

RESOLUTION NUMBER R-287982

ADOPTED ON OCTOBER 29, 1996

WHEREAS, The Law Offices of Jan Chatten-Brown, Norman G. Walters, Michael J. Murphy, Victoria Murphy, David P. Hannasch and Susan J. Hannasch, appealed the decision of the Planning Commission in approving with conditions and modifications of Conditional Use Permit/Resource Protection Ordinance ("CUP/RPO") Permit No. 92-0568 submitted by The University of San Diego ("USD"), a California Not-for-Profit Corporation, Owner/Permittee, to implement up to 26 projects on the USD Campus over a period of 30 to 40 years, located at 5998 Alcala Park within the Linda Vista Community Plan area, and described as Pueblo Lots 287, 288, 294-296; Portions of Pueblo Lots 267, 286, 289, 292, 293, and 297; Blocks 22 and 23, Portions of Blocks 20 and 25, and Lots 1-3, Block A, Silver Terrace, Map No. 434; Parcels A and B, Parcel Map No. 319, and Parcels 1 and 2, Parcel Map No. 7526, in the R1-5000, R1-15000, R-3000, R-1000, and C Zones; and

WHEREAS, the matter was set for public hearing on October 29, 1996, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same pursuant to San Diego Municipal Code sections 101.0510 and 101.0462; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to CUP/RPO Permit No. 92-0568:

CONDITIONAL USE PERMIT FINDINGS (SECTION 101.0510, SDMC):

- A. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD, GENERAL PLAN, OR THE COMMUNITY PLAN, AND, IF**

CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA; AND

The University has existed at its present location since its establishment in 1949. Amendments to previously granted Conditional Use Permits have been issued in 1977, 1978, 1980, 1982, 1983, 1985, and 1990, to accommodate growth on the campus. This approved Master Plan Conditional Use and Resource Protection Permit, as required by Condition No. 13 of approved CUP 90-0172, provides for the orderly development and implementation of future projects to accommodate anticipated growth over several decades. An Environmental Impact Report (EIR) has been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) is proposed and has been made a condition of each project. A statement of Overriding Considerations was adopted.

Conditions have been added to the draft permit to address potential impacts resulting from each approved project, and to minimize if not preclude, adverse effects to the neighborhood.

The use of the site is consistent with the adopted General Plan for the City, and the 1983 Linda Vista Community Plan (LVCP). Conditions added to the draft permit will, when implemented, provide consistency with the applicable element(s) of the adopted General Plan and the provisions of the Community Plan.

Proposed development on the campus is consistent with the Open Space Element of the adopted LVCP, and the general purpose and intent of the Hillside Review Design Guidelines and where applicable, the Tecolote Canyon Rim Development Guidelines. In sensitive areas, proposed development utilizes grading techniques which minimize cutting of the natural terrain, and allow for development of structures sensitive to existing conditions. Retaining walls will not be utilized adjacent to the canyon. Manufactured slopes not to exceed 2:1 in grade and revegetation with drought tolerant species compatible with native vegetation will be used.

B. THE PROPOSED USE WILL COMPLY WITH ALL THE RELEVANT REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE.

The further development of the established University institutional use of the property will comply with all relevant regulations of the Municipal Code, as depicted in the Master Plan and Design Guidelines, noted as Exhibit "A," dated October 29, 1996, on file in the office of the Development Services Department. This document is noted as "Appendix B" of the EIR and has been reviewed by the public and the decisionmaker. The Alternative Compliance provision of the Resource Protection Ordinance has been reviewed and approved.

RESOURCE PROTECTION ORDINANCE PERMIT FINDINGS (SECTION 101.0462K, SDMC):

A. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN.

The University has existed at its present location since its establishments in 1949. Amendments to previously granted Conditional Use Permits have been issued in 1977, 1978, 1980, 1982, 1983, 1985, and 1990, to accommodate growth on the campus. This approved Master Plan Conditional Use and Resource Protection Permit, as required by Condition No. 13 of approved CUP 90-0172, provides for the orderly development and implementation of future projects to accommodate anticipated growth.

Conditions have been added to the draft permit to address potential impacts resulting from each approved project, and to minimize if not preclude, adverse effects to the neighborhood.

The use of the site is consistent with the adopted General Plan for the City, and the 1983 adopted Linda Vista Community Plan (LVCP). Conditions added to the draft permit will, when implemented, provide consistency with the applicable element(s) of the adopted General Plan and the provisions of the Community Plan.

Proposed development on the campus is consistent with the Open Space Element of the adopted LVCP, and the general purpose and intent of the Hillside Review Design Guidelines and where applicable, the Tecolote Canyon Rim Development Guidelines. In sensitive areas, proposed development utilizes grading techniques which minimize cutting of the natural terrain, and allow for development of structures sensitive to existing conditions. Retaining walls will not be utilized adjacent to the canyon. Manufactured slopes not to exceed 2:1 in grade and revegetation with drought tolerant species compatible with native vegetation will be used.

B. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE COMMUNITY PLAN FOR THE AREA AND ANY OTHER APPLICABLE PLANS, POLICIES AND ORDINANCES.

Conditions have been added to the draft permit to address potential impacts resulting from each approved project, and to minimize if not preclude, adverse effects to the neighborhood. Alternative Compliance to the Resource Protection Ordinance has been considered and approved, subject to conditions within the draft permit.

The use of the site is consistent with the adopted General Plan for the City, and the 1983 adopted Linda Vista Community Plan (LVCP). Conditions added to the draft permit will, when implemented, provide consistency with the applicable element(s) of the adopted General Plan and the provisions of the Community Plan.

C. THE PROPOSED DEVELOPMENT WILL BE SITED, DESIGNED, CONSTRUCTED AND MAINTAINED TO MINIMIZE, IF NOT PRECLUDE, ADVERSE IMPACTS ON ENVIRONMENTALLY SENSITIVE LANDS.

An Environmental Impact Report (EIR) has been prepared for the proposed Master Plan in accordance with California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been established and will be implemented with the development of each of the approved projects.

D. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ENVIRONMENTALLY SENSITIVE LANDS AND RESOURCES LOCATED IN ADJACENT PARKS AND PUBLIC OPEN-SPACE AREAS AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

Mitigation conditions and/or project alternatives have been included within the EIR which provide for the sensitive siting and design of specific projects, which affect sensitive areas.

E. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGICAL AND EROSIONAL FORCES AND/OR FLOOD AND FIRE HAZARDS.

Mitigation measures have been added as permit conditions which, when implemented, will minimize alterations of natural landforms and their impact on surrounding property. Contour grading techniques, balanced cut and fill and the utilization of compatible landscaping are among those listed to mitigate potential impacts. Manufactured slopes will be limited in gradient and revegetated. No undue risks from geological, erosional forces, flood or fire hazards are therefore anticipated.

F. FEASIBLE MEASURES, AS DEFINED IN THIS SECTION, TO PROTECT AND PRESERVE THE SPECIAL CHARACTER OR THE SPECIAL HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL VALUE OF THE AFFECTED SIGNIFICANT PREHISTORIC OR HISTORIC SITE OR RESOURCE HAVE BEEN PROVIDED BY THE PERMITTEE.

The Permittee has agreed to mitigation measures as conditions in the draft permit to assist in the mitigation of potential impacts. These mitigation measures include on site monitoring, recovery and preservation of items of special historical, architectural, archaeological or cultural value.

