

RESOLUTION NUMBER R-299408

ADOPTED ON JUNE 29, 2004

WHEREAS, the Redevelopment Agency of the City of San Diego, Owner, and McMillin Land Development, LLC, Permittee, submitted an application to the City of San Diego for a site development permit for the Naval Training Center (Liberty Station) [Project]; and

WHEREAS, on January 15, 2004, the Planning Commission of the City of San Diego considered the site development permit and Mitigated Negative Declaration PTS No. 9735 and pursuant to Resolution No. PC-3510 voted to deny the site development permit and Mitigated Negative Declaration LDR No. 9735; and

WHEREAS, McMillin Land Development, LLC, appealed the Planning Commission decision to the Council of the City of San Diego; 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 June 29, 2004; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration LDR No. 9735 as revised on June 14, 2004; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration PTS No. 9735 as revised, 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 site development permit for Naval Training Center (Liberty Station).

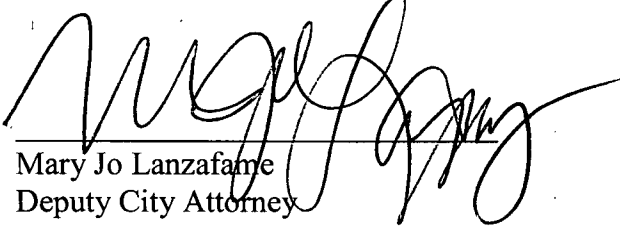
BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved.

BE IT FURTHER RESOLVED, that the appeal of McMillin Land Development, LLC, is granted; the decision of the Planning Commission is overruled; and the site development permit and Mitigated Negative Declaration PTS No. 9735, as revised, are approved.

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:cfq
11/02/04
Or.Dept: DSD
R-2005-38
mms#244

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NO. 9735

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 (Project No. 9735) shall be made conditions of the Site Development Permit (SDP) as may be further described below.

Historical Resources (Architectural)

Prior to preconstruction (precon) meeting

1. LDR Plan Check

Notes on plan

- a. Prior to the issuance of any permit, including but is not limited to any discretionary action, the Environmental Review Manager (ERM) shall verify that the requirement for historical monitoring during alteration, construction and/or restoration has been noted on the Relocation Plan.
- b. The applicant shall implement the Documentation Program (DP) and Treatment Plan (TP) as indicated in 4 and 5 below.
- c. The DP can be implemented prior to Precon Meeting. However, monitoring can not begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.
- d. Physical description including year, type of structure and extent of work shall be noted on the plans.

2. Letters of Qualification have been submitted to ERM

- a. Prior to the issuance of the relocation permit, the applicant shall provide a letter of verification to the ERM 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 DP and TP.

- b. Improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.
3. Second letter containing names of monitors has been sent to MMC.
- a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to Mitigation Monitoring Coordination (MMC) of LDR and shall include the names of all persons involved in the historical monitoring of this project and shall be approved by ERM prior to the first Precon Meeting.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Documentation Program (DP)
- a. Prior to the issuance of the relocation permit, the DP shall be submitted to the Environmental Analysis Section (EAS) for approval by the ERM of LDR and shall include the following:
 - 1. Photo DP
 - (a) DP shall include a professional quality photo DP of the structures with 35mm black and white photographs (4x6 standard format), taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible.
 - (b) Original photographs and negatives shall be submitted for archival storage with the City of San Diego Historical Resources Board.
 - 2. Required drawings
 - (a) Measured drawings of the building's exterior elevations and floor plans depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. Drawings produced in ink on translucent material or archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36"; standard scale is 1/4" = 1 foot.
 - (b) One set of measured drawings shall be submitted for archival storage with the City of San Diego Historical Resources Board.
 - b. Prior to the first Precon Meeting, a letter of verification shall be obtained from EAS and copied to MMC verifying that the DP has been approved.

5. Treatment Plan (TP)

a. **General Guidelines**

All three buildings to be relocated are contributing structures to the historic district at the Naval Training Center, now known as Liberty Station. Therefore, all work associated with the relocation would follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the "Naval Training Center San Diego Guidelines for the Treatment of Historic Properties" (NTC Guidelines). The NTC Guidelines discuss relevant issues for the preservation of building materials and features.

b. **Before Relocation**

Prior to the commencement of work, the documentation of the existing buildings will be completed and submitted as described in item 4 of this MMRP.

After completion of the documentation specified above, each building will be internally braced and stabilized. The existing doors are not original and will be removed prior to the relocation. The doors and window sashes will be removed, crated, and stored for the move. The windows are original and will be removed, crated, and stored prior to the relocation. There are no original lighting fixtures or interior features to be protected during the relocation. Wood bracing will be installed, plywood will be placed over the existing window and door frames. The roof structure will remain in place. The anchor bolts holding the wood structure onto the foundation will be cut and the building raised onto wheeled trucks or skids. The exterior siding, wood trim, windows, and doors will be protected in place during the relocation.

c. **During Relocation**

The buildings will be moved to their new location and protected until set on new foundations. The buildings will remain in a secured area not accessible by the public. The windows and doors will remain secured by plywood. The bracing will be inspected prior to and following the relocation to make sure that the building is in a stable condition. A protective barrier will be installed at the base of the building to deter entry and vandalism. The barrier would be a chain link fencing or equivalent to allow the building to "breathe" during storage. The buildings will be relocated to match their original compass orientation.

d. **After Relocation**

New foundations will be constructed for each building. The buildings will be set in place and bolted to the new foundations. The doors and windows will remain secured and protected. The crated doors and windows will be stored in each building. The roof is in fair condition. Following the move, the contractor shall inspect the roof and repair areas to make the roof weatherproof. Any repair work required shall be carried out in accordance with *The Secretary of the Interior's Standards*.

Precon meeting

1. Historian and/or Architectural Historian Shall Attend Precon Meetings

At least thirty days prior to implementation of the MMRP, the applicant shall arrange a Precon Meeting that shall include the Historian and/or Architectural Historian, Construction Manager, Resident Engineer (RE), Building Inspector (BI) and MMC. In addition, the Historian and/or Architectural Historian shall attend any focused precon meetings at the request of MMC to make comments and/or suggestions concerning the historical monitoring program with the construction manager.

2. Submit Letter of Verification of approval of DP

A letter of verification that the DP has been approved by ERM shall be submitted to the RE or BI, as appropriate, at the first Precon Meeting and copy provided to MMC.

3. Identify Areas to be Monitored

At the Precon Meeting the Historian and/or Architectural Historian shall submit to MMC a copy of the relocation plan (reduced to 11x17) that identifies the areas involved in the DP and TP as noted above.

4. DP and TP Construction Schedule

Prior to the start of any work, The Historian and/or Architectural Historian shall submit a construction schedule for implementation of the DP and TPs and will notify MMC of the start date.

During construction

1. Monitor Shall be Present During Implementation of TP

The Historian and/or Architectural Historian shall be present during implementation of the TP. The qualified historian shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, every month. RE or BI will forward copies to MMC.

2. Night Work - No night work shall be allowed.

Post construction

1. Final Results Report (Historic DP)

After completion of the MMRP, the Final Results Report (FRP), including historic DP shall be submitted to MMC for review by the ERM of LDR.

2. Verification at Relocation Site

Prior to final inspection, the applicant shall provide verification to the Development Services Department and the Historical Resources Board that the designated buildings have been recorded with the County of San Diego under the Assessors Parcel Number (APN) associated with the relocated site.