

(R-91-1145)

RESOLUTION NUMBER R-276941

ADOPTED ON NOVEMBER 27, 1990

WHEREAS, on February 9, 1987, Point Loma Nazarene College, a California corporation, Owner/Permittee, submitted an application to the Planning Department for a conditional use permit amendment, demolition permit (historical site) and coastal development permit; and

WHEREAS, the permit 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 November 27, 1990; and

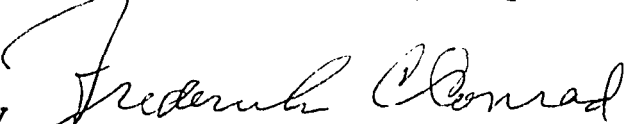
WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 87-0142; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in ENVIRONMENTAL IMPACT REPORT EQD NO. 87-0142, in connection with Conditional Use Permit/Coastal Development Permit No. 87-0142 (Point Loma Nazarene College Project), 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 Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and Administrative Code section 15091, the City Council hereby adopts the findings (Exhibit A) made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program (Exhibit B), 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: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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03/06/91
Or.Dept:Clerk
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EXHIBIT A
FINDINGS

The California Environmental Quality Act (CEQA) requires that no public agency shall approve or carry out a project for which an environmental impact report has been completed which identifies one or more significant effects thereof unless such public agency makes one or more of the following findings:

- (1) Changes or alterations have been required in, or incorporated into, such project which mitigate or avoid the significant environmental effects thereof as identified in the completed environmental impact report.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

(Sec. 21081 of the California Environmental Quality Act)

CEQA further requires that, where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR, but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record (Sec. 15093 of the CEQA Guidelines).

The following Findings have been submitted by the project applicant as candidate findings to be made by the decision making body. The Environmental Analysis Section does not recommend that the discretionary body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

CANDIDATE FINDINGS FOR THE PROPOSED
POINT LOMA NAZARENE COLLEGE CUP AMENDMENT

The following findings are made relative to the conclusions of the Revised Final Environmental Impact Report (EIR) for the proposed Point Loma Nazarene College CUP Amendment (CUP), Demolition Permits (Historical Site Board) and Coastal Permit in the City of San Diego (EQD No. 87-0142). The proposed project is an amendment to the existing CUP No. 82-0205 to implement the Point Loma Nazarene College Centennial Master Plan. The proposed revisions to the Master Plan are intended to provide for modernization and regrouping of facilities. After extensive discussions with the neighborhood and community, the College elected to accept the Alternative 5.3 "Redesign to Accommodate Preservation of Significant Historical Resources and Continued Closure of Dupont Street to through Access ("The Historical Preservation/Dupont Parking Lot Alternative") and modify its proposed amendment accordingly. The modified proposed amendment to the existing CUP would be implemented over the next ten years. The 87-acre project site is within the Sunset Cliffs neighborhood of the Peninsula Community Planning Area in the City of San Diego.

A. The decisionmakers, having reviewed and considered the information contained in the revised Final EIR for the proposed Point Loma Nazarene College CUP Amendment, Demolition Permits and Coastal Development Permit and the public record, find that changes have been incorporated into the project which mitigate or avoid or substantially lessen the significant environmental impacts thereof, as identified in the Final EIR. Specifically:

1. TRAFFIC

Impact: The project, as originally proposed, would have generated an additional 2,630 average daily trips (ADT) on Dupont Street. The increased traffic on Dupont Street would have exceeded the City of San Diego standards for a residential local street. The Historical Preservation/Dupont Parking Lot Alternative would only slightly increase traffic on Dupont Street.

Finding: A parking lot for thirty-four (34) faculty and visitor cars will be developed by the Historical Preservation/Dupont Parking Lot Alternative in lieu of re-opening Dupont Street to campus traffic as originally proposed. As a result, there will only be a slight increase in traffic on Dupont Street and therefore, no significant adverse traffic impacts.

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2. HISTORICAL STRUCTURES

Impact: The originally proposed CUP Amendment would have had a significant impact on historical resources by removing eight of the 13 structures remaining on campus from the 1890-1920 era. Some of the historically significant buildings proposed for removal were the Beaver House, the Lambert House, the Bookstore annex, Wood Hall and the Tingley Residence (which was authorized for removal by the existing CUP). The Historical Preservation/Dupont Parking Lot Alternative would preserve 10 of the remaining 13 structures. The Beaver House, the Lambert House and Wood Hall would be preserved on their present sites. The Bookstore annex (Lotus home) would be relocated and converted for use as a museum/historical information center. The Tingley residence would also be relocated and used for the community-related college programs, such as the college's early childhood (pre-school) program.

Finding: With the implementation of the Historic Preservation/Dupont Parking Lot Alternative the impact to historical resources would be mitigated to a level less than significant.

3. ARCHAEOLOGY

Impact: Implementation of the Historic Preservation/Dupont Parking Lot Alternative would not alter the originally proposed project's impacts on archaeology. There would not be a direct effect on archaeological resources on-site. There would continue to be a significant adverse indirect impact to the off-site archaeological resources due to erosion.

