

RESOLUTION NUMBER R- 308379

DATE OF FINAL PASSAGE SEP 10 2013

ITEM # 200
SUB-A
7/29/13

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING ENVIRONMENTAL IMPACT REPORT (EIR) NO. 217934, ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR SCRIPPS MEMORIAL HOSPITAL LA JOLLA PROJECT NO. 217934.

WHEREAS, on August 26, 2010, Scripps Health, a California non-profit public benefit Corporation, submitted an application to Development Services Department for a General Plan/Community Plan Amendment, Rezone, Conditional Use Permit, Planned Development Permit, and Vacation of Public Service Electrical Easement; and

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

WHEREAS, the issue was heard by the City Council on July 29, 2013; 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 City Council of the City of San Diego considered the issues discussed in Environmental Impact Report No. 217934; NOW, THEREFORE,

BE IT RESOLVED, by the City Council that it be, and it is hereby certified, that Environmental Impact Report No. 217934, in connection with the Conditional Use Permit No. 777332 and Planned Development Permit No. 777333 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section

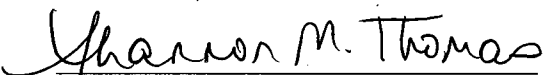
21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council; directing the City Clerk to file a Notice of Determination.

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

BE IT FURTHER RESOLVED, that pursuant to California Administrative Code Section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By 

Shannon M. Thomas
Deputy City Attorney

SMT:als
7/10/2013
Or.Dept:DSD
Doc. No. 595719

ATTACHMENTS: Exhibit A, Mitigation Monitoring and Reporting Program
Exhibit B, Findings and Statement of Overriding Considerations

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

**GENERAL PLAN AMENDMENT (GPA), UNIVERSITY COMMUNITY PLAN
AMENDMENT (CPA), REZONE, CONDITIONAL USE PERMIT, PLANNED
DEVELOPMENT PERMIT, EASEMENT VACATION**

PROJECT NO. 217934

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 Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report (Project No.217934) shall be made conditions of General Plan Amendment (GPA), University Community Plan Amendment (CPA), Rezone, Conditional Use Permit, Planned Development Permit, and Easement Vacation as may be further described below.

**A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biological, Archaeological, Paleontological

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #217934 and /or Environmental Document # 217934, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

GENERAL PLAN AMENDMENT (GPA), UNIVERSITY COMMUNITY PLAN AMENDMENT (CPA), REZONE, CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, EASEMENT VACATION

4. **MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals I/Notes.</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection
Landscape	Tree Protect. Arborist Verification	Tree Protect Fence inspection
Paleontology	Paleontology Reports	Paleontology site observation
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Biology	Biology Reports	Biology/Habitat Restoration inspection
Noise	Acoustical Reports	Noise mitigation features inspection
Traffic	Traffic Reports	Traffic features site observation
Land Use	Land Use Adjacency issues CSVs	Land Use Adjacency issue site observations
Waste Management	Waste Management Reports	Waste management inspections
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/TRAFFIC CIRCULATION

Implementation of mitigation measures TRA-1 and TRA-2 would reduce the project's contribution to cumulative impacts to a level that is less than significant.

Mitigation Measures TRA-1a through TRA-1c would apply to impacts occurring during Phase II (2025).

TRA-1a Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 11.8% fair share payment toward widening to construct a second northbound through lane at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 13 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1a would fully mitigate impacts at the La Jolla Village Drive/Towne Center Drive intersection in Phase II (2025).

TRA-1b Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 12.8% fair share payment toward the construction of a westbound right-turn lane and installation of southbound right-turn overlap phase at the intersection of Regents Road and La Jolla Village Drive. This improvement would require widening by 8 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1b would fully mitigate impacts at the Regents Road and La Jolla Village Drive intersection in Phase II (2025).

TRA-1c Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 1.6% fair share payment toward the I-5 Managed Lanes Project. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1c would partially mitigate impacts in Phase II (2025); however, impacts would remain significant until the I-5 Managed Lanes Project is completed in 2035. Following implementation of the I-5 Managed Lanes Project in 2035, impacts would be fully mitigated.

Mitigation Measures TRA-2a through TRA-2d would apply to impacts occurring during Phase III (2035).

TRA-2a Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 30.5% fair-share payment toward the installation of an eastbound right-turn lane overlap phase at the intersection of Genesee Avenue and La Jolla Village Drive. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2a would fully mitigate impacts in Phase III (2035).

TRA-2b Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 22.1% fair-share payment toward the construction of a southbound right-turn lane and overlap phase at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 12 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2b would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Towne Center Drive would operate at a deficient LOS (p.m. LOS E), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2b.

TRA-2c Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 27.4% fair-share payment toward the restriping of the second southbound left-turn lane to a shared left-turn/right-turn lane at the intersection of La Jolla Village Drive and I-805 southbound ramps. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2c would fully mitigate impacts in Phase III (2035).

TRA-2d Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 6.4% fair-share payment toward the following improvements at the intersection of La Jolla Village Drive and Villa La Jolla Drive:

- Restripe the eastbound approach of intersection to convert existing right-turn lane to a fourth through lane.
- Widen eastbound approach to construct a new right-turn lane at the eastbound approach, and maintain existing right-turn overlap phase. This improvement would require widening by 12 feet from existing to proposed curb.

The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2d would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Villa La Jolla Drive would operate at a deficient LOS (a.m. LOS E, p.m. LOS F), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2d.

NOISE

The following mitigation measure shall be incorporated to reduce the on-site exterior and interior noise impacts associated with both daytime and nighttime construction activities:

NOI-1 To mitigate construction noise the following shall be implemented during construction by the applicant's contractor, to the satisfaction of the City:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receptors.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

Mitigation Measure NOI-1 would partially reduce on-site noise impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces on-site exterior and interior noise levels cannot be accurately determined. Therefore, the on-site construction noise impacts (both exterior and interior) are considered significant and unavoidable.

The following mitigation measure shall be implemented to reduce potential significant noise impacts associated with the proposed cooling tower:

NOI-2 To mitigate the cooling tower noise, the manufacturer's ultra-quiet fan with a 2-foot-inlet-attenuator sound-attenuation package should be specified for the cooling tower. This sound attenuation package would reduce the noise from the cooling tower by a minimum of 2 dBA Leq that would lower the noise from the cooling tower to within the City of San Diego's applicable noise ordinance requirement of 60 dBA at the nearest property boundary. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

The following mitigation measure shall be implemented to reduce potential significant noise impacts associated with the equipment located in the two utility yards outside of the Outpatient Pavilion (9.B) and the new Medical Office Building (9.K):

NOI-3 Once mechanical equipment plans are available for the proposed utility yards located near the proposed Medical Office Building (9.K) and Outpatient Pavilion (9.B), a mechanical equipment noise assessment will be prepared and approved prior to finalizing the building design plans. The noise assessment will include necessary noise abatement measures to attenuate the equipment noise to comply with the applicable City noise ordinance criteria at the property lines and the Noise Element of the City of San Diego General Plan, to the satisfaction of the City of San Diego.

The following mitigation measure shall be implemented to reduce potentially significant noise impacts associated with the outdoor mechanical equipment:

NOI-4 The majority of the outdoor mechanical equipment, including the larger and louder rooftop mechanical equipment, shall be mounted on 6-inch thick concrete pads. In addition, the roof assemblies shall include either minimum 6-inch thick steel deck with lightweight concrete fill, or 6-inch thick concrete, below these roofs would be suspended ceilings that would include either acoustical tile or gypsum board. These assembly combinations shall attenuate the exterior airborne noise by more than 50 dBA. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

HISTORIC RESOURCES

CR-1 The following shall be implemented to protect unknown archaeological resources and/or grave sites that may be identified during project construction phases.

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, 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 applicable construction documents through the plan check process.

