

RESOLUTION NUMBER R-304703

DATE OF FINAL PASSAGE MARCH 3, 2009

A RESOLUTION CERTIFYING ENVIRONMENTAL IMPACT
REPORT NO. 130619 AND ADOPTING THE MITIGATION,
MONITORING, AND REPORTING PROGRAM FOR THE
ACADEMY OF OUR LADY OF PEACE PROJECT NO. 130619.

WHEREAS, the Academy of Our Lady of Peace, a California non-profit corporation, Owner/Permittee, submitted an application to the City of San Diego for a planned development permit, site development permit, conditional use permit, and neighborhood development permit for the Academy of Our Lady of Peace Project [Project]; and

WHEREAS, on October 9, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 450668/Site Development Permit No. 450706/ Conditional Use Permit No. 450705/Neighborhood Development Permit No. 590185 and Environmental Impact Report [EIR] No. 130619, and pursuant to Resolution No. 4469-PC, voted to certify the EIR, make the findings in accordance with CEQA Guidelines section 15091(a), specify the overriding considerations that outweigh the unavoidable adverse environmental effects in accordance with CEQA Guidelines section 15095, and approve the Project with additional conditions read into the record; and

WHEREAS, on October 23, 2008, the Between Heights neighborhood group and the North Park Planning Committee appealed the Planning Commission decision to the Council of the City of San Diego; and

WHEREAS, the matter was set for public hearing to be conducted by the City Council on January 26, 2009, and after presentation of the Staff Report and public testimony relating to the matter, the Council voted unanimously to continue the matter to March 3, 2009; and

WHEREAS, the City Council has the discretion to change a proposed project to avoid substantial adverse changes to the environment under CEQA Guidelines sections 15091 and 15092 and San Diego Municipal Code section 112.0508(e); and

WHEREAS, under Public Resources Code section 21060.5 and CEQA Guidelines section 15360, "environment" includes historic conditions within an area which will be affected by a proposed project; and

WHEREAS, the City Council may require changes or modifications to the proposed Project to protect neighborhood character and ensure that historic homes would be preserved on-site; and

WHEREAS, to avoid the significant environmental effects to historical resources analyzed in sections 5.4.1.2, 5.4.3.3, the second paragraph of section 5.4.4, and section 5.4.5 of the EIR, the City Council may certify the EIR with the appropriate findings and approve a No Project/No Development Alternative with a modification for parking; and

WHEREAS, a project that is approved with changes or modifications such that it will not result in significant environmental impacts does not require the decision maker to adopt a statement of overriding considerations under California Public Resources Code section 21081(b) or CEQA Guidelines sections 15092 and 15093; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Environmental Impact Report No. 130619 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 information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council prior to approving the project and that the EIR reflects the independent judgment and analysis of the City Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and CEQA Guidelines section 15091, the City Council finds that changes or alternations have been required in, or incorporated into the project which mitigate or avoid the significant effects on the environment identified in the final Environmental Impact Report, a copy of which is on file in the Office of the City Clerk as Document No. RR- ~~304703~~.

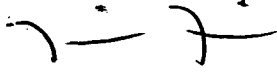
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation, Monitoring, and Reporting Program for the No Project/No Development Alternative with a modification for the parking described in that alternative, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the decision of the Planning Commission is modified and the appeals of the Between Heights neighborhood group and the North Park Planning Committee are each granted in part and denied in part.

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: JAN I. GOLDSMITH, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:pev
03/20/09
04/07/09 COR.COPY
Or.Dept:Clerks
R-2009-934
MMS #7171

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
ACADEMY OF OUR LADY OF PEACE.CONDITIONAL USE PERMIT AND NEIGHBORHOOD DEVELOPMENT PERMIT (CUP
and NDP No. 450668, Amendment to CUP/RPO #92-0769)
PROJECT NO. 130619

