

RESOLUTION NUMBER R- 294063

ADOPTED ON OCT 24 2000

WHEREAS, on April 27, 1999, the Handlery Hotel, Inc., submitted an application to the Planning and Development Review Department for an Amendment to the Mission Valley Community Plan and the Progress Guide and General Plan, a Density Transfer/Rezone, and Mission Valley Planned District Permit No. 99-0348, for the Presidio View Project; 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 Council on OCT 24 2000 ; and

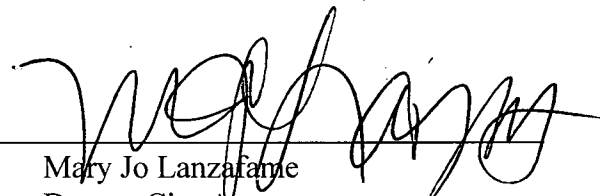
WHEREAS, the Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 99-0348; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 99-0348, 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 the land use actions for the Presidio View project.

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 attached hereto 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 
Mary Jo Lanzafame
Deputy City Attorney

MJL:mm
10/09/00
Or.Dept:PDR
R-2001-567
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**PRESIDIO VIEW
AMENDMENT TO THE MISSION VALLEY COMMUNITY PLAN AND
PROGRESS GUIDE AND GENERAL PLAN, DENSITY TRANSFER/REZONE,
MISSION VALLEY PLANNED DISTRICT PERMIT NO. 99-0348**

LDR NO. 99-0348

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. 99-0348) shall be made conditions of the Amendment to the Mission Valley Community Plan and Progress Guide and General Plan, Density Transfer/Rezone, and Mission Valley Planned District Permit No. 99-0348 as may be further described below.

Historical Resources

1. Prior to issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the monitoring program. The requirement for archaeological monitoring shall be noted on the grading plans. **ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING. THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.**
 - a. The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
 - b. Prior to the commencement of site grading, existing asphalt paving on-site shall be removed and a series of trenches, within locations agreed upon by the qualified archaeologist and LDR, shall be mechanically excavated and inspected by the qualified archaeologist for the presence of cultural resources. If any resources are discovered, the significance of such resources shall be determined in accordance with the requirements of this mitigation program. The qualified archaeologist or archaeological monitor shall also be present on site full-time during grading of native soils.
 - c. **WHEN REQUESTED BY THE ARCHAEOLOGIST, THE CITY RESIDENT ENGINEER SHALL DIVERT, DIRECT, OR TEMPORARILY HALT GROUND DISTURBANCE ACTIVITIES IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. THE ARCHAEOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDING AT THE**

TIME OF DISCOVERY. The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities will be allowed to resume. For 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 will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

- d. 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.
- e. Prior to the release of the grading bond, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to the release of the grading bond.

Traffic

2. Prior to the issuance of the first building permit, the applicant shall provide its fairshare contribution towards the subdivider-funded street widening project MV-10A in the current Mission Valley Public Facilities Financing Plan dated January 1988 and amended in December 1996. This project is to widen Hotel Circle North between Camino de la Reina and I-8 eastbound ramps. The applicant shall contribute the residential share of 20.32 percent of the total cost of this improvement project with the 15.08 percent share for the hotel site deferred until that future Mission Valley PDO Permit is approved.
3. Prior to the issuance of the first building permit, the applicant shall provide its fairshare contribution towards the subdivider-funded street widening project MV-8B in the current Mission Valley Public Facilities Financing Plan dated January 1988 and amended in December 1996. This project is to widen Hotel Circle South between Camino de la Reina and the I-8 westbound ramps. The applicant shall contribute the residential share of 15.56 percent of the total cost of this improvement project with the 11.54 percent share for the hotel site deferred until the future Mission Valley PDO Permit is approved.
4. Prior to the issuance of the first building permit, the applicant shall assure the installation of a traffic signal at the intersection of Hotel Circle South/Bachman Place unless an acceptable arrangement is made where the UCSD Medical Center shall assure the signal installation prior to the development of Presidio View.
5. Prior to the issuance of the first building permit, the applicant shall assure the installation of a traffic signal at the intersection of Hotel Circle North/I-8 westbound ramps. This improvement is subject to the approval of the City Engineer and Caltrans. Installation of the traffic signal will also need to be coordinated and reviewed with the City Engineer and Caltrans.

6. Prior to the issuance of the first building permit, the applicant shall assure the installation of a traffic signal at Hotel Circle South/I-8 eastbound ramps. This improvement is subject to the approval of the City Engineer and Caltrans. Installation of the traffic signal will also need to be coordinated and reviewed with the City Engineer and Caltrans.

Water Quality

7. Prior to the issuance of the first grading permit, the City Engineer shall verify that appropriate post-construction Best Management Practices (BMPs) have been incorporated into the project design. The stormwater BMPs could include, but are not limited to, one or a combination of the following:
 - a. Infiltration trenches or dry wells which can reduce runoff volume and peak discharge rate from a site.
 - b. Vegetative controls such as grassed swales and filter strips.
 - c. Porous pavement that allows stormwater to pass through and infiltrate the underlying soil, such as pre-cast concrete lattice pavers or porous asphalt that contains a much smaller percentage of very fine particles.

General

8. The MMRP shall require a deposit of \$450.00 to be collected prior to the issuance of the first grading permit to cover the City's costs associated with implementation of the MMRP.