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 meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written 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 Coastal 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, Native American consultant/monitor (where Native American resources may be impacted), 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) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) 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 all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 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 that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered 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) which has been reviewed by the Native American consultant/monitor, 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the 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 no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), 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) of the Development Services Department to assist with the discovery notification process.
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 provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 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 CEQA Section 15064.5(e), the California Public Resources 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 will be determined between the MLD and the PI, and, 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, THEN,
 - 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 items associated 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 San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego 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 CSV 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. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains 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. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - 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.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- 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.

PALEONTOLOGY

The following measures shall be implemented to reduce potential impacts to paleontological resources, to the satisfaction of the City Development Services Department. The City Development Services Department shall verify that future development plans have incorporated or complied with the following measures:

PALEO-1 The following shall be implemented for construction phases that would exceed the thresholds presented in *Section 4.8.3*.

I. Prior to Permit Issuance

- A. Entitlement Division Plan Check
1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, 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 such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
 2. 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.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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.
- 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.

HEALTH AND SAFETY

To reduce identified significant impacts from the release of hazardous materials to below a level of significance, the following mitigation measures are provided:

HS-1 Prior to receiving a grading permit in the locations of the current or former underground storage tanks and petroleum spill in the area of the existing Central Energy Plant (*refer to Figure 4.9-2, Scripps Memorial Hospital La Jolla Central Energy Plant Area*), County of San Diego DEH staff shall be notified of the planned grading activities and the proposed change in use of the site, and soil samples from the area shall be collected and analyzed for total petroleum hydrocarbons by qualified hazardous waste personnel retained by the applicant. If contaminated soils are found at levels requiring remediation, a remediation program shall be implemented by the applicant, to the satisfaction of County of San Diego DEH.

HS-2 Prior to receiving a grading permit, Scripps Health shall prepare a Hazardous Materials Contingency Plan (HMCP) and ensure that grading and excavation staff have received training on how to identify suspected contaminated soil and underground storage tanks and been made aware of the hazardous materials contingency plan. In the event that grading, construction, or operation of proposed facilities will encounter evidence of contamination, underground storage tanks, or other environmental concerns, the HMCP shall be followed. The HMCP shall (1) specify measures to be taken to protect worker and public health and safety and (2) specify measures to be taken to manage and remediate wastes. Although there is potential for soil contamination elsewhere on the property, the plan should highlight the current and former underground storage tank areas as potential areas of soil contamination. The plan shall include the following:

- Identification of the current and former underground storage tank locations and identification of the known soil contamination left in place near the former 1,000-gallon gasoline underground storage tank
- Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern
- Procedures for limiting access to the contaminated area to properly trained personnel
- Procedures for notification and reporting, including internal management and local agencies (fire department, County of San Diego DEH, Air Pollution Control District, etc.), as needed
- A worker health and safety plan for excavation of contaminated soil
- Procedures for characterizing and managing excavated soils
- Procedures for certification of completion of remediation.

HS-3 Prior to receiving a grading permit a Soils Management Plan shall be prepared. The Soils Management Plan will describe the methods to be implemented to identify and manage potential munitions debris that may be encountered on the site during excavation. The plan shall include the following:

- Prior to working on the site all grading and excavation staff shall be trained on how to identify munitions debris and on the Soils Management Plan procedures to be followed when suspected munitions debris is found
- Procedures for temporary cessation of construction activity and evaluation of the level of health and safety concern
- Procedures for limiting access to the area to properly trained personnel
- Procedures for notification and reporting, including internal management and appropriate agencies (fire department, U.S. Army Corps of Engineers), as needed

- If munitions debris is identified, the soil in the vicinity of the debris will be sampled and analyzed for lead.

HS-4 Prior to demolition permit issuance, Scripps Health shall provide proof that current lead-based paint and asbestos surveys have been conducted by a California Division of Occupational Safety and Health–certified asbestos assessor and San Diego County DEH Services–certified lead-based paint assessor of all buildings proposed for demolition. The survey shall determine whether any on-site abatement of lead-based paint or asbestos-containing materials is necessary. In addition, the survey shall include an abatement work plan prepared in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos to the satisfaction of the City Planning and Building Department. The measures shall be consistent with the abatement work plan prepared for the project and conducted by a licensed lead/asbestos abatement contractor.

HS-5 Prior to demolition permit issuance, a qualified environmental specialist shall inspect the site buildings for the presence of polychlorinated biphenyls, mercury, and other hazardous building materials. If found, these materials shall be managed in accordance with the Metallic Discards Act of 1991 (California Public Resources Code, Sections 42160–42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with the Metallic Discards Act, particularly Section 42175, which describes materials requiring special handling, for the removal of mercury switches, polychlorinated biphenyl-containing ballasts, and refrigerants.

HS-6 Prior to receiving a certificate of occupancy for each of the proposed new facilities as described in *Section 3.2.2* of this EIR, Scripps Health will update the Medical Waste Management Plan and the Hazardous Materials Business Plan for the Scripps Memorial Hospital La Jolla Campus to reflect the additional inventory of hazardous materials and wastes being used at each facility (as required by the County of San Diego Department of Environmental Health, Hazardous Materials Division (County of San Diego 2011; County of San Diego 2012)).

PUBLIC UTILITIES

The following measure shall be implemented to reduce the direct impacts of the project on local landfill capacity to below a level of significance:

PU-1 Prior to issuance of a grading permit by project phase the City of San Diego, the Assistant Deputy Director (ADD) Environmental Designee shall verify that all the requirements of the Refuse & Recyclable Materials Storage Regulations and all the requirements of the waste management plan are shown and noted on the appropriate construction documents for that phase. All requirements, notes and graphics shall be in

substantial conformance with the conditions and exhibits of the associated discretionary approval.

The construction documents for each project phase shall include a waste management plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable by project phase:

- (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 phase 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 the demolition, construction, and occupancy phases of the project phase as stated above
- (j) a list of required progress and final inspections by City staff for the phase.

The plan shall strive for a goal of 75% waste reduction.

The plan shall include specific performance measures to be assessed upon the completion of the project phase to measure success in achieving waste minimization goals.

The Plan for each project phase shall include notes requiring the Permittee to notify MMC and ESD when:

- (a) a demolition or grading permit is issued by project phase
- (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.

When Demolition for each project phase ends, notification shall be sent to:

Mitigation Monitoring Coordination (MMC) Environmental Review Specialist
9601 Ridgehaven Court, Ste. 320, MS 1102 B
San Diego, CA 92123 1636
(619) 980-7122

Development Service Department, Environmental Services Department (ESD)
9601 Ridgehaven Court, Ste. 320, MS 1103 B
San Diego, CA 92123 1636
(858) 627-3303

Prior to the issuance of any grading permit by project phase, the applicant shall receive approval, in writing, from the ADD environmental designee that the waste management plan for the applicable project phase has been prepared, and approved for implementation. Also prior to the issuance of any grading permit for each project phase, the applicant shall submit written evidence to the ADD that the phase's 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 during the applicable phase, including: the actual waste generated and diverted from the project phase, the waste reduction percentage achieved, and how that goal was achieved, etc.

- A. Pre-Construction Meeting for each project phase
1. Demolition Permit - Prior to issuance of any demolition permit by project phase, 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 MMRP for that project phase. The Precon Meeting shall include: the Construction Manager, Demolition/Building/Grading Contractor; MMC; and ESD and the Building Inspector 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 Entitlements Division and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
 2. At the Precon Meeting for that project phase, the Permittee shall submit three (3) reduced copies (11x17 inches) of the approved waste management plan for that project phase, of which two (2) copies are to be distributed to MMC and one (1) ESD.
 3. Prior to the start of demolition for that project phase, the Permittee and/or the Construction Manager shall submit a construction/demolition schedule to MMC and ESD for that project phase.
 - a. Grading Permit - Prior to issuance of any grading permit, the Permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting shall include: the Construction Manager, Building/Grading Contractor, MMC, ESD, and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan for that project phase shall be performed in compliance with the plan approved by Entitlement Division and the ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
 4. The Permittee and/or 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.

5. Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit by project phase, 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.
6. Prior to final clearance of any demolition permit by project phase, issuance of any grading permit, release of the grading bond and/or issuance of any Certificate of Occupancy, the permittee shall provide documentation to the ADD of the Entitlements Division that the waste management plan for that project phase has been effectively implemented.

EXHIBIT B

**CANDIDATE FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS REGARDING THE ENVIRONMENTAL IMPACT REPORT
FOR THE SCRIPPS MEMORIAL HOSPITAL LA JOLLA MASTER PLAN
PROJECT**

Project No.
217934
SCH No.
2011031040
January
2013

SECTION 1: THE PROJECT**I. Project Description**

Scripps Health Inc., (Scripps Health) proposes to develop the Scripps Memorial Hospital La Jolla Master Plan (the project or Master Plan project) on an existing 41.22 acre medical facility campus located at 9888 Genesee Avenue in the University Community Plan area. **The proposed project site is approximately 41.22-acres and is located at 9888 Genesee Avenue in the University Community of the City of San Diego. The existing hospital campus is 889,302 square feet in building area. With current entitlements under Conditional Use Permits (CUPs) 1 through 8, the hospital campus is currently approved for 1,682,369 square feet with 814,580 square feet left to be constructed. The proposed project, also known as CUP 9, would consist of new construction and renovations totaling 891,350 square feet, and demolition of existing structures totaling 533,725 square feet, for a net increase of 357,625 square feet on the hospital campus. With build out of CUP 9, the total square footage of the campus would be 2,039,994 square feet including the 531 hospital beds and uses. Existing and build out features of the hospital campus include space for hospital patients and attendants, outpatient medical offices, scientific research facilities, parking structures, physical plant areas, magnetic resonance imaging outbuildings, and other associated development.**

Development in University City is controlled by development-intensity limits established in the University Community Plan. The proposed project would increase the existing 389 beds on the overall campus by 142, for a total of 531 beds, whereas the University Community Plan maximum for this location/site is 682. The University Community Plan also establishes a maximum total square footage for medical offices for Scripps Memorial Hospital La Jolla, and a community plan amendment would be required to increase the project's square footage from 332,528 square feet of medical office space to 793,580 square feet of medical office and outpatient space.

New construction proposed on site under CUP 9 would include the development of three new seven-story buildings/structures, including a Medical Office Building (9.K), an Outpatient Pavilion (9.B), and a Parking Structure (9.J). In addition, the project would also include

construction of a nine-story hospital tower (Tower III, Phase I (9.C) and Phase II (9.D)), a three-story addition for medical office and scientific research use (9.E) adjacent to the existing two-story Schaezel Building Phase II (9.E), and a single-story Maintenance Shop (9.G) with a landscaped plaza that includes outdoor seating and grass areas above it. The project would also include construction of a second Helistop (9.F) on the roof of previously approved Tower II (8.E), improvement of internal road circulation of the campus, and new landscaping. The main entrance off Genesee Avenue would be widened from five to six lanes and would be straightened to provide a more direct route to the hospital.

A public easement vacation is required at the site of a former driveway into the hospital along Genesee Avenue. The public easement was recorded in 1972 to accommodate electrical facilities for a traffic signal at the driveway. The traffic signal no longer exists and the electrical facilities have been removed. The driveway was demolished in 1980 so the public easement is no longer necessary.

II. Project Objectives

The objectives of the proposed Scripps Memorial Hospital La Jolla Master Plan are described below:

1. Comply with the mandated requirements of Senate Bill (SB) 1953, Alfred E. Alquist Seismic Act to replace applicable hospital facilities by 2030. SB 1953 requires replacement or retrofitting of hospital buildings to higher seismic safety standards by 2030. Otherwise, acute care services may no longer be allowed to be provided in the buildings.
2. Develop a new hospital tower with 142 new inpatient beds to accommodate existing and growing community need for such beds.
3. Develop an outpatient facility to support the ambulatory care component of the Prebys Cardiovascular Institute and provide ready access to and from the inpatient portion of the Institute.
4. Provide space for research and graduate medical education facilities.
5. Provide medical office space to accommodate the Scripps Clinic physicians on the hospital campus and to address the regional physician shortage.
6. Provide adequate parking to accommodate all uses on the campus.
7. Develop a second campus helistop with efficient access to the emergency department/trauma center.

SECTION 2: ENVIRONMENTAL REVIEW PROCESS

In compliance with Section 15082 of the CEQA Guidelines, the City published a Notice of Preparation (NOP) on March 9, 2011, which began a 30-day period for comments on the appropriate scope of the project Environmental Impact Report (EIR). Consistent with Public Resources Code section 21083.9, the City held a public agency scoping meeting on March 30,

2011 at the North University Branch Library in San Diego. The purpose of this meeting was to seek input and concerns from public agencies regarding the environmental issues that may potentially result from the project.

The City published a Draft Environmental Impact Report in November 2012 in compliance with CEQA. Pursuant to CEQA Guidelines section 15085, upon publication of the EIR, the City filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse, indicating that the EIR had been completed and was available for review and comment by the public. The City also posted a Notice of Availability of the EIR at this time pursuant to CEQA Guidelines section 15087. The EIR was circulated for 45 days for public review and comment from November 9, 2012 to January 4, 2013. After the close of public review period, the Agency provided responses in writing to all comments received on the EIR in the Final EIR.

The Final EIR for the project was published on June 12, 2013. The Final EIR has been prepared in accordance with CEQA and the State CEQA Guidelines, as amended. Pursuant to CEQA Guidelines section 15084(d)(2), the City retained a consultant, Dudek, to assist with the preparation of the environmental documents. The City, acting as the Lead Agency, has reviewed and edited as necessary the submitted drafts to reflect its own independent judgment.

The EIR addresses the environmental effects associated with implementation of the project. The EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project. The EIR addressed the potential significant adverse environmental impacts associated with the project, and identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The EIR is incorporated by reference into this CEQA findings document.

The EIR is the primary reference document for the formulation and implementation of a mitigation monitoring program for the project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with CEQA Guidelines, if a lead agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project based on the final CEQA documents and any other information in the public record for the project. (CEQA Guidelines, § 15093). This is called a "statement of overriding considerations." (CEQA Guidelines, § 15093).

The documents and other materials that constitute the record of proceedings on which the City's CEQA findings are based are located at the Office of the City Clerk, 201 C Street, 2nd Floor, San Diego, CA 921001. This information is provided in compliance with Public Resources Code section 21081(a)(2).

SECTION 3: FINDINGS

I. Introduction

The California Environmental Quality Act (CEQA) [California Public Resources Code (Section 2100 et. seq. and the State CEQA Guidelines (Title 14, California Code of Regulations Section 15000 et. seq.)] require that no public agency shall approve or carry out a project which identifies one or more significant environmental effects of a project unless the

public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.
- (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

[CEQA, Section 21081(a); Guidelines, Section 15091(a).]

CEQA also requires that the findings made pursuant to Section 15091 be supported by substantial evidence in the record (State CEQA Guidelines, Section 15091(b)). Under CEQA, substantial evidence means enough relevant information has been provided (reasonable inferences from this information may be made) that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion supported by facts (State CEQA Guidelines, Section 15384).

The findings reported in the following pages incorporate the facts and discussions of in the EIR for the Project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely “potentially significant,” these findings will nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the project, the following sections are provided:

Description of Significant Effects: A specific description of the environmental effects identified in the EIR, including a conclusion regarding the significance of the impact.

Finding: One or more of the three specific findings set forth in CEQA Guidelines Section 15091.

Mitigation Measures: Identified mitigation measures or actions, that are required as part of the project.

Rationale: A summary of the reasons for the finding(s).

Reference: A notation on the specific section in the EIR which includes the evidence and discussion of the identified impact.