RESOURCE PROTECTION ORDINANCE - ALTERNATIVE COMPLIANCE FINDINGS (SECTION 101.0462L.3, SDMC):

THE PLANNING COMMISSION (OR CITY COUNCIL) MAY GRANT ALTERNATIVE COMPLIANCE TO ENSURE THE PROVISIONS OF EXTRAORDINARY BENEFIT TO THE GENERAL PUBLIC ON MAKING FINDINGS OF OVERRIDING SOCIAL AND ECONOMIC CONSIDERATIONS IN ADDITION TO THE FOLLOWING FINDINGS:

- A. THERE ARE NO FEASIBLE MEASURES THAT FURTHER MINIMIZE THE POTENTIAL ADVERSE EFFECTS ON ENVIRONMENTALLY SENSITIVE LANDS WHILE STILL PROVIDING THE EXTRAORDINARY BENEFIT.**

The Sports Park Parking Lot located partially within the Hillside Review Overlay (HRO) Zone, has been designed in accordance with the Hillside Design and Development Guidelines as approved by the Planning Commission and adopted by the City Council. Extensive landscaping and contour grading techniques will be utilized to minimize impacts to public views and topography. The projects have been sited to minimize impacts to sensitive slopes. A Statement of Overriding Considerations has been reviewed and adopted.

- B. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN.**

The University has existed at its present location since its establishment in 1949. Amendments to previously granted Conditional Use Permits have been issued in 1977, 1978, 1980, 1982, 1983, 1985 and 1990, to accommodate growth on the campus. This approved Master Plan Conditional Use and Resource Protection Permit, as required by Condition No. 13 of approved CUP 90-0172, provides for the orderly development and implementation of future projects to accommodate anticipated growth, and an increase in student enrollment from 5,200 to 7,000 full-time equivalent (F.T.E.).

Conditions have been added to the draft permit to address potential impacts resulting from each approved project, and to minimize if not preclude, adverse effects to the neighborhood.

The use of the site is consistent with the adopted General Plan for the City, and the 1983 adopted Linda Vista Community Plan (LVCP). Conditions added to the draft permit will, when implemented, provide consistency with the applicable element(s) of the adopted General Plan and the provisions of the Community Plan.

Proposed development on the campus is consistent with the Open Space Element of the adopted LVCP, and the general purpose and intent of the Hillside Review Design Guidelines and where applicable, the Tecolote Canyon Rim Development Guidelines. In sensitive areas, proposed development utilizes grading techniques which minimize cutting of the natural terrain, and allow for development of structures sensitive to existing conditions. Manufactured slopes not to exceed 2:1 in grade and revegetation with drought tolerant species compatible with native vegetation will be used.

C. THE PROPOSED DEVELOPMENT CONFORMS TO THE ADOPTED COMMUNITY PLAN FOR THE AREA.

Conditions have been added to the draft permit to address potential impacts resulting from each approved project, and to minimize if not preclude, adverse effects to the neighborhood.

The use of the site is consistent with the adopted General Plan for the City, and the 1983 adopted Linda Vista Community Plan (LVCP). Conditions added to the draft permit will, when implemented, provide consistency with the applicable element(s) of the adopted General Plan and the provisions of the Community Plan.

BRUSH MANAGEMENT FINDINGS (SECTION 55.0888.0201, SDMC):

A. THE PROPOSED BRUSH MANAGEMENT PROGRAM, TO THE EXTENT FEASIBLE, WILL NOT ADVERSELY AFFECT FLOODPLAINS, BIOLOGICALLY SENSITIVE LANDS, HILLSIDES, SIGNIFICANT PREHISTORIC SITES AND RESOURCES, AND WETLANDS AS DEFINED IN THE RESOURCE PROTECTION ORDINANCE, SAN DIEGO MUNICIPAL CODE SECTION 101.0462.

The proposed Brush Management Program, by using the zone reduction provisions of Section 6 of the *Landscape Technical Manual* and zone reduction will modify the existing vegetation to the least practical extent while still providing the necessary fire protection to persons and property as required by the Uniform Fire Code, Appendix IIA. Plant material in the Brush Management Zone One will be selected to visually blend with the existing hillside vegetation and no invasive species shall be used.

B. THE PROPOSED BRUSH MANAGEMENT PROGRAM, TO THE EXTENT FEASIBLE, WILL MINIMIZE THE ALTERATIONS OF VEGETATION AND WILL NOT RESULT IN UNDUE RISKS FROM EROSIONAL FORCES.

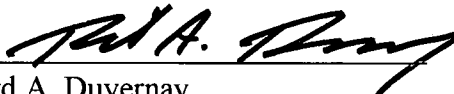
The proposed Brush Management Program will alter the existing vegetation for purposes of fire protection by providing an effective fire break which incorporates Section 6 of the *Landscape Technical Manual* and zone reduction. The alterations to existing vegetation will be minimized and all the new plantings on the slopes will conform to the revegetation standards of the *Landscape Technical Manual*, Section Seven, and incorporate low precipitation irrigation systems to minimize runoff.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeals of The Law Offices of Jan Chatten-Brown, Norman G. Walters, Michael J. Murphy, Victoria Murphy, David P. Hannasch and Susan J. Hannasch are denied; the decision of the Planning Commission is granted with changes, and CUP/RPO Permit No. 92-0568 is hereby granted to The University of San Diego, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

RAD:lc

04/14/97

Or.Dept:Clerk

R-97-669

Form=permit.res

Reviewed by Bill Tripp

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE AND RESOURCE PROTECTION ORDINANCE
PERMIT NO. 92-0568
CITY COUNCIL
UNIVERSITY OF SAN DIEGO MASTER PLAN**

This Conditional Use and Resource Protection Ordinance Permit is granted by the Council of The City of San Diego to THE UNIVERSITY OF SAN DIEGO, a California Not-for-Profit Corporation, Owner/Permittee, pursuant to Sections 101.0510 and 101.0462 of the Municipal Code of The City of San Diego.

GENERAL PERMIT CONDITIONS:

NOTE: ALSO REFER TO THE PROJECT SPECIFIC CONDITIONS BEGINNING ON PAGE NO. 11.

1. Permission is granted to Owner/Permittee to implement a Conditional Use and Resource Protection Ordinance Permit "Master Plan", located at 5998 Alcalá Park, within the Linda Vista Community Plan Area, described as Pueblo Lots 287, 288, 294-296; Portions of Pueblo Lots 267, 286, 289, 292, 293 and 297; Blocks 22 and 23, portions of Blocks 20 and 25, and Lots 1-3, Block A, Silver Terrace, Map No. 434; Parcels A and B, Parcel Map No. 319, and Parcels 1 and 2, Parcel Map No. 7526, in the R1-5000, R1-15000, R-3000, R-1000 and C Zones. **This Conditional Use and Resource Protection Ordinance Permit shall supersede all previously approved discretionary permits on this property.**

2. The following documents shall be used in the evaluation of future development on the USD campus:

- a. Approved Conditional Use and Resource Protection Ordinance Permit (CUP/RPO No.) 92-0568;
- b. Environmental Impact Report (EIR) No. 92-0568; and
- c. Master Plan and Design Guidelines (noted as 'Appendix B' of the EIR and marked as Exhibit "A" dated October 29, 1996).

