

RESOLUTION NUMBER R- 299841

ADOPTED ON NOV 15 2004

WHEREAS, on August 4, 2003, SDSU Foundation submitted an application to the City of San Diego for a planned development permit, site development permit, conditional use permit, tentative map, and easement abandonment for the Sorority Row 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 City Council on November 15, 2004; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration LDR No. 6036; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration LDR No. 6036, 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 a planned development permit, site development permit, conditional use permit, tentative map, and easement abandonment for the Sorority Row Project.

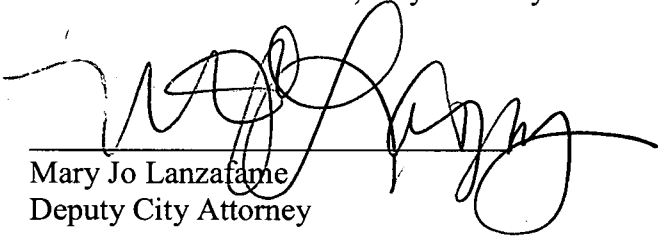
BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and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

BE IT FURTHER RESOLVED, that 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, as Exhibit A, and incorporated herein by reference.

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

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10/22/04
Or.Dept:DSD
R-2005-44
mms#925

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
SORORITY ROW PROJECT
PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT FOR
ENVIRONMENTALLY SENSITIVE LANDS, COMMUNITY PLAN
IMPLEMENTATION OVERLAY ZONE, CONDITIONAL USE PERMIT, TENTATIVE
MAP AND EASEMENT ABANDONMENT
Project No. 6036

This Mitigation Monitoring and Reporting Program [MMRP] is designed to ensure compliance with California Public Records 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. The City of San Diego, Engineering and Capital Projects Department and the Development Services Department are jointly responsible for ensuring that this program is carried out.

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 92101-4155. All mitigation measures contained in the Mitigated Negative Declaration No. 6036 shall be made conditions of the Planned Development Permit, Site Development Permit for Environmentally Sensitive Lands [ESL] and Community Plan Implementation Overlay Zone (Area B), Conditional Use Permit for Sorority Housing, Tentative Map for Condominiums and Easement Abandonment as may be further described below.

The above MMRP Program will require 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.

MITIGATION, MONITORING AND REPORTING PROGRAM:

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program [MMRP] is required. Compliance with the mitigation measures would be the responsibility of the applicant. The basis for the MMRP can be found in the Initial Study. The mitigation measures are described below.

General

1. Prior to the issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's cost associated with implementation of the Mitigation, Monitoring and Reporting Program [MMRP].
2. Prior to the issuance of a Notice to Proceed [NTP] or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assisted Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements*: "SDSU Foundation Sorority Row Project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration 6036."

Biological Resources

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, direct impacts to 0.10 acres of coastal sage scrub habitat (*Tier II*) and 1.24 acres of non-native grassland (*Tier IIIB*) shall be mitigated to the satisfaction of the City Manager, through one of the following: (a) off-site land acquisition within the MHPA; (b) off-site land acquisition in an approved conservation mitigation bank (c) payment into the City's Habitat Acquisition Fund as described below, or (d) a combination of a, b, or c below:

- a. Impacts to 0.10-acres of Diegan coastal sage scrub habitat (*Tier II*) outside of the MHPA shall be mitigated with equivalent *Tier II* habitat or better. These impacts would be mitigated via preservation within the MHPA at a ratio of 1.1 for a requirement of 0.10 acres within the MHPA. If the preservation occurs outside of the MHPA, a 1.5:1 ratio shall be utilized, for a requirement of 0.15 acres. Also, the impacts to 1.24 acres of non-native grassland (*Tier IIIB*) outside of the MHPA shall be mitigated with equivalent *Tier IIIB* habitat of better. These impacts would be mitigated via preservation within the MHPA at a ratio of 0.5:1, for a requirement of 0.62 acres. If the preservation occurs outside of the MHPA, a 1:1 ratio shall be utilized, for a requirement of 1.24 acres, or
- b. Prior to the first preconstruction meeting, the applicant shall provide verification to the ADD in the Development Services Department that conservation credits equivalent to 1.39 acres of a combination *Tier II* and *IIIB* upland habitat have been assigned in the City's Marron Valley Conservation Bank as mitigation for impacts to 0.10 acres of Diegan coastal sage scrub and 1.24 acres of non-native grasslands, or
- c. Prior to issuance of the first grading permit, the owner/permittee shall contribute a total of \$18,000.00 to City of San Diego Habitat Acquisition Fund to mitigate for the loss of 0.10 acres of Diegan coastal sage scrub (*Tier II*) and 0.62 acres of non-native annual grassland (*Tier IIIB*). The current per-acre contribution amount for the Habitat Acquisition Fund is \$25,000. This fee is based on mitigation ratios of 1:1 for Diegan coastal sage scrub, and 0.5:1 for non-native annual grassland impacts (both impacts occurred outside the MHPA, yet mitigation would be required inside the MHPA).
- d. A combination of a, b, or c as referenced above.

Paleontological Resources

Prior to preconstruction (precon) meeting

1. Land Development Review [LDR] Plan Check.
Prior to the issuance of a Notice to Proceed [NTP] or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
2. Letters of Qualification have been Submitted to ADD. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination [MMC].
 - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

2. Identify Areas to be Monitored

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

3. When Monitoring Will Occur

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation
 - a. The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

2. Discoveries

a. Minor Paleontological Discovery

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

b. Significant Paleontological Discovery

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

3. Night Work

a. If night work is included in the contract

- (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- (2) The following procedures shall be followed:
 - (a) No Discoveries
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
 - (b) Minor Discoveries
 - (1) All Minor Discoveries will be processed and documented using the existing procedures under During Construction 2. a., with the exception that the RE will contact MMC by 9 A.M. the following morning.
 - (c) Potentially Significant Discoveries
 - (1) If the PI determines that a potentially significant discovery has been made, the procedures under During Construction 2.b. will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.

b. If night work becomes necessary during the course of construction

- (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE, or BI, as appropriate, will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

4. Notification of Completion

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction

The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

1. **Submit Letter of Acceptance from Local Qualified Curation Facility.**
The Paleontologist shall be responsible for submittal of a letter of acceptance to ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.
2. **If Fossil Collection is not Accepted, Contact LDR for Alternatives**
If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.
3. **Recording Sites with San Diego Natural History Museum**
The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.
4. **Final Results Report**
 - a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
 - b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.