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlement Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. Some mitigation measures contained in the Environmental Impact Report (LDR No. 42-7863, PTS No. 130619, CUP 450750 and NDP No. 590185 Amendment to CUP/RPO #92-0796) shall be made conditions of the modified project as may be further described below. Please note, this MMRP has been modified to reflect the approval of a modified EIR Alternative 9.1B rather than the proposed project, per San Diego City Council Direction on March 3, 2009. The only modification of the final adopted project from Alternative 9.1B is that the parking deficit of 47 spaces as shown on page 9-9 of the Final EIR would be eliminated by provision of 104 parking spaces via a combination of restriping of the existing on-campus parking areas and designated off-site parking areas to be shown on the Final Approved Exhibit A within 60 days for the March 3, 2009 City Council Hearing. Remaining impacts associated with Transportation and Circulation would be mitigated with the existing portions of the modified MMRP under Section G. TCP- 1,3,4 and 5 below:

G. Transportation/Circulation/Parking

IMPACT: The following operational issues have been identified as significant impacts of the proposed project:

- Existing congestion along Oregon Street and Collier Avenue and at the intersection of Oregon Street and Collier Avenue for short periods before and after school; and,
- On street parking, littering and inappropriate behavior such as impeding driveway access or noise.

Mitigation Measure TCP-1:

The Academy shall continue to use a traffic facilitator, which would be two school employees, one on each street, that would be assigned the task of keeping traffic moving during critical drop off and pick up congestion periods. The existing designated pick-up/drop-off location on Copley Avenue shall be maintained (see Figure 5.10-8). In addition, any school personnel that performs the facilitator function shall receive proper police special events safety instruction, wear proper

safety clothing and obtain any necessary City authority or permits that may be related to this function.

Mitigation Measure TCP-3:

The following measures shall be implemented to reduce impact of students parking on nearby residential streets:

- To more closely control these types of issues, a parking control program shall be implemented, similar to the Saint Augustine High School's program.
- Each student permitted to drive shall be issued a colored (by class) and numbered (each student) I.D. card, which is displayed on a vehicles dashboard where it is accessible. Vehicle descriptions and license numbers shall be correlated to the student I.D. Areas shall be designated for parking by class and number of students. Anyone that is not accommodated on site in the new parking structure shall be permitted to park in their designated areas. Neighbors and students shall be instructed to report any issues or problems and based on the identification of any student vehicle appropriate enforcement action can be taken. Students shall sign a pledge to comply with school requirements in exchange for the privilege to park at school or on nearby streets.
- Reduce the peak AM 30-minute arrival problem by providing a study room with refreshments to encourage early (7:00 AM) arrivals. The more people that arrive before the 7:15 – 7:30 peak arrival time the better. Presently only 8 percent of seniors, 7.6 percent of juniors, 0.55 percent of sophomores and 1.9 percent of freshmen arrive at school before 7:00 AM.

Mitigation Measure TCP-4:

Special enforcement shall be scheduled by the City based on close cooperation with the school's administration or based on citizen complaints. The applicant shall consult with the City to identify other feasible traffic calming measures that may be warranted to ensure continued facilitation and traffic flow during peak pick-up and drop-off periods.

Mitigation Measure TCP-5:

Within 60 days of the approval of the project, the Assistant Deputy Director (ADD) Environmental designee shall verify that a total of 104 on- and off-site parking spaces are dedicated for the project to the satisfaction of the City Transportation Engineer and are noted on the appropriate Exhibit A documents.

Method of Verification: City Engineer shall verify that traffic improvements are implemented. ADD of Entitlements will verify that all traffic improvements are noted on the Exhibit A documents.

Timing of Verification: Prior to, during, and post construction.

Responsible Person: City Engineer and ADD of Entitlements

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
ACADEMY OF OUR LADY OF PEACE.