For environmental impacts that are identified in the EIR to be less than significant and do not require mitigation, a statement explaining why the impacts are less than significant is provided.

II. Environmental Impacts That Are Less Than Significant And Do Not Require Mitigation

The City Council of the City of San Diego hereby finds that the following potentially significant environmental impacts will be less than significant. These findings are based on the discussion of impacts in Chapters 4 and 5 of the EIR.

A. Energy

1. **Excessive Amounts of Electrical Power:** Once the proposed project is fully operational, it is expected to use approximately 69,000,000 kilowatt-hours of electricity per year, resulting in a 21% increase in electricity use. Proposed statewide emission reduction measures are aimed at reducing GHG emission associated with electricity use. Although hospitals are not generally subject to energy efficiency requirements, the project has incorporated sustainable design features to partially offset increased energy needs and to reduce its electricity use. Therefore, the proposed project would not result in the use of excessive amounts of electrical power and impacts would be less than significant.

2. **Excessive Amounts of Fuel:** As it relates to natural gas, once the proposed CUP 9 expansion is fully operational, the proposed project is expected to use approximately 33,290 MMBTU of natural gas per year, resulting in a net change of approximately 13,000 MMBTU per year. Proposed statewide emission reduction measures are aimed at reducing GHG emissions associated with natural gas use. These measures would reduce overall natural gas use by approximately 10% by 2020. As it relates to petroleum, the proposed project will result in a net increase of 10,994 trips. However, vehicle trips associated with the proposed project are expected to use less petroleum due to advances in fuel economy over time, as well as regional land use improvements that would reduce petroleum use by reducing vehicle miles traveled. Additionally, the proposed project's access to public transit would further reduce the use of petroleum by encouraging the use of alternative forms of transportation. Therefore, the proposed project would not result in the use of excessive amounts of fuel and impacts would be less than significant.

B. Visual Quality and Neighborhood Character

1. **Adverse Effect on Scenic Vista/Resources:** The proposed project site is not identified in the community plan, general plan, or local coastal program as being located within a designated public view corridor. The section of I-5 that is adjacent to the proposed project site is not officially designated as a state scenic highway by the State of California, but is listed as eligible for designation (California Department of Transportation 2011). There are no public scenic resources in the area that would be potentially blocked by the proposed project. Views to the ocean are not obtainable from the proposed project site or from the immediately surrounding area due to the topography of the project site, and the proposed project would not result in a blocked view of the ocean. Since there are no scenic vistas in the project site and the proposed project would be consistent with existing development on the site and in the area, visual impacts would be less than significant.

2. **Visual Character:** though the project would impact views of the site with increases in height and bulk to the site visible from certain vantage points, with a cohesive architecture and landscape plan the project would not degrade the existing visual character or

quality of the site or its surroundings. Considering the distance to the newly visible structures, and with landscaping and architecture consistent with the existing hospital campus buildings, the views of the campus from I-5 southbound and from the east across Genesee Avenue would not substantially change under the proposed CUP 9 project. Additionally, due to the developed nature of the surrounding area and the limited amount of undisturbed topography in the proposed project vicinity, the development would not strongly contrast with the surrounding development or the natural topography of the area.

3. Source of Light/Glare: No significant light or glare impacts would result from the proposed project. Outdoor lighting would be in keeping with the urbanized area that surrounds the site. The light reflectivity of the glass materials would be less than the threshold of 30%. In addition, the site would be required to comply with the City's Outdoor Lighting Regulations. Therefore, impacts to the community related to lighting and glare from the buildings proposed under CUP 9 would be less than significant. Additionally, the risk of bird collisions with the proposed buildings is anticipated to be low because of the type of windows to be used, and the architecture of the buildings. With the proposed development impacts to birds as a result of bird strikes would also be less than significant.

C. Geology

1. Exposure to Geologic Substantial Effects: As stated above, a design-level geotechnical investigation will be conducted that will specifically document the geologic conditions on the site in relation to the proposed buildings, as well as appropriate engineering design and construction measures to meet CBC standards (see EIR Section 3.2.3). Design and construction in accordance with California building codes would reduce the potential for structural collapse due to earthquake ground shaking to an acceptable level. Therefore, impacts to people or structures, including the risk of life, injury, or death due to faulting on the site, local seismic events, and undocumented fill on the site, would be less than significant.

2. Potential for Soil Erosion: The proposed project site is the current site of Scripps Memorial Hospital La Jolla and has very low erosion potential. Adherence to erosion control standards in the City's grading ordinance as well as BMPs required by the project SWPPP as described in Sections 3.2.3 and 4.13 of the EIR will ensure that impacts would be less than significant.

3. Site Stability: the proposed project would be located on a relatively level site that does not have groundwater. The risk of on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse is low, with the exception of areas of undocumented fill on the site. The primary geologic hazard at the site is due to the effects from ground shaking and potential undocumented fill below some of the proposed buildings. Implementation of the geotechnical investigation and its appropriate building design measures will reduce the risk of potential effects that unstable soils on the site would result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, with implementation of the geotechnical investigation and the appropriate design measures impacts from unstable soils on the site would be less than significant.

D. Hydrology/Water Quality

1. **Runoff:** During construction, increased sediment-laden runoff from the site could result in sedimentation impacts to receiving waters. Additionally, water contaminants related to the use of hazardous materials in the construction process, including fuel and motor vehicle fluids, could be accidentally released during construction. However, with development, approval, and implementation of the BMPs in the project-specific SWPPP, impacts to water quality during construction would remain below a level of significance. Post-construction, with implementation of the above-listed project design features, the proposed project would result in an approximately 6% reduction in total site discharge from the site to the local storm drain system (Latitude 33 Planning and Engineering 2012a). As such, the site is not anticipated to result in a significant increase in impacts to receiving waters during operation and is not anticipated to violate any water quality standards. Impacts to water quality during operation of the proposed hospital campus would be less than significant.

2. **Local Groundwater Supply:** The project does not propose the use of a groundwater extraction well. The depth to groundwater is estimated at approximately 100 feet below ground surface. Though the project is anticipated to introduce new impermeable areas to the site, the project also includes the demolition of existing buildings and project design features, such as bioswales and Filterra bioretention units, which would result in an increase in on-site permeability from existing conditions. Therefore, the project is not expected to deplete local groundwater supplies or interfere with groundwater recharge and impacts to the local groundwater supply would be less than significant.

E. Public Services & Facilities

1. **Schools:** Since no housing is proposed, local school districts would not be affected by implementation of the project. No impacts to schools are expected as a result of the proposed project. Since no housing is proposed, local school districts would not be affected by implementation of the project. No impacts to schools are expected as a result of the proposed project.

2. **Libraries:** The proposed project does not propose new housing, but would increase the size of the hospital. The expanded hospital would result in an increase in employees in the area, some of whom may use the local library. However, any increased use of the library by additional employees at the new hospital is expected to be minimal. Therefore, the project would not result in the need for new or modified library services, and impacts would be less than significant.

3. **Parks:** The project does not involve a housing component or use that would result in the need for additional park services or increased use of parks. The project does not propose recreational facilities. Impacts would be less than significant.

4. **Police Services:** The proposed project is not expected to generate an increase in service calls to the local police station. The hospital currently generates very few emergency calls to the police department. Therefore, the project would not result in the need for new or modified police services, and impacts would be less than significant.

5. Fire-Rescue Services: The project includes a fire access plan that addresses emergency vehicle access on the site. The project site is subject to the 5-minute response-time goal from the existing fire station and the local Battalion No 5. that would serve the site for the initial response of fire suppression resources. With the nearby services of Fire Station No. 35 and the Battalion Chief, the project would be served by sufficient fire protection services to meet the department's goals. The additional demand for fire-rescue response services generated by the project is not expected to negatively affect response times or workload capacities for the existing engine companies. Thus, fire protection impacts would be less than significant.

