

RESOLUTION NUMBER R-301437

ADOPTED ON MAY 09 2006

WHEREAS, the City of San Diego is the owner of a vacant triangular shaped 15,341 square-foot parcel located at the intersections of La Jolla Village Drive, La Jolla Scenic Drive North, and La Jolla Scenic Way, south of the University of California at San Diego campus [UCSD], known as Site 653; and

WHEREAS, the City proposes to lease or sell Site 653 to Hillel 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 May 9, 2006; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 6098; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:


1. That it is certified that Mitigated Negative Declaration No. 6098, 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 proposed lease or sale of Site 653 to Hillel of San Diego.

2. 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.

3. That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, which is attached to this Resolution as Exhibit "A", and adopts a finding of conformance with Section 15074.1(b)(2) of the State of California CEQA Guidelines that the new and revised mitigation measures are equivalent or more effective in mitigating or avoiding potential significant effects and that, in themselves, they will not cause any potentially significant effects on the environment.

4. 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 
Leslie A. FitzGerald
Chief Deputy City Attorney

EAC:LAF:nda:pev
09/21/05
05/11/06 Cor.Copy.
Or.Dept:READ
R-2006-266
MMS#3294

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at its meeting of MAY 09 2006.

ELIZABETH S. MALAND
City Clerk

By Marshall E. Ketchum
Deputy City Clerk

Approved: 5-15-06
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
Site Development Permit /Planned Development Permit / Public Right-of-Way Vacation /
Easement Dedications / Easement Abandonment

Project No. 6098

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. 6098) shall be made conditions of the Site Development Permit as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

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 Archaeologist, 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.

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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

5. 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.

6. 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.

7. 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

8. 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.

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9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

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15. 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.

PARKING

16. No fewer than 40 parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A", on the file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.
17. The project shall provide an additional 27 off-site parking spaces through shared parking agreement for weekly Shabbat services. The 27 parking spaces shall be available from 1 hour prior to the event until 1 hour after each Shabbat Service.
18. The project shall provide additional 75 off-site parking spaces through shared parking agreement for special events. The 75 parking spaces shall be available from 1 hour prior to the event until 1 hour after each event.
19. Prior to the issuance of the first building permit, a shared parking agreement shall be provided between the applicant and the off-site parking provider(s) for the required off-site parking spaces, satisfactory to the City of San Diego.
20. The applicant shall provide shuttle service between the off-site parking location(s) and the student center facility for both weekly Friday Shabbat services and the occasional special events. If the location of the off-site parking is within 600 feet, no shuttle service will be necessary.
21. During such events, signs shall be placed and maintained in front of the project clearly indicating available parking spaces at the off-site location(s).
22. During such events, signs shall be placed and maintained at the entrance of the off-site parking location(s) clearly indicating that parking spaces are available for Hillel.
23. No fewer than 6 on-site parking spaces shall be maintained on 8976 Cliffridge Avenue in the event that the proposed project is not constructed on site 653 in the approximate locations shown on the approved Exhibit "A", on the file in the Development Services Department. Parking spaces shall comply at all times with the

SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

24. The gate to the subterranean garage shall be monitored by the applicant's staff during all gatherings.

Prior to the issuance of the first building permit, the applicant must submit a Transportation Demand Management (TDM) Plan. The TDM Plan shall include the following.

25. Provide staff at both Hillel facility and the off-site location to monitor parking for occasional special events.
26. Publicize the availability of off-site parking and transportation prior to the occasional special events.
27. Annual post-occupancy parking demand study shall be conducted by the applicant for Shabbat services and occasional special services for 3 years after the facility becomes operational, satisfactory to the City Engineer. If post occupancy study indicates need for additional off-site parking, then the applicant shall secure the additional needed parking spaces, satisfactory to the City of San Diego. If post occupancy study indicates that the project has no need for the required off-site parking spaces, then those spaces do not need to be provided. The parking demand study should also include an annual summary of the type and frequency of the events that take place at the student center facility. The parking demand study should also monitor the use of the on-street parking in the vicinity of the project and eliminate any adverse impact of the project on the on-street parking. The monitoring within the Transportation Demand and Parking Management (TDPM) Plan will include recording the number of parking spaces used/available during each Shabbat service and occasional special events at the on-site parking garage, off-site parking location, and parking within the La Jolla Highlands neighborhood. The on-street parking will also be monitoring four (4) times during the academic year, one hour before Shabbat services and one hour after Shabbat services. This data will be reported within the annual Post-Occupancy Evaluations (POE). The annual POE will determine the actual parking demand of the proposed project. Modifications to the TDPM plan shall require a Process Four modification to the PDP/SDP which can be appealed to City Council.

Passed by the Council of The City of San Diego on MAY 09 2006, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 09 2006

AUTHENTICATED BY:

JERRY SANDERS
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Manuel E. Ketchum, Deputy

Office of the City Clerk, San Diego, California
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