

RESOLUTION NUMBER R- 304160  
DATE OF FINAL PASSAGE SEP 23 2008

WHEREAS, Abbott and Saratoga, LLC, Applicant/Subdivider, and Florez Engineering, Engineer submitted an application to the City of San Diego for a tentative map and public right-of-way vacation for the Ocean Park Villas project; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented, and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego, and

WHEREAS, the issue was heard by the City Council on SEP 23 2008, and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 140430, NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration No 140430, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq ), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process,


has been reviewed and considered by this Council in connection with the approval of a tentative map and public right-of-way vacation for the Ocean Park Villas

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

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project

APPROVED MICHAEL J. AGUIRRE, City Attorney

By   
Marianne Greene  
Deputy City Attorney

MG js  
09/09/2008  
Or Dept DSD  
R-2009-272

**ATTACHMENT A  
MITIGATION, MONITORING, AND REPORTING PROGRAM  
OCEAN PARK VILLAS  
PROJECT NO. 140430**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) during implementation of mitigation measures. This program identifies at a minimum the department and/or applicant responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration shall be made conditions of the TENTATIVE MAP and PUBLIC RIGHT OF WAY VACATION (TM/PROWV) as may be further described below.

**GENERAL MEASURES**

- 1 Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the Assistant Deputy Director (ADD) or environmental designee of the City's Land Development Review Division (LDR) shall verify that the grading and/or construction plans include an index of sheets shown on the first map sheet which includes the title "Environmental Requirements" and the following statement "The Ocean Park Villas development project is conditioned to have qualified archaeological, Native American, and paleontological monitors on-site as determined at the preconstruction meeting. The project shall conform to the Mitigation Monitoring and Reporting Program conditions as contained in the environmental document (Project No.140430, SCH No 2008051085) and as shown verbatim on the grading/construction plan sheet(s) (list pages once known in the first page index)." Please note, additional related mitigation features and/or notes can also be included on individual map sheets where appropriate (i.e. date of compliance, consultant retainer information, etc.)
- 2 Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field Resident Engineer (RE), the monitoring archaeology and paleontologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.

**HISTORICAL RESOURCES (ARCHAEOLOGY)**

**I. Prior to Permit Issuance**

**A. Entitlements Plan Check**

- 1 Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.

- B** Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG) If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
  3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius

**B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring
2. Identify Areas to be Monitored
  - b. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits
  - c. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation)
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program This request shall be based on relevant information such as review of final construction documents

which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc , which may reduce or increase the potential for resources to be present.

### III. During Construction

#### A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR) The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible

#### C. Determination of Significance

1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume
  - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken.

##### A Notification

- 1 Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone

##### B. Isolate discovery site

- 1 Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
- 3 If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin

##### C If Human Remains **ARE** determined to be Native American

- 1 The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours By law, **ONLY** the Medical Examiner can make this call
- 2 NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- 3 The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes
- 4 The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods
- 5 Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF
  - a The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
  - b The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097 94 (k) by the NAHC fails to provide measures acceptable to the landowner
  - c In order to protect these sites, the Landowner shall do one or more of the following
    - (1) Record the site with the NAHC,
    - (2) Record an open space or conservation easement on the site,
    - (3) Record a document with the County
  - d Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and

archaeological standards Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5 c , above.

**D. If Human Remains are NOT Native American**

- 1 The PI shall contact the Medical Examiner and notify them of the historic era context of the burial
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097 98).
- 3 If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man

**V. Night and/or Weekend Work**

**A If night and/or weekend work is included in the contract**

- 1 When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting
- 2 The following procedures shall be followed
  - a No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day
  - b Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains
  - c Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed
  - d The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made

**B If night and/or weekend work becomes necessary during the course of construction**

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

**C All other procedures described above shall apply, as appropriate**

**VI. Post Construction**

**A Preparation and Submittal of Draft Monitoring Report**

- 1 The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report
- 2 MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- 3 The PI shall submit revised Draft Monitoring Report to MMC for approval
- 4 MMC shall provide written verification to the PI of the approved report
- 5 MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals
- B Handling of Artifacts
  - 1 The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  - 2 The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate
  - 3 The cost for curation is the responsibility of the property owner
- C Curation of artifacts. Accession Agreement and Acceptance Verification
  - 1 The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution This shall be completed in consultation with MMC and the Native American representative, as applicable
  - 2 The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC
- D Final Monitoring Report(s)
  - 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved
  - 2 The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution

## **PALEONTOLOGICAL RESOURCES**

### **I. Prior to Permit Issuance**

#### **A Entitlements Plan Check**

- 1 Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy



- Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents
- B Letters of Qualification have been submitted to ADD
- 1 The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines
  - 2 MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
  - 3 Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program

## II. Prior to Start of Construction

- A Verification of Records Search
- 1 The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed
  - 2 The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B PI Shall Attend Precon Meetings
- 1 Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor
    - a If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring
  - 2 Identify Areas to be Monitored  
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
  - 3 When Monitoring Will Occur
    - a Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur
    - b The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock,

presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present

### III. During Construction

#### A Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR) The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries The RE shall forward copies to MMC
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present