Finding: There are no significant adverse impacts with respect to archaeology. However, the Applicant would conduct monitoring to ensure proper mitigation of any significant resources encountered during demolition and excavation on the sites of existing structures.

Finding: As a condition of the CUP, the Applicant would implement mitigation measures that ensure that erosion is diverted from the off-site archaeological resource and the resource is secured from collectors and foot traffic. These mitigation measures include the rip-rap which has been placed in the drainage way at the outlet structure just west of the existing sewer line. A splash wall has also been constructed at the outlet structure to contain the flow within the protected portion of the drainage way. The Applicant would place additional rip-rap along the channel slopes and would conduct contoured remedial grading in the area affected by the repair of the sewer pipeline. The manufactured slopes have been hydroseeded and inspected by the City's Park and Recreation and Engineering and Development Departments. A drainage swale would also be constructed at

the toe of the existing parking lot, just north of Young Hall, to capture the upstream drainage and direct the runoff to an existing ravine, thereby reducing the amount of surface runoff flowing across the site.

4. PALEONTOLOGY

Impact: . The project site is underlain with the Point Loma Formation and the Lindavista Formation, both of which have paleontological resources potential. The proposed grading, unchanged by implementation of the Historical Preservation/Dupont Parking Lot Alternative, into the potential fossil-bearing layers of these formations could result in the loss of significant paleontological resources.

Finding: A paleontological mitigation and monitoring program will be a condition of the CUP. This program would mitigate impacts to below a level of significance to potential paleontological resources.

5. DRAINAGE AND EROSION

Impact: Implementation of the Historical Preservation/Dupont Parking Lot Alternative would not substantially increase runoff from the campus and would not in itself exacerbate existing erosion activity on the west-facing cliffs. However, drainage from the site would contribute to potentially significant adverse off-site drainage and erosion impacts to landform and an existing sewer line in the adjacent Sunset Cliffs Shoreline Park, and to the significant indirect impact to an off-site archaeological resource.

Finding: The significant indirect impact resulting from drainage would be mitigated by implementation of an erosion control and monitoring plan as discussed under the Archaeological Resources section of these Findings. The erosion control plan would include methods of dissipating new and existing points of concentrated drainage flow from the site. The Applicant has conducted contoured remedial grading in the area affected by recent repair of the sewer pipe. The manufactured slopes have been hydroseeded, and have been inspected by the City's Park and Recreation and Engineering and Development Departments. The Applicant and City have agreed to develop an off-site landscape plan which would propose plantings that could provide a hindrance to random pedestrian access to the coast and campus through the park. Implementation and monitoring of the erosion and drainage control plan would mitigate drainage and erosion impacts to below a level of significance.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM
POINT LOMA NAZARENE COLLEGE CENTENNIAL
MASTER PLAN UPDATE (DEP NO. 87-0142)

Visual Quality, Drainage and Erosion (Please see pp. 4-20 to 4-35 and pp. 4-65 to 4-69 of the EIR).

1. Before issuance of any grading and building permits, a complete landscape plan for the subject grading or building shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated July 26, 1990, on file in the office of the Planning Department. Approved plantings shall be installed before the issuance of certificates of occupancy for the subject building(s). Plantings done pursuant to the plans shall not be modified or altered unless this permit has been amended, and are to be maintained in a disease, weed and litter-free condition at all times. Implementation of the plans shall be monitored by the Planning Department for a period of two years. In addition to Planning Director approval, the plans as they relate to landscaping to discourage unlimited pedestrian access to Sunset Cliffs Shoreline Park, shall be reviewed and approved by the Park and Recreation Department.
2. Prior to the issuance of any grading permits, an inventory of the property's mature plants shall be submitted to the Planning Department. The mature plants shall be retained and replicated to the extent feasible in the landscaping plan for the project.
3. Construction of the improvements associated with the drainage/erosion control plan, described in EIR No. 87-0142 ("improvements"), may be deferred up to 10 years through a secured 10-year Council-approved agreement. Permittee shall, prior to the issuance of any building permit: (a) prepare a cost estimate for the improvements to the satisfaction of the City Engineer; (b) secure the improvements with a bond, letter of credit or other similar financing mechanism; (c) enter into an agreement whereby the permittee agrees to construct all or a portion of the improvements when required by the City Engineer and EAS, or at the end of the 10-year period, whichever occurs first. This agreement shall include a provision that if the City Engineer determines that the improvements are incompatible with the Sunset Cliffs Shoreline Park Master Plan, the permittee shall provide to the City a sum in an amount sufficient to fund the construction required by the condition for the sole and exclusive purpose of constructing drainage/erosion control improvements in Sunset Cliffs Shoreline Park.
4. The applicant shall implement the portion of the drainage/erosion control plan, which would mitigate the indirect erosional impact to the off-site archaeological resource. A drainage swale shall

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be constructed at the toe of the existing parking lot, just north of Young Hall. The drainage swale shall capture the upstream drainage and direct the run-off flowing across the site, to avoid adverse impacts to the off-site archaeological resource.