III. Environmental Impacts Found to be Less Than Significant After Mitigation

The City, having reviewed and considered the information contained in the EIR, finds pursuant to Public Resources Code Section 210819(a)(1) and Guidelines Section 150919(a)(1) that the following potentially significant impacts will be less than significant after implementation of the specified mitigation measures. These findings are based on the discussion of impacts in Chapters 4 and 5 of the EIR.

A. Transportation/Traffic Circulation

Description of Significant Effects: As assessed in the Traffic Impact Analysis, the project would result in increases on area roadways that would cause the road segments and intersections to be at LOS E or worse, which would result in significant impacts.

Finding: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

Mitigation Measures: Implementation of mitigation measures TRA-1 and TRA-2 as found in the MMRP would reduce the project's contribution to cumulative impacts to a level that is less than significant. The project will make fair-share contributions to mitigate traffic, as listed below:

Mitigation Measures TRA-1a through TRA-1c would apply to impacts occurring during Phase II (2025).

TRA-1a Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 11.8% fair share payment toward widening to construct a second northbound through lane at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 13 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1a would fully mitigate impacts at the La Jolla Village Drive/Towne Center Drive intersection in Phase II (2025).

TRA-1b Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 12.8% fair share payment toward the construction of a westbound right-turn lane and installation of southbound right-turn overlap phase at the intersection of Regents Road and La Jolla Village Drive. This improvement would require widening by 8 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1b would fully mitigate impacts at the Regents Road and La Jolla Village Drive intersection in Phase II (2025).

TRA-1c Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 1.6% fair share payment toward the I-5 Managed Lanes Project. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1c would partially mitigate impacts in Phase II (2025); however, impacts would remain significant until the I-5 Managed Lanes Project is completed in 2035. Following implementation of the I-5 Managed Lanes Project in 2035, impacts would be fully mitigated.

Mitigation Measures TRA-2a through TRA-2d would apply to impacts occurring during Phase III (2035).

TRA-2a Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 30.5% fair-share payment toward the installation of an eastbound right-turn lane overlap phase at the intersection of Genesee Avenue and La Jolla Village Drive. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2a would fully mitigate impacts in Phase III (2035).

TRA-2b Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 22.1% fair-share payment toward the construction of a southbound right-turn lane and overlap phase at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 12 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2b would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Towne Center Drive would operate at a deficient LOS (p.m. LOS E), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2b.

TRA-2c Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 27.4% fair-share payment toward the restriping of the second southbound left-turn lane to a shared left-turn/right-turn lane at the intersection of La Jolla Village Drive and I-805 southbound ramps, or as potential equivalent or improved mitigation, the applicant shall provide a fair-share payment toward lengthening the southbound off-ramps. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2c would fully mitigate impacts in Phase III (2035).

TRA-2d Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 6.4% fair-share payment toward the following improvements at the intersection of La Jolla Village Drive and Villa La Jolla Drive:

- Restripe the eastbound approach of intersection to convert existing right- turn lane to a fourth through lane.
- Widen eastbound approach to construct a new right-turn lane at the eastbound approach, and maintain existing right-turn overlap phase. This improvement would require widening by 12 feet from existing to proposed curb.

The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2d would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Villa La Jolla Drive would operate at a deficient LOS (a.m. LOS E, p.m. LOS F), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2d.

Rationale: With these mitigation measures in place, impacts to these transportation/traffic circulation issues will be reduced to a level below significance.

Reference: EIR, p. 4.2-1 to 4.2-70

B. Noise (Mechanical Equipment Noise)

Description of Significant Effects: Operational mechanical noise associated with a proposed cooling tower located at the central energy plant and mechanical equipment at the utility yards in rooftop penthouses could result in significant noise impacts.

Finding: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

Mitigation Measures: Implementation of mitigation measure NOI-2 would be implemented to reduce noise impacts associated with the proposed cooling tower:

NOI-2 To mitigate the cooling tower noise, the manufacturer's ultra-quiet fan with a 2-foot-inlet-attenuator sound-attenuation package should be specified for the cooling tower. This sound attenuation package would reduce the noise from the cooling tower by a minimum of 2 dBA Leq that would lower the noise from the cooling tower to within the City of San Diego's applicable noise ordinance requirement of 60 dBA at the nearest property boundary. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

Implementation of the specific conditions in the project's MMRP would therefore mitigate potential impacts to a level below significance.

The following mitigation measure shall be implemented to reduce potential significant noise impacts associated with the equipment located in the two utility yards outside of the Outpatient Pavilion (9.B) and the new Medical Office Building (9.K):

NOI-3 Once mechanical equipment plans are available for the proposed utility yards located near the proposed Medical Office Building (9.K) and Outpatient Pavilion (9.B), a mechanical equipment noise assessment will be prepared and approved prior to finalizing the building design plans. The noise assessment will include necessary noise abatement measures to attenuate the equipment noise to comply with the applicable City noise ordinance criteria at the property lines and the Noise Element of the City of San Diego General Plan, to the satisfaction of the City of San Diego.

The following mitigation measure shall be implemented to reduce potentially significant noise impacts associated with the outdoor mechanical equipment:

NOI-4 The majority of the outdoor mechanical equipment, including the larger and louder rooftop mechanical equipment, shall be mounted on 6-inch thick concrete pads. In addition, the roof assemblies shall include either minimum 6-inch thick steel deck with lightweight concrete fill, or 6-inch thick concrete, below these roofs would be suspended ceilings that would include either acoustical tile or gypsum board. These assembly combinations shall attenuate the exterior airborne noise by more than 50 dBA. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

Rationale: With these mitigation measures in place, impacts from mechanical noise will be reduced to a level below significance.

Reference: EIR, p. 4.3-19

C. **Historical Resources**

Description of Significant Effects: In the event that an unknown, intact archaeological or grave site is encountered during project construction, the potential disturbance to the site would be a potentially significant impact.

Finding: The following mitigation measures would reduce identified impacts to cultural resources to less than significant.

Mitigation Measures: Mitigation measure CR-1 will be implemented to protect unknown archaeological resources and/or grave sites that may be identified during project construction phases. See p. 4.7-5 to 4.7-15 for specific procedure.

Rationale: With this mitigation measure in place, impact to cultural resources will be reduced to a level below significant.

Reference: EIR, p. 4.7-5 to 4.7-15.

D. Paleontological Resources

Description of Significant Effects: Implementation of the proposed project could have a potentially impact on possible paleontological resources on the site during construction.

Finding: Mitigation measure PALEO-1 would reduce identified impacts to paleontological resources to less than significant.

Mitigation Measures: Mitigation measure PALEO-1 will be implemented for construction phases that would exceed the thresholds presented in *Section 4.8.3*. See p. 4.8-2 to 4.8-8 for specific procedure.

Rationale: With this mitigation measure in place, impact to cultural resources will be reduced to a level below significant.

Reference: EIR, p. 4.8-2 to 4.8-8.

E. Health and Safety

1. *Description of Significant Effects:* During site excavation, potential petroleum-contaminated soils or materials such as piping may be exposed and cause a release of hazardous materials, which would result in a significant impact to people on the site and potentially to people in the vicinity.

Finding: The following mitigation measures would reduce identified impacts to health and safety to less than significant.

Mitigation Measures:

Mitigation measure HS-1: Prior to receiving a grading permit in the locations of the current or former underground storage tanks and petroleum spill in the area of the existing Central Energy Plan, County of San Diego, Department of Environmental Health (DEH) staff shall be notified of the planning grading activities and the proposed change in use of the site, and soil samples from the area shall be collected and analyzed for total petroleum hydrocarbons by qualified hazardous waste personnel retained by the applicant. If contaminated soils are found at levels requiring remediation, a remediation program shall be implemented by the applicant, to the satisfaction of County of San Diego DEH.