CONDITIONAL USE PERMIT AND NEIGHBORHOOD DEVELOPMENT PERMIT (CUP
and NDP No. 450668, Amendment to CUP/RPO #92-0769)
PROJECT NO. 130619

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlement Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. ~~All~~ Some mitigation measures contained in the Environmental Impact Report (LDR No. 42-7863, PTS No. 130619, CUP 450750 and NDP No. 590185 Amendment to CUP/RPO #92-0796) shall be made conditions of the modified project as may be further described below. Please note, this MMRP has been modified to reflect the approval of a modified EIR Alternative 9.1B rather than the proposed project, per San Diego City Council Direction on March 3, 2009. The only modification of the final adopted project from Alternative 9.1B is that the parking deficit of 47 spaces as shown on page 9-9 of the Final EIR would be eliminated by provision of 104 parking spaces via a combination of restriping of the existing on-campus parking areas and designated off-site parking areas to be shown on the Final Approved Exhibit A within 60 days for the March 3, 2009 City Council Hearing. Remaining impacts associated with Transportation and Circulation would be mitigated with the existing portions of the modified MMRP under Section G. TCP- 1,3,4 and 5 below:

A. ~~Aesthetics/Neighborhood Character~~

~~**IMPACT:** The proposed project would involve installation of solar panels on top of the existing gym building. construction of a wall on the northern slope for both the parking structure and classroom building, which could result in an aesthetic impact if allowed height of 35 feet is exceeded.~~

~~**Mitigation Measure ANC-1**~~

~~Installation of solar panels shall be verified on the construction plans and during field inspection shall not exceed the allowed maximum height for the zone. The lowest color band of the proposed parking structure and the classroom building shall match the tonality of the north-facing slope in order to minimize the visual impact of these structures in the canyon area.~~

~~**Method of Verification:** ADD of Entitlements shall verify that this requirement is met on the construction plans and during field inspection LDR shall verify that the lowest color band of the~~

~~proposed parking structure and classroom building match the tonality of the north-facing slope as noted on the construction documents.~~

~~**Timing of Verification:** Prior to construction.~~

~~**Responsible Person:** ADD of LDR~~

B. ~~Biological Resources~~

~~**IMPACT:** The proposed project has the potential to result in direct and indirect impacts to biological impacts during Brush Management Zone 2 thinning, and landscaping operations in a permanent impact to 0.6 acres of southern maritime chaparral.~~

~~**Mitigation Measure BR-1: General Measure**~~

~~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 Within 60 days of project approval the Exhibit A for the project must be revised and verified by the Assistant Deputy Director (ADD) environmental designee of the City's Land Development Review Division (LDR) LDR Entitlements Division shall verify that the Exhibit A grading and/or construction plans include an index of sheets shown on the first map sheet which includes "Environmental Requirements" and the following statement "The Academy of Our Lady of Peace (PTS No. 130619/LDR No. 42-7863) development project is conditioned to have a qualified biological monitor on site as determined by City Development Services Department Staff at the preconstruction meeting. The project and shall conform to the Mitigation Monitoring and Reporting Program conditions as contained in the environmental document (PTS No. 130619/LDR No. 42-7863, SCH No. 2008021024) and as shown verbatim on sheet(s)___." Please note, additional related mitigation features and/or notes can also be included on individual map sheets where appropriate (i.e. depicting areas of reduced width areas of brush management zones, etc.)."~~

~~**Mitigation Measure BR-2: General Measure**~~

~~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 biologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.~~

~~**Mitigation Measure BR-3: Upland Mitigation**~~

~~The proposed project site includes a total of 23.3 acres. Prior to recordation of the first final map and/or issuance of grading permits (which ever comes first), impacts to 0.6 acres of southern maritime chaparral (located outside the MHPA) shall be mitigated to the satisfaction of the City Manager through off-site preservation of upland habitats in conformance with the City's~~

~~Environmentally Sensitive Lands Ordinance (ESL) (Option A); or through payment into the City's Habitat Acquisition Fund No. (Option B).~~

~~Option A: For the off-site preservation option, the owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 0.6 acres inside the MHPA in Tiers I-III, or 1.2 acres of Tier I habitat outside the MHPA.~~

~~Option B: For the HAF option, the applicant shall pay an estimated total of \$23,100 into the fund (Assumes mitigation within MHPA, at current City rate. of \$35,000 per acre + 10% administration fee (both of which are subject to change), at 0.6 acres, = \$23,100.~~

