

RESOLUTION NUMBER R-301252

DATE OF FINAL PASSAGE FEBRUARY 21, 2006

WHEREAS, on August 11, 2004, RBI Investors, LP, submitted an application to the City of San Diego for a planned development permit and conditional use permit for the Rancho Bernardo Inn 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 February 21, 2006, and

WHEREAS, the City Council considered the issues discussed in Final Mitigated Negative Declaration LDR No 42-3114, NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Final Mitigated Negative Declaration LDR No 42-3114, 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 and a conditional use permit for the Rancho Bernardo Inn 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

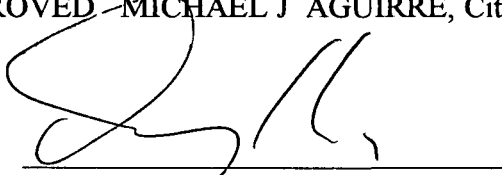
Study and therefore, that the Final Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved

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 MICHAEL J. AGUIRRE, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH pev
02/24/06
Or Dept Clerk
R-2006-752
MMS #3080
ENVIRONMENTAL – MND 11-01-04

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Conditional Use Permit
Planned Development Permit
PTS NO 44512, LDR No 42-3114

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 44512) shall be made conditions of the Planned Development Permit and Conditional Use Permit as may be further described below.

Prior to issuance of any grading permits, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) 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: "The Rancho Bernardo Inn Project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the environmental document (PTS No 44512). The project is conditioned to include the monitoring of grading operations by a paleontologist, as outlined in said document."

General Measures

1. Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field Resident Engineer (RE), the monitoring paleontologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.

Paleontological Resources

2. Prior to Preconstruction Meeting
 - A. Land Development Review 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 Land Development Review shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B Letters of Qualification

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, 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

C Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)

- 1) At least 30 days prior to the preconstruction (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
- 2) MMC will provide plan check with a copy of both the first and second letter

D Records Search Prior to Precon Meeting

At least 30 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 principal investigator stating that the search was completed

3 Preconstruction Meeting

A Monitor Shall Attend Precon Meetings

- 1) 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

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.

B 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

C 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

4 During Construction

A Monitor Shall be Present During Grading/Excavation

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

B Discoveries

1) 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

2) 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 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

C Night Work

1) If night work is included in the contract

a) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting

b) The following procedures shall be followed

(1) 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

(2) Minor Discoveries

All minor discoveries will be processed and documented using the existing procedures under During Construction (see Section 10 b , Discoveries, Subsection 1), with the exception that the RE will contact MMC by 9 A M the following morning

(3) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction (see Section 10 b , Discoveries, Subsection 1), will be followed, with the exception that the RE will contact MMC by 9 A M the following morning to report and discuss the findings

2) If night work becomes necessary during the course of construction

a) The construction manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin

b) The RE, or BI as appropriate, will notify MMC immediately

3) All other procedures described above will apply, as appropriate

D Notification of Completion

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

5 Post Construction

A 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 the 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

The above mitigation monitoring and reporting 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