At the onset of implementation of a project, the University will submit pertinent documents such as site plans, grading plans, building elevations and landscape concept plans, including floor and sign plans if applicable, to the City Development Services Department. The City will review these for substantial conformance with all of the above referenced documents. Under substantial conformance review, several actions may occur:

- The City will find that the proposed project is in substantial conformance and grant Administrative Approval (pursuant to Sections 101.0510(f) and 111.1125 of the Municipal Code).
- The University may submit plans for a project that is not one of the 23 approved Master Plan projects and 2 Future Study Areas as shown on the Master Plan and Design Guidelines nor contained in the Appendix, but that is contained within the boundaries of the CUP. If the submitted plans meet the criteria specified in the above referenced documents, the project may be found to be in substantial conformance and be granted Administrative Approval. The University must demonstrate that the proposed project meets the overall campus goals for building square footage, landscaping and parking.
- The City may find that the project is not in substantial conformance with any or all of the above referenced documents; results in impacts not considered in the EIR; or is located in any of the three areas that could not be surveyed for cultural resources due to a lack of visibility or accessibility (see sheets 0.7 and 0.8 in Appendix B-Master Plan and Design Guidelines noted as Exhibit "A" dated October 26, 1996).
- If any project is found not to be in substantial conformance with any of the above referenced documents, a Site Specific CUP Amendment will be required.

3. RESOURCE PRESERVATION/DECLARATION OF RESTRICTIONS

Implementation of this permit has significant direct and cumulative impacts on sensitive biological and/or hillside resources. These impacts shall be mitigated to a level below significance through implementation of those on-site and off-site mitigation measures reflected in EIR No. 92-0568. In addition, the City's Resource Protection Ordinance requires that a conservation easement, deed restriction or similar document preclude future development of on-site sensitive resources which are not impacted by the project. To satisfy this requirement, within 30 days from issuance of this permit, applicant shall record deed restrictions against title to the property protecting the undeveloped and sensitive portions of the property from future impacts to biological or hillside resources. The title restrictions shall be in a form substantially similar to and covering those areas reflected in Attachment No. 7. Those deed restrictions are specifically incorporated by reference into the permit and shall be enforceable by the City of San Diego as a condition of this permit.

ATTACHMENT NO. 7 IS INCLUDED AS AN APPENDIX TO THIS PERMIT.

4. The facility shall consist of the following existing improvements in addition to the phased construction/implementation of all approved 23 Master Plan projects and 2 Future Study Areas:
 - a. Harmon Hall, School of Education; Pardee Legal Research Center; Warren Hall Law School; Loma Hall; Guadalupe Hall; Serra Hall; Hughes Administration Center; Hahn Pavilion School of Nursing; Manchester Conference Center; Olin Hall School of Business; Copley Library; Camino Hall; Sacred Heart Hall; Founders Hall; Immaculata Church; Maher Hall; Hahn University Center; Manchester Child Development Center; Sports Center; Field House; Facilities Management Buildings; Alcala Vista Apartments; Graduate Center Apartments; and Mission Housing Complex dormitories and apartments; tennis courts; various sports fields; storage buildings; campus perimeter road(s); parking facilities; landscaping; and

NOTE: EACH INDIVIDUAL PROJECT HAS BEEN ASSIGNED A NUMBER (1 THRU 26). FOR THE LIFE OF THIS PERMIT EACH PROJECT SHALL BE REFERRED TO BY ITS SPECIFIC NUMBER (AND NAME) WHICH SHALL NOT BE CHANGED.

b. The following approved projects to be constructed/implemented in accordance with the aforementioned regulatory documents (noted in Condition No. 2):

1. **Mission parking complex** - Reference Sheet 1.1 of the Master Plan and Design Guidelines (Permit page 11);
2. **Sports Center** - Reference Sheet 2.1 of the Master Plan and Design Guidelines (Permit page 14);
3. **School of Education/Harmon Hall** - Reference Sheet 3.1 of the Master Plan and Design Guidelines (Permit page 18);
4. **Olin Hall Addition** - Reference Sheet 4.1 of the Master Plan and Design Guidelines (Permit page 20);
5. **Environmental Studies Building** - Reference Sheet 5.1 of the Master Plan and Design Guidelines (Permit page 23);
6. **Hughes Administration Center Addition** - Reference Sheet 6.1 of the Master Plan and Design Guidelines (Permit page 25);
7. **Marian Way Mall** - Reference Sheet 7.1 of the Master Plan and Design Guidelines (Permit page 27);
8. **Lower Olin "Future Study Area"** - Reference Sheet 8.1 of the Master Plan and Design Guidelines (Permit page 30);

THIS PROJECT/PARKING LOT HAS BEEN DELETED FROM THE MASTER PLAN, AND THIS PROJECT AREA SHALL BE DESIGNATED A "FUTURE STUDY AREA". ANY PROPOSED FUTURE DEVELOPMENT OF THIS AREA SHALL REQUIRE THE PROCESSING OF A "SITE SPECIFIC" CONDITIONAL USE PERMIT AMENDMENT - PROCESS 4.

9. **Academic Office Building and Southwest Parking Garage** - Reference Sheet 9.1 of the Master Plan and Design Guidelines (Permit page 31);
10. **Technical Learning Center** - Reference Sheet 10.1 of the Master Plan and Design Guidelines (Permit page 34);
11. **Sports Park** - Reference Sheet 11.1/Plan A of the Master Plan and Design Guidelines (Permit page 37); THIS PARKING LOT SHALL CONSIST OF A TOTAL 376 PARKING SPACES AS SHOWN ON REVISED EXHIBIT "A" DATED OCTOBER 29, 1996.
12. **Stadium Grandstands and Fieldhouse Facility** - Reference Sheet 12.1 of the Master Plan and Design Guidelines (Permit page 42);

13. **East Campus Playing Field Lighting** - Reference Sheet 13.1 of the Master Plan and Design Guidelines (Permit page 44);

THIS PROJECT AREA SHALL BE INCLUDED WITH PROJECT #23 (NORTHEAST STUDENT HOUSING) AS A "FUTURE STUDY AREA". EXCEPT FOR THIS PROJECT (#13) ANY PROPOSED FUTURE DEVELOPMENT OF THIS AREA SHALL REQUIRE THE PROCESSING OF A "SITE SPECIFIC" CONDITIONAL USE PERMIT AMENDMENT - PROCESS 4. THE LIGHTING OF THE EXISTING EAST CAMPUS PLAYING FIELD MAY BE IMPLEMENTED AS APPROVED.

14. **Physical Plant Building and Central Cooling Tower** - Reference Sheet 14.1 of the Master Plan and Design Guidelines (Permit page 48);
15. **Mission Apartments Exterior Renovation** - Reference Sheet 15.1 of the Master Plan and Design Guidelines (Permit page 51);
16. **Alcala Vista Student Housing** - Reference Sheet 16.1 of the Master Plan and Design Guidelines (Permit page 53);
17. **Copley Library Addition** - Reference Sheet 17.1 of the Master Plan and Design Guidelines (Permit page 56);
18. **Serra Hall Addition** - Reference Sheet 18.1 of the Master Plan and Design Guidelines (Permit page 59);
19. **Campus Fencing** - Reference Sheet 19.1 of the Master Plan and Design Guidelines (Permit page 61);
20. **East Campus Entry** - Reference Sheet 20.1 of the Master Plan and Design Guidelines (Permit page 64);
21. **West Campus Entry** - Reference Sheet 21.1 of the Master Plan and Design Guidelines (Permit page 67);
22. **Public Safety Building** - Reference Sheet 22.1 of the Master Plan and Design Guidelines (Permit page 69);
23. **Northeast Student Housing "Future Study Area"** - Reference Sheet 23.1 of the Master Plan and Design Guidelines (Permit page 72);

THIS PROJECT HAS BEEN DELETED FROM THE MASTER PLAN AND THIS PROJECT AREA SHALL BE INCLUDED WITH PROJECT #13 (EAST CAMPUS PLAYFIELD/LIGHTING) AS A "FUTURE STUDY AREA". ANY PROPOSED FUTURE DEVELOPMENT OF THIS AREA SHALL REQUIRE THE PROCESSING OF A "SITE SPECIFIC" CONDITIONAL USE PERMIT AMENDMENT - PROCESS 4.