Mitigation Measure BR-4: Preconstruction Measures

~~Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of LDR Entitlements verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (A through D):~~

- ~~A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD of LDR Entitlements stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to implement the revegetation plan.~~
- ~~B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist names of all persons involved in the Biological Monitoring of the project, if changed and/or not provided in the first letter.~~
- ~~C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to; revegetation plans, plant relocation requirements and timing, avian or other wildlife (including USFWS protocol) surveys, impact avoidance areas or other such information has been completed and approved by City MMC.~~
- ~~D. The qualified biologist (project biologist) shall attend the first preconstruction meeting and perform measures listed under General Birds below (i.e. perform any required pre-grading/construction bird surveys.~~

Mitigation Measure BR-7: Construction Measures

~~As determined at the Preconstruction Meeting to the satisfaction of Development Services Staff, the project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within onsite, and surrounding sensitive habitat as shown on the approved Exhibit A.~~

Mitigation Measure BR-8: Construction Measures

~~All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as~~

~~needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.~~

Mitigation Measure BR-9: ~~Preconstruction Measures~~

~~The following measures are required in order to carry out and ensure the successful revegetation of the graded portions of the Biology Buffer and Zone 2 Brush Management Areas (although these direct impacts will be mitigated of site per ESL ratios—the following 25 month revegetation program is required:~~

~~A. Final Grading Report~~

~~1. Biological Monitoring~~

- ~~a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.~~
- ~~b. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.~~

~~B. Submittal of Final Grading Report~~

- ~~1. A Final Grading Report documenting any additional impact areas or problems during grading shall be prepared to document the completion of grading.~~
- ~~2. The PQB shall submit two copies of the Final Grading Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring.~~
- ~~5. The PQB shall submit revised Report to MMC (with a copy to RE) for approval within 30 days.~~
- ~~6. MMC will provide written acceptance to the PQB and RE of the approved report.~~

Mitigation Measure BR-10: ~~Land Use MHPA Adjacency~~

~~Prior to issuance of grading permits Within 60 days of the project approval, the Exhibit A must be revised to include the following measures, to the satisfaction of the Development Services Department, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the following site-specific requirements are noted on the grading plans under the heading Environmental Requirements:~~

- ~~A. The qualified biologist (project biologist) shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans. MSCP covered and/or other sensitive species such as barrel cactus within brush management zone II should be flagged for preservation during thinning operations.~~

- ~~B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.~~
- ~~C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.~~
- ~~D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored inside the fenced development area.~~
- ~~E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.~~
- ~~F. All drainage from development and sheet flow would flow into a new bioswale or be directed into existing street drainage areas.~~
- ~~G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.~~
- ~~H. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the fire marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. All revegetation within Brush Management Zone 2 and/or within 100 feet of native habitat must be native chaparral or coastal sage scrub species.~~
- ~~I. Appropriate fencing as required by MSCP/Landscaping/Permit or Long Range Planning shall be installed at the rear of the property to protect open space areas from urban encroachment (students, visitors, plants and toxins). Typically these fences are 2-foot concrete base with open iron bars above to a maximum of 6 feet.~~

~~**Method of Verification:** ADD OF LDR Entitlements shall verify that all the requirements for biological monitoring are noted on construction documents.~~

~~**Timing of Verification:** Prior to, during, and post construction.~~

~~**Responsible Person:** ADD of LDR Entitlements~~

~~**IMPACT:** The proposed project has the potential to impact nesting birds during vegetation thinning-clearing associated with fuel modification/brush management activity.~~

Mitigation Measure BR-5: General Birds

In order to comply with the Federal Migratory Bird Treaty Act, and CA Department of Fish and Game (CDFG) Code (which essentially prohibits any take of bird species—including disturbance of eggs, fledglings, nests, or plants/ substrate the nest is located in, or causing adults to abandon nests), the project biologist shall verify that no nesting birds are present on any portion of the project site or nearby vicinity (including off-site areas to be impacted) during grading and brush management and construction operations that would be disturbed indirectly or directly by the project, especially during the typical bird breeding season between February 1 and September 15. If any breeding birds would be directly impacted by brush management Zone II thinning, grading, breeding season work shall be avoided, or the project biologist shall work with EAS and the appropriate wildlife agencies (i.e. US Fish and Wildlife Service and CDFG) to determine appropriate mitigation.