Mitigation measure HS-2: Prior to receiving a grading permit, Scripps Health shall prepare a Hazardous Materials Contingency Plan (HMCP) and ensure that grading and excavation staff have received training on how to identify suspected contaminated soil and underground storage tanks and been made aware of the hazardous materials contingency plan. In the event that grading, construction, or operation of proposed facilities will encounter evidence of contamination, underground storage tanks, or other environmental concerns, the HMCP shall be followed. The HMCP shall (1)

specify measures to be taken to protect worker and public health and safety and (2) specify measures to be taken to manage and remediate wastes. Although there is potential for soil contamination elsewhere on the property, the plan should highlight the current and former underground storage tank areas as potential areas of soil contamination. The plan shall include the following:

- Identification of the current and former underground storage tank locations and identification of the known soil contamination left in place near the former 1,000-gallon gasoline underground storage tank
- Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern
- Procedures for limiting access to the contaminated area to properly trained personnel
- Procedures for notification and reporting, including internal management and local agencies (Fire Department, County of San Diego DEH, Air Pollution Control District, etc.), as needed
- A worker health and safety plan for excavation of contaminated soil
- Procedures for characterizing and managing excavated soils
- Procedures for certification of completion of remediation.

Rationale: With these mitigation measures in place, impact to health and safety will be reduced to a level that is below significant by ensuring that any potentially encountered contamination is properly identified and remediated to an appropriate level for the new use of the site as a surface parking lot in accordance with DEH requirements.

Reference: EIR, p. 4.9-10 to 4.9-12.

2. *Description of Significant Effects:* Given that the site is located adjacent to the former Camp Matthews active shooting range complex, there is a potential for munitions to have been on the site; thus, when excavation occurs unexploded munitions may be encountered, which would be considered a significant impact.

Finding: The following mitigation measure would reduce identified impacts to health and safety to less than significant.

Mitigation Measures: Mitigation measure HS-2: Prior to receiving a grading permit a Soils Management Plan shall be prepared. The Soils Management Plan will describe the methods to be implemented to identify and manage potential munitions debris that may be encountered on the site during excavation. The plan shall include the following:

- Prior to working on the site all grading and excavation staff shall be trained on how to identify munitions debris and on the Soils Management Plan procedures to be followed when suspected munitions debris is found
- Procedures for temporary cessation of construction activity and evaluation of the level of health and safety concern
- Procedures for limiting access to the area to properly trained personnel

- Procedures for notification and reporting, including internal management and appropriate agencies (Fire Department, U.S. Army Corps of Engineers), as needed
- If munitions debris is identified, the soil in the vicinity of the debris will be sampled and analyzed for lead.

Rationale: With this mitigation measure in place, impacts from unexploded munitions at the site would be considered less than significant.

Reference: EIR, p. 4.9-12 to 4.9-13.

3. *Description of Significant Effects:* Due to the age of the existing buildings that would be demolished under the proposed project, several hazardous materials may be disturbed during demolition activities and therefore a significant impact from exposure to these materials may occur to people at the site or in the area.

Finding: The following mitigation measures would reduce identified impacts to health and safety to less than significant.

Mitigation Measures:

Mitigation Measure HS-4: Prior to demolition permit issuance, Scripps Health shall provide proof that current lead-based paint and asbestos surveys have been conducted by a California Division of Occupational Safety and Health–certified asbestos assessor and San Diego County DEH Services–certified lead-based paint assessor of all buildings proposed for demolition. The survey shall determine whether any onsite abatement of lead-based paint or asbestos-containing materials is necessary. In addition, the survey shall include an abatement work plan prepared in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos to the satisfaction of the City Development Services Department. The measures shall be consistent with the abatement work plan prepared for the project and conducted by a licensed lead/asbestos abatement contractor.

Mitigation Measure HS-5: Prior to demolition permit issuance, a qualified environmental specialist shall inspect the site buildings for the presence of polychlorinated biphenyls, mercury, and other hazardous building materials. If found, these materials shall be managed in accordance with the Metallic Discards Act of 1991 (California Public Resources Code, Sections 42160–42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with the Metallic Discards Act, particularly Section 42175, which describes materials requiring special

handling, for the removal of mercury switches, polychlorinated biphenyl-containing ballasts, and refrigerants.

Rationale: With this mitigation measure in place, impacts related to these hazardous materials would be reduced to a level below significant by ensuring that these materials are properly identified prior to demolition and construction and steps are taken to properly remove these materials in compliance with all applicable laws and regulations.

Reference: EIR, p. 4.9-10 to 4.9-11.

4. *Description of Significant Effects:* Without the Scripps La Jolla Hospital's Medical Waste Management Plan (WMP) and Hazardous Materials Business Plan being updated to reflect the proposed project's added inventory of hazard materials and wastes, a significant hazard to the public or the environment could occur.

Finding: The following mitigation measure would reduce identified impacts to health and safety to less than significant.

Mitigation Measures: Mitigation Measure HS-6: Prior to receiving a certificate of occupancy for each of the proposed new facilities as described in *Section 3.2.2* of this EIR, Scripps Health will update the Medical WMP and the Hazardous Materials Business Plan for the Scripps Memorial Hospital La Jolla Campus to reflect the additional inventory of hazardous materials and wastes being used at each facility (as required by the County of San Diego Department of Environmental Health, Hazardous Materials Division (County of San Diego 2011; County of San Diego 2012)).

Rationale: With this mitigation measure in place, impacts to people on site or in the area from accidental release of hazardous material uses on the site would remain below a level of significance.

Reference: EIR, p. 4.9-11 to 4.9-13.

F. Public Utilities

Description of Significant Effects: The proposed project meets the City's significance threshold of construction, demolition or renovation of 1,000,000 square feet or more of building space, and therefore, solid waste generated by the proposed project would be significant.

Mitigation Measures: Mitigation Measure PU-1: Prior to issuance of a grading permit by project phase the City of San Diego, the Assistant Deputy Director (ADD) Environmental Designee shall verify that all the requirements of the Refuse & Recyclable Materials Storage Regulations and all the requirements of the WMP are shown and noted on the appropriate construction documents for that phase. All

requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

The construction documents for each project phase shall include a waste management plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable by project phase:

- (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 phase 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 the demolition, construction, and occupancy phases of the project phase as stated above
- (j) a list of required progress and final inspections by City staff for the phase.

The plan shall strive for a goal of 75% waste reduction.

The plan shall include specific performance measures to be assessed upon the completion of the project phase to measure success in achieving waste minimization goals.

The Plan for each project phase shall include notes requiring the Permittee to notify MMC and ESD when:

- (a) a demolition or grading permit is issued by project phase
- (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.

When Demolition for each project phase ends, notification shall be sent to:

Mitigation Monitoring Coordination (MMC) Environmental Review Specialist
9601 Ridgehaven Court, Ste. 320, MS 1102 B
San Diego, CA 92123 1636 (619) 980-7122

Development Service Department, Environmental Services Department (ESD)
9601 Ridgehaven Court, Ste. 320, MS 1103 B San Diego, CA 92123 1636
(858) 627-3303

Prior to the issuance of any grading permit by project phase, the applicant shall receive approval, in writing, from the ADD environmental designee that the WMP for the applicable project phase has been prepared, and approved for implementation. Also prior to the issuance of

any grading permit for each project phase, the applicant shall submit written evidence to the ADD that the phase's final Demolition/Construction report has been approved by MMC and ESD. This report shall summarize the results of implementing the above WMP elements during the applicable phase, including: the actual waste generated and diverted from the project phase, the waste reduction percentage achieved, and how that goal was achieved, etc.

