
 - h. Contingency plan if performance criteria not met at the end of the three year monitoring period.
2. All required landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
 3. The landscape program shall be noted on the approved landscape plans to the satisfaction of the City Manager.
 4. The Mitigation Monitoring and Reporting Program requires that this measure shall be shown on the grading plans to the satisfaction of the City Manager. In addition, prior to the issuance of the first grading permit, the applicant shall post a performance bond to ensure compliance with this mitigation measure. The performance bond shall cover the cost of the planting and irrigation which would meet the criteria established by the landscape program at the end of the three year monitoring period, plus any associated administrative costs, to the satisfaction of the City Manager.

B. GENERAL

The following general conditions shall be added to the permit:

1. The applicant shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 98-0512, satisfactory to the City Manager and the City Engineer. Prior to issuance of the first grading permit, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue area: visual quality.
2. The mitigation monitoring and reporting program shall require a deposit of \$3,200.00 to be collected prior to the issuance of the first grading permits to cover the City's costs associated with implementation of the MMRP.