Mitigation Measure BR-6: General Birds

Prior to any construction activity that would create noise levels above 60 dB within the development area during the raptor breeding season (February 1 through September 15) the biologist shall ensure that no raptors are nesting. If construction such activity occurs during the raptor breeding season a preconstruction survey would be conducted and no construction such activity would be allowed within 300 to 500 feet of any identified nest(s) until the young fledge. Should the biologist determine that raptors are nesting, an active nest shall not be removed until after the breeding season.

Method of Verification: ADD of LDR Entitlements shall verify that all the requirements for biological verification and monitoring of bird species are noted on construction documents the revised Exhibit A.

Timing of Verification: Prior to and during construction brush management.

Responsible Person: ADD of LDR Entitlements

IMPACT: The proposed project also has the potential to result in indirect temporary impacts to sensitive wildlife species due to noise and dust during construction and there is a potential for increased erosion due to vegetation modification with implementation of the proposed project.

Mitigation Measure:

Implementation of Mitigation Measures BR-5 through BR-10 (see above) and adherence to the water quality best management practices as discussed in Section 5.5 of this EIR.

Method of Verification: ADD of LDR Entitlements shall verify that all the requirements of biological monitoring and water quality best management practices are noted on construction documents.

~~**Timing of Verification:** Prior to, during, and post construction.~~

~~**Responsible Person:** ADD of LDR Entitlements~~

~~**IMPACT:** The proposed project could indirectly impact sensitive vegetation communities by introducing non-native, invasive landscaping.~~

~~**Mitigation Measure:**~~

~~Implementation of Mitigation Measure BR-10 (see above).~~

~~**Method of Verification:** ADD of LDR Entitlements shall verify that all the requirements of biological monitoring are noted on construction documents.~~

~~**Timing of Verification:** Prior to, during, and post construction.~~

~~**Responsible Person:** ADD of LDR Entitlements~~

~~C. — Geology/Soils~~

~~**IMPACT:** Given the steep slopes and project location within Geologic Hazards Category 53, a “low to moderate risk” geologic hazard area, a potentially significant impact has been identified with respect to landsliding as a portion of the classroom building and the parking structure would encroach into steep slopes.~~

~~**Mitigation Measure GS-1:**~~

~~As part of project structural design and prior to issuance of a grading permit, a detailed subsurface geotechnical investigation shall be performed at both locations proposed for development (the classroom building and the parking structure) to provide slope stability/landslide evaluation for the slope zone areas and foundation recommendations for the structures. Future recommended borings shall be described in the existing parking lot(s) adjacent to tops of slopes, and not in sensitive open space areas.~~

~~**Method of Verification:** ADD of LDR shall verify that a detailed geotechnical investigation was performed and recommendations are noted on construction documents.~~

~~**Timing of Verification:** Prior to issuance of grading permit.~~

~~**Responsible Person:** ADD of LDR~~

~~D. — Historical Resources~~

IMPACT: ~~No archaeological sites were identified in archaeological surveys conducted; however, there is potential that buried archaeological resources not visible at the surface may be encountered during grading.~~

Mitigation Measure HR-1:

**~~PRIVATE PROJECTS (DATED 6/3/08) HISTORICAL RESOURCES~~
~~(ARCHAEOLOGY)~~**

Within 60 days of project approval all of the MM HR-1 ~~must be added to the Exhibit A to the satisfaction of Development Services Department Staff.~~

~~I. Prior to Permit Issuance~~

~~A. Entitlements Plan Check~~

- ~~1. Prior to any 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 1/4 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~~
 - a. ~~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.~~
 - b. ~~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 (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 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.~~