24. **East Student Housing** - Reference Sheet 24.1 of the Master Plan and Design Guidelines (Permit page 73);

25. **Seminary Road** - Reference Sheet 25.1 of the Master Plan and Design Guidelines (Permit page 76);
26. **Canyon Fill** - Reference Sheet 26.1 of the Master Plan and Design Guidelines (Permit page 79); **THIS PROJECT HAS BEEN DENIED AND SHALL BE DELETED FROM THE MASTER PLAN.**
 - c. An increase in university student enrollment from 5,200 to 7,000 average annual full-time equivalent (F.T.E.);
 - d. Slopes shall not exceed 2:1 in grade;
 - e. Landscaping;
 - f. Off-street parking;
 - g. Accessory uses as may be determined incidental and approved by the Planning Commission; and
5. At build-out of the Master Plan no fewer than 4,683 off-street parking spaces shall be maintained on the property in the approximate locations shown on Exhibit "A," dated October 29, 1996, on file in the office of the Development Services Department (reference sheet III-27 of the Environmental Impact Report). Parking spaces shall be consistent with the parking guidelines contained in the Master Plan and Design Guidelines (page 10), and shall be permanently maintained and not converted for any other use. Parking areas shall be marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
6. No permit for the grading, construction, or alteration of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Development Services Department;
 - b. The Conditional Use and Resource Protection Ordinance Permit is recorded in the office of the County Recorder.
7. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Commission **OR CITY COUNCIL AS REQUIRED BY CONDITION NO. 3**; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
8. Prior to the issuance of any building permits, the Permittee shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
 - b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
 - c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
 - d. Provide temporary street signs.
 - e. Comply with the City of San Diego *Landscape Technical Manual* regarding brush and landscaping.
9. Prior to the issuance of any permits, a site specific drainage study must be submitted in order to address the adequacy of existing storm drain facilities. All drainage system designs shall conform to the City's Drainage Manual and construction standard(s).
10. Before issuance of any grading, building or other required permit(s), complete grading and building plans for each approved project shall be submitted to the City Manager or designee for approval. Plans shall be in substantial conformance to Exhibit "A" Master Plan and Design Guidelines, dated October 29, 1996, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.
11. Prior to the issuance of any permits for each phase (or building), all grading shall conform to requirements in accordance with Sections 62.0401-62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
12. Prior to the issuance of any building permits, the Permittee shall provide adequate easements for all public water and sewer facilities which are located outside of public rights-of-way, satisfactory to the Water Utilities Director. Vehicular access easements shall be provided to all water and sewer appurtenances (manholes, blowoffs, air valves, cleanouts, gate and butterfly valves, meters, etc.). No structures of any kind shall be built in or over the easements without first entering into encroachment removal agreements.
13. Prior to the issuance of any building or grading permits, the development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be prepared, satisfactory to the SWRCB and the City Engineer. The SWPPP shall be implemented concurrently with the commencement of building and/or grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

14. The Permittee shall design all water and sewer facilities to the most current edition of the Water Utilities Department's Water and Sewer Design Guide. If the facilities do not meet the current standards, then such facilities shall be private.

15. The location and operation of the proposed campus entry stations are subject to the City Engineer's review and approval.

16. Prior to the relocation of the eastern campus "T" entrance, the Permittee shall assure by permit and bond the installation of a traffic signal for the eastern campus entrance at Linda Vista Road and interconnect it with the existing signal (located at the main entrance of the USDHS at Linda Vista road and dedicate and improve additional right-of-way with curb, gutter, sidewalk and pavement to accommodate a deceleration/right turn lane (westbound into the eastern entrance), satisfactory to the City Engineer.

17. The Permittee shall comply with all traffic mitigation as determined through the approved traffic study for this development. These include the following: (**"a" and "b" apply to the east entry, "c" applies o the west entry.**)

- a. Prior to the issuance of any permits, the Permittee shall assure, by permit and bond, the creation of two signalized "T" intersections approximately 360 feet apart to replace the existing signalized intersection of Linda Vista Road and Santa Ana Drive/University High School entrance. The applicant shall install all necessary improvements and interconnect the new signals, satisfactory to the City Engineer.
- b. Prior to the issuance of any permits, the Permittee shall assure, by permit and bond, the installation of a westbound right-turn lane at this intersection and dedicate and provide all necessary right-of-way and public improvements to accommodate the new right-turn lane, satisfactory to the City Engineer.
- c. Prior to the issuance of any permits, the Permittee shall assure, by permit and bond, the modification of the intersection of Linda Vista Road and Marian Way to provide two southbound lanes, including a right-turn only lane and traffic signal modifications to provide a right-turn overlap for the southbound to westbound right-turn movement, satisfactory to the City Engineer.

18. The slope for driveways may have a maximum of 14 percent grade, without transitions, or a maximum 20 percent of grade, provided that transitions of a minimum eight-foot length at half (½) of the ramp slope are installed at both ends of the ramp.

19. Fencing shall be installed in a manner satisfactory to the Park and Recreation Department that prevents access to the Tecolote Canyon Natural Park from the University. No gates shall be installed unless approved by the Director or duly assigned representative of the Park and Recreation Department. The height, location and type of material is subject to approval by the Park and Recreation Department.

20. The Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.

21. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on Exhibit "A," dated October 29, 1996, shall be permitted by an Encroachment Permit obtained from the City Engineer.

22. The Permittee shall comply with all requirements of the Uniform Building Code (U.C.) and secure all necessary building permits prior to construction.

23. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

24. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

THE FOLLOWING CONDITION(S) SHALL APPLY TO ALL PARKING AREAS WITHIN THE BOUNDARIES OF APPROVED PROJECTS.

25. **MITIGATION MEASURE IV.I-2:** Prior to issuance of any permits for a specific project, a detailed lighting study shall be submitted to and approved by the principal planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA Standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and

g. Outdoor lighting shall be in substantial conformance with the city of San Diego lighting ordinance and all other applicable provisions of the Municipal Code.

26. This Conditional Use/Resource Protection Ordinance Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Sections 101.0510.H and 111.1122 of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.

27. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

28. This Conditional Use/Resource Protection Ordinance Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

29. This Conditional Use/Resource Protection Ordinance Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

30. All of the conditions contained in this permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this permit be required to comply with each and every condition in order to be afforded special rights which the holder of the permit is obtaining as a result of this permit. It is the intent of the City that the owner of the property, which is the subject of this permit, either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the owner complies with all the conditions of this permit.

In the event that any condition of this permit, on a legal challenge by the Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void. However, in such event the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition back to the discretionary body which approved the permit for a determination by that body as to whether all the findings necessary for the issuance of the permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed permit and the condition(s) contained therein.

ADDED CONDITIONS:

31. No concurrent full capacity events shall be scheduled/held in the Stadium (Project #12) and the Sports Center (Project #2).