5. Upon completion of the Sunset Cliffs Natural Park Master Plan, the applicant shall finance and perform to the satisfaction of the City Engineer and Park and Recreation Director, any identified erosion control measures beyond those currently identified which are attributable to drainage impacts from the College. The measure shall be completed in a timely manner to the satisfaction of the Park and Recreation Director. Should an inspection by the City Engineering and Development Department determine that the drainage/erosion control measures are not effective, the applicant (and the City if the problem occurs off-site) shall remedy the problem to the satisfaction of the City Engineer and the Park and Recreation Director. Remediation may involve temporary erosion controls beyond what the City normally requires, if warranted.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) of the Planning Department shall review plans to ensure that the notation has been provided.

Archaeological Resources (Please see pp. 4-43 to 4-45 of the EIR)

Approval of the proposed project shall contain the following conditions for a monitoring program to mitigate potentially significant impacts to subsurface archaeological resources. Prior to issuance of grading or demolition permits, the project applicant shall present a letter to the City of San Diego verifying that a qualified historic archaeologist has been retained to carry out the resource mitigation.

1. A qualified historic archaeologist shall be present during removal or demolition of existing structures, where testing is not possible.
2. Grading plans and schedule shall be provided to EAS and to a qualified archaeologist in advance of actual grading.
3. The selected archaeologist shall be present at the pre-grading meeting(s) to discuss grading plans with the contractor.
4. The project archaeologist shall monitor all grading and trenching activities and other subsurface disturbances on the project site unless a qualified archaeologist and EAS have cleared the areas for such activities based upon research and/or testing.
5. The selected archaeologist shall be allowed to temporarily direct, divert or halt any subsurface work to permit investigation of any materials encountered. The archaeologist shall evaluate such material for significance and extent and, in consultation with EAS, develop an impact analysis and mitigation measures for such resources.

6. All cultural sites encountered shall be recorded at San Diego State University and at the San Diego Museum of Man. All cultural remains collected in association with this project shall be catalogued by the project archaeologist and properly curated. All artifacts recovered will be returned to the property owner at the conclusion of the cataloguing and curating, with a recommendation that the artifacts be placed in an appropriate museum.
7. A monitoring results report shall be submitted by the archaeologist to EAS after termination of the monitoring program. No final inspection shall be conducted by the City nor any bonds released until the report has been reviewed and approved by the Planning Department.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, EAS shall review plans to ensure that the notation has been provided.

Paleontological Resources (Please see pp. 4-53 to 4-55 of the EIR)

Approval of the proposed project shall contain the following conditions for a monitoring program in areas of fossil-bearing geologic formations (i.e., the Point Loma Formation and the Linda Vista Formation) to mitigate potentially significant impacts to paleontological resources. Prior to issuance of a grading permit, the project applicant shall present a letter to the City of San Diego verifying that a qualified paleontologist has been retained to carry out the resource mitigation.

1. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.
2. A qualified paleontologist shall be present at the pre-grading meeting(s) to discuss grading plans with the grading and excavation contractors.
3. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations.
4. In the event that well-preserved fossils are discovered, the paleontologist shall be allowed to temporarily direct, divert or halt grading operations to allow recovery of fossil remains in a timely manner. It may be necessary to set up a screen-washing operation on the site.
5. Fossil remains collected during the salvage program shall be cleaned, sorted and catalogued and then, with the owner's permission, deposited in a scientific institution with paleontological collections.
6. A summary report shall be prepared by the paleontologist and submitted to EAS to confirm that a paleontological study has been conducted on the project site. The letter shall include the

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results of the paleontological survey. The summary report shall be submitted to the City of San Diego after the termination of the monitoring program. The final inspection of the grading shall not be conducted by the City, nor any bonds released, until the report has been reviewed and approved by EAS.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits, EAS shall review plans to ensure that the notation has been provided.

Historical Resources (Please see pp. 4-36 to 4-42 of the EIR; proposed conditions are recommendations of the Historical Site Board).

1. Renewed efforts shall be made to preserve the Bookstore and Post Office. If the structures cannot be preserved, they shall be fully documented according to Historic American Building Survey ("HABS") standards prior to demolition.
2. The inventory of the mature plants shall be incorporated into the landscape plan. The inventory shall be done prior to the issuance of grading and demolition permits; however, the approved landscaping shall be installed before the Certificates of Occupancy of the buildings are approved.

The above two conditions shall be fulfilled to the satisfaction of the City Architect's Office (Secretary to the Historical Site Board) prior to the issuance of demolition permits for the Bookstore and Post Office. The Planning Department shall review and approve detailed landscape/irrigation plans prior to issuance of any building permits.

336A

NOV 27 1990

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Linda Sugano*, Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-276941* NOV 27 1990
Number Adopted.....