~~**Method of Verification:** ADD of LDR Entitlements shall verify the requirements for cultural resources monitoring are noted on construction documents.~~

~~**Timing of Verification:** Prior to, during, and post construction.~~

~~**Responsible Person:** ADD of LDR Entitlements~~

IMPACT: ~~The houses at 2544 Collier Avenue and 2746 Copley Avenue are considered locally historically significant structures as they represent Spanish Eclectic architecture. Demolition of these two buildings is proposed as part of the project.~~

Mitigation Measure HR-2:

~~A **HABS Mitigation** Prior to the issuance of a demolition permit for relocation proceedings for each individual structure, historical documentation of 2544 Collier Avenue and 2746 Copley Avenue shall be completed. This would include the following:~~

- ~~• Historic American Building Survey (HABS) Level I documentation for both properties; and,~~
- ~~• Completion of California Department of Parks and Recreation 523 forms (523A— Primary Record and 523 B Building, Structure, Object Record) for both properties.~~

~~Documentation of the properties is to be completed by an individual or consultant who meets the Secretary of the Interior's Standards for Professional Qualifications Standards (36 CFR Part 61) in architectural history, history, or architecture.~~

~~Completion of California Department of Parks and Recreation Primary Record (DPR 523A test) and Building Structure and Object Record (DPR 523B test) for both houses (2544 Collier Avenue and 2746 Copley Avenue).~~

~~All of these records are to be completed by a qualified architectural historian or historic architect. A qualified architectural historian or historic architect is an individual who meets the Secretary of Interior's minimum professional qualifications in education and experience for architectural history or historic architecture.~~

~~**Method of Verification:** ADD of LDR shall verify the requirements for cultural resources monitoring are noted on construction documents.~~

~~**Timing of Verification:** Prior to issuance of demolition permit.~~

~~**Responsible Person:** ADD of LDR~~

E. Paleontological Resources

IMPACT: ~~The proposed project would result in the substantial excavation of potential fossil-bearing geologic formations as project grading would exceed 10 feet in depth cuts.~~

Mitigation Measure PR-1:

Private Project (Dated June 3, 2008) Paleontological Resources

~~**Within 60 days of project approval, MM PR-1 shall be noted on the Exhibit A, to the satisfaction of the Development Services Staff.**~~

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.~~

Method of Verification: ~~ADD of LDR Entitlements shall verify the requirements of the Paleo monitoring are noted on construction documents.~~

Timing of Verification: ~~Prior to, during, and post construction.~~

Responsible Person: ~~ADD of LDR Entitlements~~

F. — Utilities

IMPACT: ~~The proposed project would require the demolition of three single family structures and two surface parking lots owned by the Academy which may result in a large amount of solid waste disposal and therefore, would result in a significant solid waste impact. Besides the impact to solid waste, the proposed project would not result in a significant impact to any other public utilities.~~

Mitigation Measure PU-1:

~~Prior to the issuance of any building permit, the ADD of LDR shall verify that the Owner/Permittee has developed a comprehensive waste management plan in coordination with the City's Environmental Services Department.~~

Mitigation Measure PU-2:

~~LDR Plan Check — Prior to the issuance of any permit, including but not limited to, any discretionary action, grading, or any other permits, the Assistant Deputy Director (ADD) shall verify that all the requirements of the Waste Management Plan (as required by Mitigation Measure PU-1) have been shown and/or noted on the Demolition and/or Grading Plans (construction documents).~~

- ~~1. Prior to issuance of a demolition permit, the permittee shall be responsible to arrange a pre-construction meeting. This meeting shall be coordinated with Mitigation Monitoring Coordinator (MMC) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by Land Development review (LDR) and ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance.~~
- ~~2. The plan (construction documents) shall include the following 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 material would be reused on-site,~~
 - ~~(e) Name and location of recycling, reuse, or landfill facilities where waste would be taken if not reused on-site,~~
 - ~~(f) A "buy recycled" program,~~
 - ~~(g) How the project would aim to reduce the generation of construction/demolition debris,~~~~