32. Sports Center (Project #2) events shall not commence between the hours of 3:00 p.m. and 7:00 p.m. on weekdays (Monday-Thursday) to assure that Sports Center traffic will not impact the evening peak-hour traffic in the area. This condition applies to events of more than 3,000 people.

33. TRAM SERVICE CONDITION

To encourage transit ridership, USD will designate a transportation coordinator who will work with MTDB and Ridelink staff to develop and implement marketing strategies that encourage students, faculty and staff to utilize transit and other forms of ridesharing. Also, USD will sell MTDB transit passes on-site.

LANDSCAPE RELATED CONDITIONS:

34. Prior to the preparation and submittal of complete landscape construction documents to the Development Services Department, the permittee shall submit detailed landscape concept plans for substantial conformance review to Exhibit "A", Master Plan and Design Guidelines for USD, dated October 29, 1996, on file in the office of the Development Services Department, and to the satisfaction of the Development Services Department.

35. Prior to the issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit "A" Master Plan and Design Guidelines for USD, dated October 29, 1996, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications, amendments or additional substantial conformance review of this permit shall have been granted.

36. Prior to the issuance of any Certificate of Occupancy for any building, it shall be the responsibility of the Permittee to install all approved landscaping and obtain all required landscape inspections.

37. All approved landscape shall be maintained in a disease, weed and liter free condition at all times and shall not be modified or altered unless this permit has been amended. Modifications such as severely pruning or "topping" of trees is not permitted unless specifically noted in this permit.

38. If any existing proposed landscape (including hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, construction or at any time after issuance of any permit or Certificate of Occupancy, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the Development Services Department.

BRUSH MANAGEMENT CONDITIONS: APPLICABLE TO THE FOLLOWING PROJECT:

39. The Brush Management Program applies to the following master plan 'project': Technical Learning Center (Project No. 10). The Brush Management Program is based on a Fire Department Fire Hazard Severity Classification of "Low". The Permittee shall implement the following Brush Management Program conditions:

- a. Prior to the issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager or designee and the Fire Marshall. The plans shall be in substantial conformance to Exhibit "A", Master Plan and Design Guidelines for USD, dated October 29, 1996,

on file in the office of the Development Services Department. The Brush Management Program shall comply with the Uniform Fire Code, Municipal Code Section 55.0889.0201, and Section Six of the *Landscape Technical Manual* (document number RR-274506) on file at the office of the City Clerk.

Prior to the issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's *Landscape Technical Manual*, Section Six.

Prior to the issuance of any building permits, documents shall be submitted indicating that the appropriate easements have been recorded on the property in substantial conformity to Exhibit 'A' DATED OCTOBER 29, 1996. The construction documents (site plan, brush management plan) shall show Zone One as a Building restricted Easement.

b. The Brush Management Program shall be as follows:

<u>Project Location</u>	<u>Hazard</u>	<u>Zone One</u>	<u>Zone Two</u>	<u>Zone Three</u>
	Low	35'	0'	0'

The Technical Learning Center (Project No. 10)

Brush management area is located on the north and west perimeter of the proposed building. Incorporates zone reduction per Section 6 of the LTM with the application of architectural feature of 6.6-2.

INFORMATION ONLY ITEMS:

- This development may be subject to a building permit park fee in accordance with San Diego Municipal code Section 96.0401 et seq.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by California Government Code Section 53080(b) (Statutes of 1986, Chapter 887), in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permit.

MASTER PLAN PROJECT SPECIFIC CONDITIONS:

PROJECT NO. 1. Mission Parking Complex

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes

immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plan shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be on-site during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. **Salvaging.** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. **Preparation.** Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. **Monitoring Results Report.** Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The

drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 2. Sports Center

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.A-1: Prior to use of the Sports Center, the following traffic improvements shall be implemented:

- a) Restripe the southbound lane of Marian Way at the intersection of Linda Vista Road/Mildred Street to accommodate two southbound lanes that include a right-turn movement.
- b) Modify the Linda Vista Road/Mildred Street traffic signal to provide a green arrow overlap for the eastbound to northbound left-turn lane entering the project, and the southbound to westbound right-turn movement leaving the project.
- c) Design the new east campus entry on Linda Vista Road to include a separate westbound right turn/deceleration lane.

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy-dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist

shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;

- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

ADDITIONAL CONDITIONS:

- 1. No current full-capacity events shall be scheduled/held in the stadium (Project #12) and the Sports Center (Project #2)
- 2. Sports Center (Project #2) events shall not commence between the hours of 3:00 p.m. and 7:00 p.m. on weekdays (Monday - Thursday) to assure that Sports Center traffic will not impact the evening peak - hour traffic in the area. This condition applies to events of more than 3,000 people.

PROJECT NO. 3. School of Education/Harmon Hall

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.

- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials

and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 4. Olin Hall Addition

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.

- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the

satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. **Salvaging.** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. **Preparation.** Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. **Monitoring Results Report.** Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 5. Environmental Studies Building

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not

exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-2: Prior to issuance of a grading permit for the Environmental Studies Building a thorough investigation of the onsite fault shall be conducted to the satisfaction of the Principal Planner of the Development Services Department. The investigation shall include recommendations for seismic safety building features to be incorporated into the building plans for this project.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. ***Monitoring.*** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 6. Hughes Administration Center Addition

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.

- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. **Salvaging.** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. **Preparation.** Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. **Monitoring Results Report.** Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 7. Marian Way Mall (TO BE COMPLETED IN PHASES).

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.

- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the

satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaires, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 8. Lower Olin "Future Study Area"

THIS PROJECT/PARKING LOT HAS BEEN DELETED FROM THE MASTER PLAN AND THIS SITE SHALL BE DESIGNATED A "FUTURE STUDY AREA". ANY PROPOSED FUTURE DEVELOPMENT OF THIS AREA SHALL REQUIRE THE PROCESSING OF A "SITE SPECIFIC" CONDITIONAL USE PERMIT AMENDMENT - PROCESS 4. THIS CONDITION SHALL NOT CONSTITUTE NOR IMPLY THAT ANY FUTURE SITE SPECIFIC CONDITIONAL USE PERMITS WILL BE APPROVED.

PROJECT NO. 9. Academic Office Building and Southwest Parking Garage

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not

exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging,

preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaires, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.

- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 10. Technical Learning Center

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of

San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-2: Prior to issuance of a grading permit for the Technical Learning Center, a thorough investigation of the onsite fault shall be conducted to the satisfaction of the Principal Planner of the Development Services Department. The investigation shall include recommendations for seismic safety building features to be incorporated into the building plans for each of these Master Plan projects.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-

development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.F-1: Should the University propose projects within the three unsurveyed areas shown in Figure IV.F-1 (Areas A, B and C), they would not be reviewed by the City under substantial conformance like the Master Plan projects addressed by this EIR. Prior to approval of grading permits for future projects in these three areas, the project would undergo discretionary review (Process 4) which would require a cultural resources investigation in conformance with the City of San Diego's guidelines.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. **Salvaging.** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. **Preparation.** Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. **Monitoring Results Report.** Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the

drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 11. Sports Park PLAN/ALTERNATIVE "A"

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan for the project shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.

- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-2: Prior to the approval of a grading permit for the Sports Park (Alternative A - 376 parking spaces), a final transplantation plan shall be prepared and implemented to the satisfaction of the Principal Planner of EAS that requires the transplantation of the individuals of coast barrel cactus that will be impacted, into existing maritime succulent scrub and/or Diegan coastal sage scrub that will remain in undeveloped areas of the campus; or into appropriate habitat within the Multi-Habitat Planning Area. The final transplantation plan for this species shall reflect the conceptual plan included in Appendix D of the Biological Resource Report.

Mitigation Measure IV.D-4: Construction of the Sports Park (Alternative Plan A - 376 parking spaces), shall not expose areas occupied by the coastal California gnatcatcher to noise levels in

excess of 60 dBA L_{eq} during its breeding season (February 1 through August 15). If construction noise cannot be avoided during the breeding season, the use of heavy equipment shall be restricted to hours between 11:00 a.m. and 3:00 p.m. to avoid the bird's peak activity cycles (morning and late afternoon). If this limitation is not feasible, grading occurring during the breeding season shall be monitored by a qualified biologist to insure that noise levels within territories of breeding coastal California gnatcatchers do not result in significant behavior alteration of the bird thereby constituting a "take" as defined by the Federal Endangered Species Act.

During this period, a biologist shall inspect areas determined to be suitable habitat for the gnatcatcher each day before grading to determine if gnatcatchers are breeding. If breeding is observed, the biologist shall be present throughout the grading operation to observe the birds and determine if grading activities are significantly altering the bird's behavior. In the event the biologist determines that the activity is significantly impacting breeding activities, the biologist shall determine, in consultation with the City and U.S. Fish and Wildlife Service, what modifications in the grading operation are necessary to avoid the disturbance. Monitoring may be terminated before August 15, if the biologist determines that breeding activities are no longer occurring in adjacent habitat. At the end of the monitoring period, the biologist shall file a letter report with the City of San Diego and U.S. Fish and Wildlife Service summarizing the results of the monitoring activities, the remedial measures taken and conclusions as to their effectiveness.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5 g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-2: Prior to issuance of a grading permit for the Sports Park (Plan A), a thorough investigation of the onsite fault shall be conducted to the satisfaction of the Principal Planner of the Development Services Department. The investigation shall include recommendations for seismic safety building features to be incorporated into the building plans for each of these Master Plan projects.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.F-1: Should the University propose projects within the three unsurveyed areas shown in Figure IV.F-1 (Areas A, B and C), they would not be reviewed by the City under substantial conformance like the Master Plan projects addressed by this EIR. Prior to approval of grading permits for future projects in these three areas, the project would undergo discretionary review (Process 4) which would require a cultural resources investigation in conformance with the City of San Diego's guidelines.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

Mitigation Measure IV.I-2: Prior to issuance of a grading permit for the Sports Park (Plan A), a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following Performance Standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

Mitigation Measure IV.I-3: Prior to the use of the Sports Park (Plan A), the applicant shall verify that the appropriate lighting controls have been installed at the buildings, associated parking areas and tennis courts in accordance with the approved lighting study, to the satisfaction of the City of San Diego's Development Services Department.

ADDED CONDITIONS:

1. **THIS PARKING AREA SHALL CONSIST OF A MAXIMUM 376 SPACES, AS SHOWN ON THE REVISED MASTER PLAN DESIGN GUIDELINES NOTED AS EXHIBIT "A" DATED OCTOBER 29, 1996.**
2. **A 40' -0" WIDE LANDSCAPED SETBACK AND 6'-0" HIGH MASONRY WALL SHALL BE PROVIDED ALONG THE NORTHWESTERLY BOUNDARY OF THE SITE. A 40'-0" WIDE LANDSCAPED SETBACK (WITHOUT WALL) SHALL ALSO BE PROVIDED ALONG THE SOUTHERLY BOUNDARY OF THE SITE. THE PURPOSE/INTENT OF THIS CONDITION IS TO PROHIBIT UNRESTRICTED PEDESTRIAN AND ANY VEHICULAR ACCESS TO THE CUSHMAN ST./AVE. AREA. IT SHALL ALSO PREVENT VEHICLE HEADLIGHTS FROM SHINING ONTO ADJACENT PROPERTIES.**
3. **THE ACCESS ROADWAY FROM MARIAN WAY TO THIS PARKING LOT SHALL BE MOVED NORTHWARD APPROXIMATELY TEN FEET, TO PROVIDE ADDITIONAL LANDSCAPED BUFFER AREA FOR ADJACENT RESIDENTIALLY DEVELOPED AREAS (IE. CASA DEL PUEBLO CONDOMINIUMS).**

PROJECT NO. 12. Stadium Grandstands and Fieldhouse Facility

CONDITIONS TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.

- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short- and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an

individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

ADDITIONAL CONDITIONS:

1. No rock concerts will be held at this facility.
2. No concurrent full-capacity events shall be scheduled/held in the Stadium (Project #12) and the Sports Center (Project #2)

PROJECT NO. 13. East Campus Playing Field Lighting

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit (if a grading permit is required), a construction source emission control plan shall be approved by the Development

Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

Mitigation Measure IV.I-1: Prior to approval of a CUP amendment for the East Campus Playing Field Lighting Master Plan project, the University shall assure to the satisfaction of the City that the Performance Standards included in the lighting study contained in Appendix H are incorporated into construction plans.

Mitigation Measure IV.I-2: Prior to issuance of any permits, a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following Performance Standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole; (Reference Appendix "H" Lighting Study for Sports Field lighting)

- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

ADDITIONAL CONDITION(S)

- 1. All outdoor lighting shall be adjusted such that no light shall fall upon the adjacent City Park
- 2. Regarding the approved "future study area" concerning the relocated northeast student housing (#23) and east campus playfield/lighting (#13), the following goals and performance standards shall be established. These goals/standards shall be used pursuant to a site specific CUP amendment in the discretionary permit Process 4.
 - a. Setback of structures from the canyon rim;
 - b. Eliminate all grading on the west-facing slopes of the canyon within the University's property;
 - c. Reduce the grading required along the northern property line;
 - d. Cluster all new residential structures in the vicinity of the East Campus Student Housing project;
 - e. Move the existing all-purpose East Campus Playing Field and softball field and associated lighting toward the north; and
 - f. Realign the campus road to accommodate the locations of the new facilities.

THESE CONDITIONS SHALL NOT CONSTITUTE NOR IMPLY THAT ANY FUTURE SITE SPECIFIC CONDITIONAL USE PERMITS WILL BE APPROVED.

PROJECT NO. 14. Physical Plant Building and Central Cooling Tower

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.

- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the

satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 15. Mission Apartments Exterior Renovation

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour

grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall

include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 16. Alcala Vista Student Housing

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.

- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins;

and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 17. Copley Library Addition

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.

- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-2: Prior to issuance of a grading permit for the Copley Library Addition, a thorough investigation of the onsite fault shall be conducted to the satisfaction of the Principal Planner of the Development Services Department. The investigation shall include recommendations for seismic safety building features to be incorporated into the building plans for each of these Master Plan projects.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the

satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 18. Serra Hall Addition

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour

grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. **Monitoring.** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. **Salvaging.** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 19. Campus Fencing (THIS IS A PHASED PROJECT)

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.

- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED IN AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development

Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls:

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

ADDITIONAL CONDITION(S):

1. Fencing shall be installed in a manner satisfactory to the Park and Recreation Department that prevents access to Tecolote Canyon Natural Park from the University. No gates shall be installed unless approved by the Director or duly assigned representative of the Park and Recreation Department. The height, location and type of material is subject to approval by the Park and Recreation Department.