A. Pre-Construction Meeting for each project phase

1. Demolition Permit - Prior to issuance of any demolition permit by project phase, 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 MMRP for that project phase. The Precon Meeting that shall include: the Construction Manager, Demolition/Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the WMP shall be performed in compliance with the plan approved by Entitlements Division and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
2. At the Precon Meeting for that project phase, the Permittee shall submit three (3) reduced copies (11x17 inches) of the approved WMP for that project phase, of which two (2) copies are to be distributed to MMC and one (1) ESD.
3. Prior to the start of demolition for that project phase, the Permittee and/or the Construction Manager shall submit a construction/demolition schedule to MMC and ESD for that project phase.
 - a. Grading Permit - Prior to issuance of any grading permit, the Permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting shall include: the Construction Manager, Building/Grading Contractor, MMC, ESD, and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the WMP for that project phase shall be performed in compliance with the plan approved by Entitlement Division and the ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
4. The Permittee and/or 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 WMP. The Consultant Site Visit Record (CSV) shall be used to document the Daily Waste Management Activity/progress.
5. Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit by project phase, 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.

6. Prior to final clearance of any demolition permit by project phase, issuance of any grading permit, release of the grading bond and/or issuance of any Certificate of Occupancy, the permittee shall provide documentation to the ADD of the Entitlements Division that the WMP for that project phase has been effectively implemented.

Rationale: With this mitigation measure in place, impacts to public utilities will be reduced to a level below significant.

Reference: EIR, p. 4.10-9 to 4.10-14.

V. FINDINGS REGARDING IMPACTS THAT ARE FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

The City hereby finds that the following environmental impacts are significant and unavoidable. These findings are based on the discussion of impacts in Chapter 5 of the EIR.

A. Land Use (Secondary Indirect Effects)

Description of Significant Effect: The proposed project would result in a development intensity that would cause indirect or secondary environmental impacts relative to traffic, noise, GHGs, and air quality.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measures: The mitigation measures identified in EIR sections 4.2.5, 4.3.3, 4.4.6 and 4.5.17 will address traffic impacts, noise, GHGs, and air quality. However, as described below, some impacts would remain significant and unavoidable.

Rationale:

As described in Section 4.2.5 of the EIR, the project will make fair-share contributions that would mitigate the traffic impacts relative to the proposed increase in intensity of hospital and medical office uses on the project site. In the short-term, impacts would be significant and unavoidable at some locations because C+SANDAG's I-5 Managed Lanes Project projected completion date is 2035. However, over the long-term, cumulative impacts would be reduced to below a level of significance, as fully analyzed in *Section 4.2*. This gap between the projected completion of the Scripps Master Plan project and the projected completion of SANDAG's I-5 Managed Lanes Project makes full mitigation of cumulative traffic impacts infeasible until 2035.

As described in Section 4.3.3, significant and unavoidable noise impacts would result at the 6th floor of the medical office building (9.A) as a result of off-site traffic noise impacts at this sensitive receptor. All six floors of the medical office building were approved for construction by the City of San Diego Planning Commission on September 17, 2009 under Conditional Use Permit (CUP) 8 for the project site. The currently proposed project, CUP 9, includes a proposed change in use solely on the 6th floor of this previously approved building, from a mechanical floor to medical office space. However, this change in use is not a factor that determines the noise levels that would be exposed to the exterior or interior of the building. Further, Tables NE-5 and NE-6 of the Noise Element of the City's General Plan provide a menu of potential attenuation measures such as use of air conditioning or mechanical ventilation, double-paned glass, solid core doors with weather stripping and seals. While building specifications related to glazing, window thickness, wall specifications and sound ratings may possibly reduce the interior noise impact resulting from off-site I-5 uncontrolled traffic noise, the medical office building has not been designed to a level to be able to determine whether design features would attenuate interior noise levels to below the City's standards. For that reason, no feasible mitigation measure has been identified.

Additionally, at the distances that construction activities would occur, the noise generated from construction activities would temporarily exceed the City's thresholds for on-site sensitive receptors, and therefore result in significant impacts. Mitigation Measure NOI-1 would partially reduce on-site noise impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces onsite exterior and interior noise levels cannot be accurately determined. Therefore, the on-site construction impacts are considered significant and unavoidable.

As described in Section 4.4.6, the incorporation of project design features would reduce GHG impacts associated with the proposed project's increased intensity of hospital and medical office uses, but residual impacts would remain significant and unavoidable. This is due to the uniqueness of hospital facilities, especially with respect to Title 24, the need for the project to meet other state laws related to ventilation and air exchanges in hospital facilities, the difficulty in accurately assessing emissions on a hospital campus that has been developed in various phases over several decades, and the project's relatively high energy needs. These issues are particularly acute for energy-intensive health care facilities, such as hospitals. Hospitals have a number of circumstances that complicate establishment of a business-as-usual baseline including:

- Exemption from Title 24 Energy Code
- Mission-oriented operations
- Dynamic, multi-phase design and construction processes
- Complex and sometimes unique systems
- Utility interruption limitations
- Changes in patient requirements and expectations
- Increasingly sophisticated and energy intensive medical equipment

These circumstances are accompanied by a number of factors specifically associated with the primary sources of hospital energy use, heating, ventilation, air conditioning, and electrical system. These include:

- Stringent requirements for minimum ventilation rates for patient care areas
- Operation of ventilation systems for infection control
- Provisions for redundant systems
- Provisions for emergency power for critical HVAC systems, medical equipment and lighting
- Provisions for positive pressure areas such as operating rooms
- Provisions for smoke control

The hospital offers a range of clinical and surgical services, including 24-hour emergency services, intensive care, cancer/oncology, nuclear medicine, radiology, orthopedics, neurology, urology, ophthalmology, and an ambulatory care surgery center. It also provides a number of specialty services and programs, including an outpatient clinic, medical office uses, research laboratories, and a co-generation plant. These unique circumstances make it infeasible to implement mitigation measures while still meeting its requirements to provide a range of 24-hour per day, cost-effective, quality medical services and opportunities for patient care.

As described in Section 4.5.7, no mitigation is available to reduce the air quality impacts (PM₁₀ emissions) to a level less than significant. While the emissions of most of the air pollutants will decrease by the time the project is fully operational due to more stringent motor vehicle emission standards, the net PM₁₀ emissions are indicated to increase, primarily because paved road dust, which is a function of miles traveled, would not be affected by motor vehicle emissions standards and other factors that tend to reduce project emissions over time. Thus, air quality impacts associated with the proposed project's increased intensity of hospital and medical office uses would remain significant and unavoidable.

Reference: EIR, p. 4.1-12.

B. Transportation/Traffic Circulation

Description of Significant Effect: As described in Section 4.2.3 of the EIR, under the Existing Plus Project condition, two roadway segments would operate at a deficient LOS and would be significantly impacted by the project: Regents Road from Health Sciences Drive to Eastgate Mall, and Regents Road from Eastgate Mall to Executive Drive. These two deficient roadway segments would be improved through NUC-13 which consists of widening Regents Road from Genesee Avenue to Executive Drive. This improvement is fully funded through FBA funding and is expected to be completed by 2014. Because improvements under NUC-13 would not be completed until 2014, impacts would be significant and unmitigated under Existing Plus Project conditions. Impacts would be fully mitigated following implementation of Phase I (2015), after which all NUC-13 improvements would be in place and operational.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measures: These segments would be improved through construction of NUC- 13 which consists of widening Regents Road from Genesee Avenue to Executive Drive. This improvement is fully funded through FBA funding and is expected to be completed by 2014.

Rationale: Improvements under NUC-13 would not be completed until 2014, due to the design and construction process. Therefore, impacts would be significant and unmitigated under Existing Plus Project conditions. Impacts would be fully mitigated following implementation of Phase I (2015), after which all NUC-13 improvements would be in place and operational. No other feasible mitigation measure exists to reduce the impact until NUC-13 is fully constructed.

Reference: EIR, p. 4.2-15

C. Noise (Traffic Noise)

1. *Description of Significant Effect:* Anticipated future traffic noise along I-5 and area roadways would result in interior noise levels on the 6th floor of the Medical Office Building (9.A) that would exceed the City interior noise standard of 45 CNEL, and thus would be significant.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measure: There are no identified mitigation measures.