- ~~(h) A plan of how waste reduction and recycling goals would be communicated to subcontractors, and~~
- ~~(i) A time line for each of the three main phases of the project as stated above.~~
- ~~3. The plan shall strive for a goal of 50% waste reduction.~~
- ~~4. The plan shall include specific performance measures to be assessed upon the completion of the project to measure success in achieving waste minimization goals. The Permittee shall notify MMC and ESD when:~~
 - ~~(a) A construction permit is issued,~~
 - ~~(b) When construction begins,~~
 - ~~(c) 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. Notification shall be sent to:~~
 - ~~MMC/Tony Gangitano ————— Angelee Mullins~~
 - ~~Mitigation Monitoring Coordination — Environmental Services Dept.~~
 - ~~9601 Ridgehaven Court ————— 9601 Ridgehaven Court~~
 - ~~Ste. 320, MS 1102B ————— Ste. 320, MS 1103B~~
 - ~~San Diego, CA 92123-1636 — San Diego, CA 92123-1636~~
 - ~~(619) 980-7122 or (858) 627-3360 (858) 492-5010~~
 - ~~When demolition ends.~~

~~Prior to the issuance of a grading permit, the applicant shall receive approval from the ADD that the Waste Management Plan has been prepared, approved, and implemented. Also, prior to the issuance of the Certificate of Occupancy, the applicant shall submit evidence to the ADD 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.~~

~~Preconstruction Meeting~~

- ~~1. At least thirty days prior to beginning any work on the site, demolition and/or grading, for the implementation of the MMRP, the Permittee is responsible to arrange a Preconstruction Meeting that shall include: the Construction Manager or Grading Contractor, MMC, and ESD and the Resident Engineer (RE), if there is an engineering permit.~~
- ~~2. At the Preconstruction Meeting, the Permittee shall submit Three (3) reduced copies (11" x 17") of the approved Waste Management Plan to MMC (2) copies and to ESD (1) copy. Prior to the start of demolition, the Permittee/Construction Manger shall submit a construction schedule to MMC and ESD.~~

During Construction

~~The Permittee/Construction manager shall call for inspection by both MMC and ESD who would periodically visit the construction site to verify implementation of the Waste Management Plan.~~

Post Construction

- ~~1. After completion of the implementation of the MMRP, a final results report shall be submitted to MMC to coordinate the review by the ADD and ESD.~~
- ~~2. Prior to final clearance of any demolition permit, issuance of any grading or building permit, release of the grading bond and/or issuance of a Certification of Occupancy, the applicant shall provide documentation that the ADD or LDR and ESD, that the Waste Management Plan has been effectively implemented.~~

Method of Verification: ~~ADD of LDR shall verify the requirements of the Waste Management Plan are noted on the Demolition and/or Grading Plans (construction documents).~~

Timing of Verification: ~~Prior to, during, and post construction.~~

Responsible Person: ~~ADD of LDR and ESD~~

G. Transportation/Circulation/Parking

IMPACT: The following operational issues have been identified as significant impacts of the proposed project:

- Existing congestion along Oregon Street and Collier Avenue and at the intersection of Oregon Street and Collier Avenue for short periods before and after school; and,
- On street parking, littering and inappropriate behavior such as impeding driveway access or noise.

Mitigation Measure TCP-1:

The Academy shall continue to use a traffic facilitator, which would be two school employees, one on each street, that would be assigned the task of keeping traffic moving during critical drop off and pick up congestion periods. The existing designated pick-up/drop-off location on Copley Avenue shall be maintained (see Figure 5.10-8). In addition, any school personnel that performs the facilitator function shall receive proper police special events safety instruction, wear proper safety clothing and obtain any necessary City authority or permits that may be related to this function.