PROJECT NO. 20. East Campus Entry

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not

exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to a issuance of grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

ADDITIONAL CONDITION(S)

1. The location and operation of the proposed campus entry station is subject to the City Engineer's review and approval.
2. Prior to the relocation of the eastern campus "T" entrance, the applicant shall assure by permit and bond the installation of a traffic signal for the eastern campus entrance at Linda Vista Road and interconnect it with the existing signal (located at the main entrance of the USDHS at Linda Vista Road and dedicate and improvement additional right-of-way with curb, gutter, sidewalk and pavement to accommodate a deceleration/right turn lane (westbound into the eastern entrance), satisfactory to the City Engineer.
3. The applicant shall comply with all traffic mitigation as determined through the approved traffic study for this development. These include the following: ("**a**" and "**b**" apply to the east entry, and "**c**" applies to the west entry).
 - a. Prior to the issuance of any building permits the applicant shall assure by permit and bond the creation of two signalized "T" intersections approximately 360 feet apart to replace the existing signalized intersection of Linda Vista Road and Santa Ana Drive/University High School entrance. The applicant shall install all necessary improvements and interconnect the new signals, satisfactory to the City Engineer.
 - b. Prior to the issuance of any building permits the applicant shall assure by permit and bond the installation of a westbound right-turn lane at this intersection and dedicate and provide all necessary right-of-way and public improvements to accommodate the new right-turn lane, satisfactory to the City Engineer.
 - c. Prior to the issuance of any building permits the applicant shall assure by permit and bond the modification of the intersection of Linda Vista Road and Marian Way to provide two southbound lanes, including a right-turn only lane and traffic signal southbound to westbound right-turn movement, satisfactory to the City Engineer.

PROJECT NO. 21. West Campus Entry

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not

exceed a grade of 2:1. Prior to Occupancy approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.

3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

ADDITIONAL CONDITION(S)

1. The location and operation of the proposed campus entry station is subject to the City Engineer's review and approval.
2. The applicant shall comply with all traffic mitigation as determined through the approved traffic study for this development. These include the following: (“a” and “b” apply to the east entry, “c” applies to the west entry.)
 - a. Prior to the issuance of any building permits the applicant shall assure by permit and bond the creation of two signalized "T" intersections approximately 360 feet apart to replace the existing signalized intersection of Linda Vista Road and Santa Ana Drive/University High School entrance. The applicant shall install all necessary improvements and interconnect the new signals, satisfactory to the City Engineer.
 - b. Prior to the issuance of any building permits the applicant shall assure by permit and bond the installation of a westbound right-turn lane at this intersection and dedicate and provide all necessary right-of-way and public improvements to accommodate the new right-turn lane, satisfactory to the City Engineer.
 - c. Prior to the issuance of any building permits the applicant shall assure by permit and bond the modification of the intersection of Linda Vista Road and Marian Way to provide two southbound lanes, including a right-turn only lane and traffic signal modifications to provide a right-turn overlap for the southbound to westbound right-turn movement, satisfactory to the City Engineer.

PROJECT NO. 22. Public Safety Building

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and

incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.
- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable

bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

MITIGATION MEASURE IV.I-2: Prior to issuance of any permits for this project a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following performance standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;
- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaires, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaires on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 23. Northeast Student Housing "Future Study Area"

THIS SITE SHALL BE DESIGNATED A "FUTURE STUDY AREA" REQUIRING A SITE SPECIFIC C.U.P. AMENDMENT PRIOR TO ANY DEVELOPMENT (PROCESS 4).

1. The following goals and performance standards shall be established with regard to the relocated Northeast Student Housing (#23) and East Campus Playfield/Lighting Area (#13). These goals/standards shall be used pursuant to a site specific CUP amendment in the discretionary permit Process 4.

- a. Setback of structures from the canyon rim;
- b. Eliminate all grading on the west-facing slopes of the canyon within the University's property;
- c. Reduce the grading required along the northern property line;
- d. Cluster all new residential structures in the vicinity of the East Campus Student Housing project;
- e. Move the existing all-purpose East Campus Playing Field and softball field and associated lighting toward the north; and
- f. Realign the campus road to accommodate the locations of the new facilities.

THESE CONDITIONS SHALL NOT CONSTITUTE NOR IMPLY THAT ANY FUTURE SITE SPECIFIC CONDITIONAL USE PERMITS WILL BE APPROVED.

PROJECT NO. 24. East Student Housing

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.

- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials

and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. *Monitoring.* The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. *Salvaging.* In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. *Preparation.* Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. *Monitoring Results Report.* Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

Mitigation Measure IV.I-2: Prior to issuance of a grading permit, a detailed lighting study shall be submitted to and approved by the Principal Planner of the City of San Diego's Development Services Department. This study shall include, but shall not be limited to, an evaluation of the following Performance Standards:

- a. Lighting shall enhance and complement the architectural theme and character of the project. Illuminated entries shall be lighted low to the ground, and be adequately controlled to prevent hot spots, flashing, glare and "spill-over" into adjacent areas;
- b. All recreational lighting shall use the minimum light intensity necessary, in accordance with NCAA standards, to meet night-time recreational needs. All outdoor, night-time recreational activities shall cease by 11:00 p.m. Where conflicts arise between the City of San Diego Light Pollution Ordinance and NCAA standards, the City's ordinance shall prevail;

- c. All security and access lighting facilities or fixtures including parking lot and street standards shall consist of high-pressure sodium vapor lamps, or equivalent source, with 90-degree cut-off luminaries, to the extent feasible, to provide maximum shielding and direct light away from adjacent residential and natural open space areas.
- d. All street standards and light standards shall be limited to a maximum height of 40 feet. The number of light poles shall also be kept to a minimum by combining several luminaries on a single pole;
- e. High-intensity security lighting shall be avoided, except where unfeasible. If used, such lighting shall be adequately shielded so as to confine the light within a defined service area;
- f. Outdoor lighting facilities or fixtures shall be used which provide the necessary light in a manner that illuminates the desired area or feature most efficiently with a minimum amount of energy consumption (e.g., automatic timing devices); and
- g. Outdoor lighting shall be in substantial conformance with the City of San Diego Lighting Ordinance and all other applicable provisions of the Municipal Code.

PROJECT NO. 25. Seminary Road

CONDITIONS RELATED TO THE ENVIRONMENTAL DOCUMENT/MMRP

Mitigation Measure IV.B-1: Prior to approval of the grading permit, a construction source emission control plan shall be approved by the Development Services Department and incorporated into the grading plan. The emission control plan shall, at a minimum, include the following provisions:

- a. Exposed surfaces shall be watered twice daily.
- b. Stockpiles of excavated materials shall be watered, chemically stabilized or covered.
- c. A berm shall be erected on the downslope of the project site to prevent silt-laden water from running off site.
- d. Trucks carrying excavated materials from the site shall be covered or maintain adequate freeboard and should have their tires and undercarriages washed prior to exiting the site.
- e. Paving of exposed dirt surfaces shall be done as quickly as possible.
- f. Streets affected by fugitive dust shall be swept regularly. An on-site manager shall be responsible for monitoring dust levels and suggesting appropriate additional control measures, if necessary.
- g. Uncovered soil shall be bound (by grass or similar groundcover) as soon as is reasonably possible.
- h. Excavation shall not be conducted when surface winds exceed 25 mph.
- i. Unnecessary idling of construction vehicles and equipment shall be avoided.