#### B Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible

#### C Determination of Significance

1. The PI shall evaluate the significance of the resource
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required The determination of significance for fossil discoveries shall be at the discretion of the PI
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report The letter shall also indicate that no further work is required

#### **IV. Night and/or Weekend Work**

- A If night and/or weekend work is included in the contract
  - 1 When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting
  - 2. The following procedures shall be followed
    - a No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction
    - c Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed
    - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made
- B If night work becomes necessary during the course of construction
  - 1 The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin
  - 2 The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate

#### **V. Post Construction**

- A Preparation and Submittal of Draft Monitoring Report
  - 1 The PI shall submit two copies of the *Draft Monitoring Report* (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report
    - b Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report
  - 2 MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report
  - 3 The PI shall submit revised Draft Monitoring Report to MMC for approval
  - 4 MMC shall provide written verification to the PI of the approved report.
  - 5 MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals

- B. Handling of Fossil Remains
  - 1 The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued
  - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C Curation of fossil remains Deed of Gift and Acceptance Verification
  - 1 The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution
  - 2 The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC
- D Final Monitoring Report(s)
  - 1 The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved
  - 2 The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution

**SOLID WASTE MANAGEMENT**

I PLAN CHECK

A Notes on Plans

- 1 Prior to issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the all the requirements of the Refuse & Recyclable Materials Storage Regulations and all of the requirements of the waste management plan are shown and noted on the appropriate construction documents All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval

B Waste Management Plan

- 1 The construction documents shall include a waste management plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable
  - (a) tons of waste anticipated to be generated,
  - (b) material type of waste to be generated,
  - (c) source separation techniques for waste generated,
  - (d) how materials will be reused on site,
  - (e) name and location of recycling, reuse, or landfill facilities where waste will be taken if not reused on site,
  - (f) a "buy recycled" program,
  - (g) how the project will aim to reduce the generation of construction/ demolition debris,
  - (h) a plan of how waste reduction and recycling goals will be communicated to subcontractors,
  - (i) a time line for each of the three main phases of the project as stated above,

- (j) a list of required progress and final inspections by City staff.
- 2 The plan shall strive for a goal of 50% waste reduction
- 3. The plan shall include specific performance measures to be assessed upon the completion of the project to measure success in achieving waste minimization goals
- 4 The Plan shall include notes requiring the Permittee to notify Mitigation, Monitoring, and Coordination (MMC) and Environmental Services Department (ESD) when
  - (a) a demolition permit is issued,
  - (b) demolition begins on site,
  - (c) inspections are needed. The permittee shall arrange for progress inspections, and a final inspection, as specified in the plan and shall contact both MMC and ESD to perform these periodic site visits during demolition and construction to inspect the progress of the project's waste diversion efforts

## II. PRE-DEMOLITION/PRE-CONSTRUCTION

### A. Pre-Construction (Precon) Meeting

- 1 Prior to issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the permittee shall be responsible to obtain written verification from MMC indicating that the permittee has arranged a preconstruction meeting to coordinate the implementation of the Mitigation, Monitoring, and Reporting Program (MMRP) The Precon Meeting that shall include the Construction Manager, Demolition/Building/Grading Contractor, MMC, ESD and the Building Inspector (BI) and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by MMC and ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance
- 2 At the Precon Meeting, The Permittee shall submit Three (3) reduced copies (11"x 17") of the approved waste management plan to MMC (2) and ESD (1).

### B. Prior to the Start of Demolition / Construction

- 1 The Permittee / the Construction Manager shall submit a construction/demolition schedule to MMC and ESD

## III DURING DEMOLITION / CONSTRUCTION

### A Inspections

- 1 The Permittee/ Construction Manager shall call for inspections by the RE/BI and both MMC and ESD, who will periodically visit the demolition/construction site to verify implementation of the waste management plan The Consultant Site Visit Record (CSV) shall be used to document the Daily Waste Management Activity/progress

## IV POST DEMOLITON / CONSTRUCTION

### A Notification

- 1 Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit, a final results report shall be submitted to both MMC and ESD for review and approval to the satisfaction of the City MMC will coordinate the approval with ESD and issue the approval notification

2. When Demolition ends, notification shall be sent to:
  - a. Mitigation Monitoring Coordination (MMC) Environmental Review Specialist  
9601 Ridgehaven Court, Ste 320, MS 1102 B  
San Diego, CA 92123  
(619) 980 7122
  - b. Environmental Services Department (ESD)  
9601 Ridgehaven Court, Ste 320, MS 1103 B  
San Diego, CA 92123  
(858) 627-3303

V INSPECTION APPROVAL

- A. Prior to final clearance of any demolition permit, issuance of any grading or building permit, release of the grading bond and/or issuance of any Certificate of Occupancy
  - 1 The permittee shall provide documentation to the ADD Environmental Designee, that the waste management plan has been effectively implemented
  - 2 The Permittee shall submit written evidence to the ADD Environmental Designee that the final Demolition/Construction report has been approved by MMC and ESD This report shall summarize the results of implementing the above Waste Management Plan elements, including the actual waste generated and diverted from the project, the waste reduction percentage achieved, and how that goal was achieved, etc