

RESOLUTION NUMBER R-294439

ADOPTED ON JANUARY 9, 2001

WHEREAS, on September 11, 1997, Mayfair Homes submitted an application to the City of San Diego for a Tentative Map, and a Mid-City Communities Development Permit/Resource Protection Ordinance Permit for the Cambridge Square Condominium 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 January 9, 2001; and

WHEREAS, the Council of the City of San Diego considered the issues discussed in Environmental Impact Report No. 96-7749; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Environmental Impact Report No. 96-7749, 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 the land use actions for the Cambridge Square Condominium project.


BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the

findings made with respect to the project, a copy of which is on file in the office of the City Clerk and incorporated herein by reference.


BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, a copy of which is on file in the office of the City Clerk and incorporated herein by reference, with respect to the project.

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 
Richard A. Duvernay
Deputy City Attorney

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Or.Dept:Clerk
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CAMBRIDGE SQUARE


MITIGATION MONITORING

and

REPORTING PROGRAM

LDR Number 96-7749
SCH Number 99061058

OCTOBER 4, 2000

 **294439**

INTRODUCTION

This Mitigation Monitoring and Reporting Program has been prepared for the Cambridge Square project (LDR No. 96-7749, SCH No. 99061058) to comply with the mitigation monitoring statute (Public Resources Code section 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This program shall be a requirement of the discretionary actions associated with the Cambridge Square project.

The following text includes the mitigation measures identified in the Environmental Impact Report, and the monitoring efforts necessary to ensure that the mitigation measures are properly implemented.

I. HISTORICAL RESOURCES

The following measures are required to reduce the potentially significant impacts to historical resources (the 1905 residence) although the impacts would not be reduced to below a level of significance. The following measures shall be stated in the construction contract documents and shall be stated on the construction plans. The plans and specifications shall be reviewed by the Environmental Review Manager of Land Development Review prior to contract advertisement.

- A. Mitigation measures shall include the preparation and submission of an Historic American Building Survey (HABS) in accordance with the Secretary of the Interior's Standards and an historical monitoring program during the demolition of the 1905 residence as follows:
1. Prior to the issuance of a demolition permit, the applicant shall provide modified Historic American Building Survey (HABS) Levels 1 and II documentation for the 1905 residence at 2720 Fourth Avenue which shall include, but not be limited to the following information:
 - a. Prior to the demolition of the 1905 residence, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified historian and/or architectural historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the HABS documentation. Documentation following the *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standards, 1990*.
 - b. Photo documentation of the house prior to demolition to include professional quality 35mm black and white photographs taken of all four elevations and close-ups of select architectural elements, such as roof/wall junctions, window treatments, decorative hardware, etc. Photographs shall be of archival quality and easily reproducible. Photographs and negatives shall be submitted for archival storage with the City of San Diego and the San Diego Historical Society.
 - c. Measured drawings of the house's exterior elevations depicting existing conditions or other relevant features. These drawings shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink or translucent material or archivally stable material (blue-line drawings are acceptable). Standard drawing sizes 19" x 24" or 24" x 36".

- d. Copies of the historic documentation shall be deposited with the Planning and Development Review Department, the San Diego Historical Resources Board, the California Room of the City of San Diego Public Library, the San Diego Historical Society and the South Coast Information Center at San Diego State University.
2. The applicant shall conduct a full-time historical monitoring program for the demolition and/or removal of the existing 1905 residence located at 2720 Fourth Avenue to be implemented as follows:
 - a. Prior to the issuance of a grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified historian, historic archaeologist, and/or architectural historian, as defined in the City of San Diego Historical Resources Guidelines, has been retained to implement the demolition monitoring program. The requirement for monitoring during demolition shall be noted on the grading plans under the heading "Environmental Requirements". **ALL PERSONS INVOLVED IN THE HISTORICAL MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE FIRST PRECONSTRUCTION MEETING. THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION. ALL PERSONS INVOLVED IN THE MONITORING MUST BE APPROVED BY EAS STAFF PRIOR TO THE PRECONSTRUCTION MEETING FOR THE MONITORING PROGRAM.**
 - b. The qualified historian, historic archaeologist and/or historic architect shall attend any preconstruction meetings to discuss grading/demolition plans with the grading and excavation contractor.
 - c. The qualified historian, historic archaeologist and/or historic architect shall be present on-site during all demolition activities involving the 1905 residence. A brief monitoring letter report shall be submitted to LDR for review after completion of the demolition and/or removal of the single-family residence. The information contained in the letter report must be included in the full monitoring results report submitted for the entire monitoring program.