- j. All construction contractors shall have rideshare programs/incentives for their construction workers if they employ more than 25 workers at any time on campus.

Mitigation Measure IV.C-1: As part of the USD Master Plan, the University shall prepare a Master Landscape Plan and Design Guidelines that shall be reviewed and approved by the City of San Diego Development Services Department. The Master Landscape Plan and Design Guidelines shall address landscaping throughout the campus, particularly on manufactured slopes and along public streets. The Design Guidelines shall state that all manufactured slopes will be planted with appropriate native and ornamental landscaping. Future projects shall conform to the Master Landscape Plan and Design Guidelines.

Mitigation Measure IV.C-2: Prior to issuance of any permits, a detailed grading plan shall be submitted to the City's Development Services Department and shall demonstrate to the satisfaction of the Principal Planner of EAS substantial conformance with all grading policies in place at the time of project application. At a minimum, proposed manufactured slopes shall imitate, to the extent feasible, the existing landform features through the use of: (1) contour grading and terracing to avoid extreme slope faces; (2) undulation to avoid straight slope faces; (3) rounding the tops and toes of slopes to simulate natural contours; and (4) slopes that do not exceed a grade of 2:1. Prior to occupancy approval of building permits, the City shall verify that the finished grading for manufactured slopes is in accordance with the approved grading plan.

Mitigation Measure IV.D-5: Lighting from projects adjacent to occupied coastal California gnatcatcher or least Bell's vireo habitat will be selectively placed, shielded and/or directed away from any natural habitat. Lighting adjacent to this habitat will be screened with vegetation and large spotlight-type lighting that may affect the habitat or its occupants will be prohibited.

Mitigation Measure IV.D-6: In accordance with the Resource Protection Ordinance (§101.0462, G.5.g. of the Municipal Code), all hillsides and biologically sensitive lands which remain undisturbed or which are restored or enhanced as a result of the USD Master Plan implementation shall be conserved as a condition of permit approval through the deed restriction, referred to in Condition No. 3. **REFER TO ATTACHMENT NO. 7 NOTED AS AN APPENDIX TO THIS PERMIT.**

Mitigation Measure IV.E-1: Prior to issuance of a grading permit, site-specific geotechnical evaluations shall be prepared to the satisfaction of the Principal Planner of the Development Services Department. The evaluations shall address all potential geologic constraints associated with each site and include, but not be limited to, remedial grading measures for any unstable bedrock, slope instability, soil erosion, and any potential seismic hazards. Remedial measures may include, but would not be limited to, structural requirements, restricting the grade of manufactured slopes to no steeper than 2:1, requiring revegetation of manufactured slopes immediately after grading and/or requiring conformance with the seismic safety building requirements in the current Uniform Building Code. Implementation of the approved remedial grading measures shall be to the satisfaction of the City Engineer prior to approval of building permits.

Mitigation Measure IV.E-3: Prior to issuance of a grading permit, the applicant shall prepare site-specific erosion control plans in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans shall include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on

manufactured slopes; sandbags, brow ditches, energy dissipators and desilting/detention basins; and any other methods to control short-and long-term surficial runoff and erosion. Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and Principal Planner of the Development Services Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure IV.G-1: A qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. A qualified paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or geology, who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. Prior to issuance of a grading permit, the requirement for paleontological monitoring shall be noted on all grading plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. The duties are defined as follows:

1. ***Monitoring.*** The paleontologist or paleontological monitor shall be onsite during the initial cutting of previously undisturbed areas to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.
2. ***Salvaging.*** In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains.
3. ***Preparation.*** Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).
4. ***Monitoring Results Report.*** Prior to issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program shall be submitted to the Environmental Analysis Section of the City of San Diego Development Services Department for approval.

Mitigation Measure IV.H-1: Prior to grading permit issuance, a site-specific drainage plan shall be prepared and incorporated into the grading plan to the satisfaction of the City Engineer. The drainage plan shall provide appropriate measures to be utilized during construction to control and minimize runoff from proposed development sites. Wherever physically possible, the site-specific drainage plans should include measures to direct onsite drainage away from canyons and undeveloped areas. Best Management Practices (BMPs) to control runoff shall be included in the drainage plan. Prior to building permit issuance, the University shall provide evidence to the satisfaction of the City Engineer that runoff control devices have been installed pursuant to the approved grading plans.

PROJECT NO. 26. Canyon Fill

THIS PROJECT IS DENIED AND SHALL BE DELETED FROM THE MASTER PLAN.

The issuance of this permit by The City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. section 1531 et seq.).

Passed and adopted by the Council of The City of San Diego on October 29, 1996, by Resolution No. R-287982.

LADUVERNAYPERMITS92-0568.PRT

AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

THE UNIVERSITY OF SAN DIEGO
Owner/Permittee

By _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.
04/14/97**

Recording Requested by:
CITY OF SAN DIEGO
When recorded Return to and
Mail Tax Statements to:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION OF RESTRICTIONS

This DECLARATION OF RESTRICTIONS made this _____ day of _____, 1997, by The University of San Diego, a Not-for-Profit California Corporation, hereinafter referred to as "Declarant."

WHEREAS, Declarant is the owner of a certain parcel of land (hereinafter referred to as "the Property") described in the document attached hereto, labeled as Exhibit 1 and incorporated herein by this reference which was the subject of Conditional Use and Resource Protection Ordinance (CUP/RPO) Permit No. 92-0568, approved by Council of The City of San Diego on October 29, 1996; and

WHEREAS, as a condition of approval for CUP/RPO Permit No. 92-0568, Declarant was required to protect and preserve certain sensitive biological and hillside resources of the Property not being impacted by the development proposals contained in CUP/RPO Permit No. 92-0568 (hereinafter referred to as "the Preservation Segments"). The Preservation Segments are generally depicted on the map attached hereto, labeled as Exhibit 2 and incorporated herein by this reference; NOW, THEREFORE,

Declarant declares that the Preservation Segments shall be held, transferred, encumbered, used, sold, conveyed, leased, and occupied, subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of the Property and of each and every person or entity who now or in the future owns any portion of the Property.

1. Except as provided for in CUP/RPO No. 92-0568 and unless or until CUP/RPO No. 92-0568 is amended by action of the Council of The City of San Diego to change the scope of allowable uses within the Preservation Segments, Declarant covenants to retain the sensitive

biological resources within the Preservation Segments in a natural condition and take necessary affirmative actions to preclude any use of the Preservation Segments, including any building, grading, improvements, or development that will significantly impair or interfere with the biological and hillside resource value of the Preservation Segments.

2. Declarant shall retain the right for itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Preservation Segments, including the right to engage in or permit or invite others to engage in all uses of the Preservation Segments that are not inconsistent with the restrictions set forth above in paragraph 1.

3. In addition to those rights set forth above in paragraph 2, Declarant shall specifically retain the right for itself, and to its personal representatives, heirs, successors, and assigns to seek an amendment to CUP/RPO Permit No. 92-0568 from the Council of The City of San Diego to modify the scope of or permitted uses within the Preservation Segments. If any amendment to CUP/RPO Permit No. 92-0568 is approved by the Council of The City of San Diego which modifies the scope of or allowable uses within the Preservation Segments, this Declaration of Restrictions shall be rescinded and re-recorded in accordance with said amendment.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictions the day and year first above written.

Declarant:

The University of San Diego

By: _____