Mitigation Measure TCP-2:

~~Based on field observations and the new parking structure design and location, the parking structure access shall be limited to right turns in (from Copley) and right turns out.~~

Mitigation Measure TCP-3:

The following measures shall be implemented to reduce impact of students parking on nearby residential streets:

- To more closely control these types of issues, a parking control program shall be implemented, similar to the Saint Augustine High School's program.
- Each student permitted to drive shall be issued a colored (by class) and numbered (each student) I.D. card, which is displayed on a vehicles dashboard where it is accessible. Vehicle descriptions and license numbers shall be correlated to the student I.D. Areas shall be designated for parking by class and number of students. Anyone that is not accommodated on site in the new parking structure shall be permitted to park in their designated areas. Neighbors and students shall be instructed to report any issues or problems and based on the identification of any student vehicle appropriate enforcement action can be taken. Students shall sign a pledge to comply with school requirements in exchange for the privilege to park at school or on nearby streets.
- Reduce the peak AM 30-minute arrival problem by providing a study room with refreshments to encourage early (7:00 AM) arrivals. The more people that arrive before the 7:15 – 7:30 peak arrival time the better. Presently only 8 percent of seniors, 7.6 percent of juniors, 0.55 percent of sophomores and 1.9 percent of freshmen arrive at school before 7:00 AM.

Mitigation Measure TCP-4:

Special enforcement shall be scheduled by the City based on close cooperation with the school's administration or based on citizen complaints. The applicant shall consult with the City to identify other feasible traffic calming measures that may be warranted to ensure continued facilitation and traffic flow during peak pick-up and drop-off periods.

Mitigation Measure TCP-5:

Within 60 days of the approval of the project, the Assistant Deputy Director (ADD) Environmental designee shall verify that a total of 104 on- and off-site parking spaces are dedicated for the project to the satisfaction of the City Transportation Engineer and are noted on the appropriate Exhibit A documents.

~~-During construction of the classroom building, the equivalent of 21 parking spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus if the proposed parking structure has not been constructed. During construction of the parking structure, which is anticipated to be constructed first, the equivalent of 38 spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus. If both project components are constructed simultaneously, a total of 59 spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus.~~

Method of Verification: City Engineer shall verify that traffic improvements are implemented. ADD of LDR Entitlements will verify that all traffic improvements are noted on the ~~construction Exhibit A~~-documents.

Timing of Verification: Prior to, during, and post construction.

Responsible Person: City Engineer and ADD of LDR Entitlements

~~H. Human Health/Public Safety/Hazardous Materials~~

IMPACT: ~~The implementation of the proposed project would result in a significant human health/public safety/ hazardous materials impact associated with the potential presence of hazardous materials in the structures proposed to be demolished as well as potential fire safety and access.~~

~~Mitigation Measure HH-1:~~

~~Prior to building demolition, a survey shall be conducted to determine the locations and amounts of asbestos-containing materials (ACMs), lead-based paints (LBPs), and organochlorine pesticides, if any. Based on the potential current and historical presence of LBPs on exterior building surfaces, the potential presence of lead or organochlorine pesticide contamination in shallow soils shall be assessed. Should ACMs or LBPs be encountered in the site structures, a licensed abatement contractor shall be contracted to remove hazardous materials before demolition activities commence.~~

~~Mitigation Measure HH-2:~~

~~The proposed project shall comply with the fire safety conditions as identified by the City prior to issuance of the building any permits and included on the revised Exhibit A within 60 days of project approval to the satisfaction of Development Services Staff. These conditions include: 1) the establishment of appropriate fuel modification zones as required by the City landscape review; 2) retention/provision of adequate fire/emergency vehicle access on to the campus; 3) sprinklers in the proposed classroom building and subterranean floor of the parking structure; 4) replacement fire hydrant; and, 5) provision of Class 2 Standpipe on the parking structure upper floor.~~

Method of Verification: ~~ADD of LDR Entitlements shall verify that all the requirements for hazardous materials and fire safety are noted on the construction Exhibit A documents.~~

Timing of Verification: ~~Prior to, during, and post construction.~~

Responsible Person: ~~ADD of LDR Entitlements~~