B. Mitigation measures shall include the following requirements:

The proposed architectural design would take into consideration the notable features of the existing structure on the site and incorporate the use of the multiple gable roof pattern, brick veneer, wood brackets, exposed rafter tails, solid piers, distinctive chimneys, two-level bay windows and projecting bay windows. The entire site would be encircled by a

three foot high masonry wall constructed partially with salvaged clinker brick from the exterior of the 1905 structure. The architectural design shall be in substantial conformance with the Exhibit A plans dated _____ to the satisfaction of the Environmental Review Manager.

II. SUBSURFACE HISTORIC AND PREHISTORIC ARCHAEOLOGICAL RESOURCES

The following measures are required to mitigate the potentially significant impacts to subsurface historic and prehistoric archaeological resources to below a level of significance. The following measures shall be stated in the construction contract documents and shall be stated on the construction plans. The plans and specifications shall be reviewed by the Environmental Review Manager of Land Development Review prior to contract advertisement.

A. The mitigation measures for historic and prehistoric archaeological resources for the proposed project shall contain the following requirements:

1. Prior to the 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 historic and prehistoric archaeologist and/or historic and prehistoric archaeological monitor, as defined in the City of San Diego Historical Resources Guidelines, have been retained to implement the monitoring program. The requirements 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 historic and prehistoric archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
 - b. The qualified historic and prehistoric archaeologist shall be present on site full-time during grading of native soils.
 - c. **WHEN REQUESTED BY THE HISTORIC AND PREHISTORIC ARCHAEOLOGIST, THE RESIDENT ENGINEER SHALL DIVERT, DIRECT, OR TEMPORARILY HALT GRADING ACTIVITIES TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. THE ARCHAEOLOGIST SHALL IMMEDIATELY NOTIFY LDR STAFF OF SUCH FINDINGS AT THE TIME OF DISCOVERY.** The significance of the discovered resources shall be determined by the historic and prehistoric archaeologist, in consultation with LDR and the Native American community. LDR must concur with the evaluation before grading activities may 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.

III. PALEONTOLOGICAL RESOURCES

The following measures are required to mitigate the potentially significant impacts to paleontological resources to below a level of significance. The following measures shall be stated in the construction contract documents and shall be stated on the construction plans. The plans and specifications shall be reviewed by the Environmental Review Manager of Land Development Review prior to contract advertisement.

- A. The applicant (Mayfair Homes, Inc.) shall provide a letter of verification to the Environmental Analysis Section of the Planning and Development Review Department stating that a qualified paleontologist has been retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits.

A paleontological monitor may be retained to perform the on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist.

- B. All persons involved in the paleontological monitoring of this project shall be approved by EAS at least 30 days prior to the preconstruction meeting.
- C. The qualified paleontologist shall attend the preconstruction meeting to consult with the excavation contractor. The paleontologist's duties shall include monitoring, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections, and preparation of a monitoring report. These duties are defined as follows:

1. Monitoring

The paleontologist or paleontological monitor shall be onsite to inspect for fossils only during the excavation for the subterranean garage. Monitoring shall be done full-time in those formations with a high sensitivity rating, and shall be half-time in those formations with a moderate sensitivity rating. The monitoring time may be increased or decreased at the discretion of the paleontologist in consultation with EAS. Monitoring shall occur only when excavation activities affect geologic formation.

2. Salvaging

In the event that fossils are encountered, the paleontologist shall have the authority to divert or temporarily halt construction activities in the area of

discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on site.

The paleontologist shall contact EAS at the time of discovery. EAS must concur with the salvaging methods before construction activities are allowed to resume.

3. **Fossil Preparation**

Fossil remains shall be cleaned, sorted, repaired, catalogued, and then (with the permission of the owner of the property where the remains were collected) stored in a local scientific institution that houses paleontological collections. The qualified paleontologist shall be responsible for the preparation of fossils to a point of identification, and submittal of a letter of acceptance from a local qualified curation facility. If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact EAS to suggest an alternative disposition of the collection.

4. **Report Preparation**

A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program, and prior to LDR's final inspection. Any discovered fossil sites shall be recorded at the San Diego Natural History Museum.