Rationale: Tables NE-5 and NE-6 of the Noise Element of the City's General Plan provide a menu of potential attenuation measures such as use of air conditioning or mechanical ventilation, double-paned glass, solid core doors with weather stripping and seals. While building specifications related to glazing, window thickness, wall specifications and sound ratings may possibly reduce the interior noise impact resulting from off-site I-5 uncontrolled traffic noise, the medical office building has not been designed to a level to be able to determine whether design features would attenuate interior noise levels to below the City's standards. Additionally, increased traffic noise is a result of unmitigated impacts from future I-5 volumes and the CALTRANS widening project. For these reason, no feasible mitigation measure has been identified. Since this is a phased project and it is uncertain when construction of the 6th floor medical office building 9.A will actually commence, any proposed mitigation to reduce this impact is considered speculative and technically infeasible. Therefore, the interior noise impact at the 6th floor of the medical office building is considered significant and unavoidable.

Reference: EIR, p. 4.3-18, 4.3-20.

2. *Description of Significant Effect:* Mitigation NOI-1 would reduce on-site impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces on-site exterior and interior noise levels cannot be accurately determined. Therefore, on-site

construction noise impacts (both exterior and interior) mitigated to extent feasible, but are considered significant an unavoidable.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measure: NOI-1: To mitigate construction noise the following shall be implemented during construction by the applicant's contractor, to the satisfaction of the City:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receptors.

During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.

- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party. Mitigation NOI-1 would partially reduce on-site noise impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces on-site exterior and interior noise levels cannot be accurately determined. Therefore, the on-site construction noise impacts (both exterior and interior) are considered significant and unavoidable.

Rationale: Mitigation NOI-1 would reduce on-site impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces on-site exterior and interior noise levels cannot be accurately determined. Therefore, on-site construction noise impacts (both exterior and interior) are mitigated to the extent feasible but are considered significant an unavoidable.

Reference: EIR, p.4.3-16 to 4.3-18.

D. Greenhouse Gas Emissions

Description of Significant Impact: The proposed project, after accounting for statewide GHG reduction measures and project features, would result in a net change of 12,020 metric tons CO₂E per year relative to the baseline scenario. To assess the impact of the proposed project's GHG emissions, the emissions under a "business as usual" scenario are compared with the proposed project's gross emissions. With implementation of GHG reduction measures listed in Table 3-3 of the EIR, the proposed project would reduce GHG emissions by 18.2%. The proposed project would therefore not achieve the target of 28.3% below the business as usual scenario that has been established for the purposes of assessing the GHG emissions of projects in the City, and the GHG impact would be significant.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measure: No feasible mitigation measure has been identified beyond what is listed in Table 3-3 of the Project Description of the EIR.

Rationale: While incorporation of the project design features listed in Table 3-3 of the Project Description would reduce impacts, residual impacts would remain significant. No feasible mitigation has been identified beyond what is listed in Table 3-3. This is due to the uniqueness of hospital facilities, especially with respect to Title 24, the need for the project to meet other state laws related to ventilation and air exchanges in hospital facilities, the difficulty in accurately assessing emissions on a hospital campus that has been developed in various phases over several decades, and the project's relatively high energy needs. These issues are particularly acute for energy-intensive health care facilities, such as hospitals. Hospitals have a number of circumstances that complicate establishment of a business-as-usual baseline including:

- Exemption from Title 24 Energy Code
- Mission-oriented operations
- Dynamic, multi-phase design and construction processes
- Complex and sometimes unique systems
- Utility interruption limitations
- Changes in patient requirements and expectations
- Increasingly sophisticated and energy intensive medical equipment

These circumstances are accompanied by a number of factors specifically associated with the primary sources of hospital energy use, heating, ventilation, air conditioning, and electrical system. These include:

- Stringent requirements for minimum ventilation rates for patient care areas

- Operation of ventilation systems for infection control
- Provisions for redundant systems
- Provisions for emergency power for critical HVAC systems, medical equipment and lighting
- Provisions for positive pressure areas such as operating rooms
- Provisions for smoke control

The hospital offers a range of clinical and surgical services, including 24-hour emergency services, intensive care, cancer/oncology, nuclear medicine, radiology, orthopedics, neurology, urology, ophthalmology, and an ambulatory care surgery center. It also provides a number of specialty services and programs, including an outpatient clinic, medical office uses, research laboratories, and a co-generation plant. These unique circumstances make it infeasible to implement mitigation measures while still meeting its requirements to provide a range of 24-hour per day, cost-effective, quality medical services and opportunities for patient care.

Reference: EIR, p.4.4-19 to 4.4-20.

E. Air Quality

Description of Significant Impact: For operational emissions, the project would exceed the 100 pounds/day threshold for PM10 by 112.29 pounds/day, with 112.39 pounds/day of PM10 emissions, of which 111.57 pounds/day would be generated by project-related traffic. Impacts would therefore be significant.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

Mitigation Measures: No feasible mitigation measures have been identified.

Rationale: While the proposed project would increase the square footage of Scripps Memorial Hospital La Jolla as compared to the baseline scenario, and would result in increased vehicular, area source, and boiler emissions, the emissions of most of the air pollutants would decrease by the time the project is fully operation due to more stringent motor vehicle emissions standards, which would reduce total emissions as older, high-emitting vehicles are replaced with newer, cleaner vehicles. The net PM10 emissions are indicated to increase primarily because of paved road dust, which is a function of total vehicle miles traveled, would not be affected by motor vehicle emission standards and other factors that tend to reduce project emissions over time. No mitigation is available to reduce the primary source of PM10 associated with operation, which is entrained paved road associated with vehicle trips.

Reference: EIR, p. 4.5-19

V. FINDINGS REGARDING PROJECT ALTERNATIVES

A. PROJECT OBJECTIVES

An important consideration in the analysis of alternatives to the project is the degree to which such alternatives will achieve the objectives of the project. To facilitate this comparison, the objectives of the Project contained in Section 3.1.3 are re-stated here:

1. Comply with the mandated requirements of Senate Bill (SB) 1953, Alfred E. Alquist Seismic Act to replace applicable hospital facilities by 2030. SB 1953 requires replacement or retrofitting of hospital buildings to higher seismic safety standards by 2030. Otherwise, acute care services may no longer be allowed to be provided in the buildings.
2. Develop a new hospital tower with 142 new inpatient beds to accommodate existing and growing community need for such beds.
3. Develop an outpatient facility to support the ambulatory care component of the Prebys Cardiovascular Institute and provide ready access to and from the inpatient portion of the Institute.
4. Provide space for research and graduate medical education facilities.
5. Provide medical office space to accommodate the Scripps Clinic physicians on the hospital campus and to address the regional physician shortage.
6. Provide adequate parking to accommodate all uses on the campus.
7. Develop a second campus helistop with efficient access to the emergency department/trauma center.

B. PROJECT ALTERNATIVES

In addition to the proposed project, the EIR fully evaluated a range of six alternatives to the Master Plan project. These alternatives are:

- Reduced Bed Alternative
 - Reduced Development Alternative
 - Voigt Drive Access Alternative No. 1 – Removal of Voigt Drive Access Gate
 - Voigt Drive Access Alternative No. 2 – Voigt Drive Restricted Access
 - Voigt Drive Access Alternative No. 3 – Two Access Driveways on Voigt Drive
 - No Project/Development Under Existing Approvals (CUP 8) Alternative
1. Reduced Bed Alternative (EIR, section 9.3.1)

Alternative Description: This alternative assumes a reduced number of beds, with the goal of avoid or substantially lessening one or more of the proposed project's identified significant impacts, particularly air quality. Reducing the number of proposed beds would reduce the number of vehicle trips generated by this alternative, which would in turn reduce particulate matter less than 10 microcons (PM10) emissions. In order to reduce PM10 emissions to below a level of significance, it was calculated that a 4.3% reduction in daily vehicle trips to and from the proposed project would be required. This equates to 61 fewer beds than the 142 beds proposed under the proposed project for a total of 81 beds.

Compared to the project, this alternative would result in reduced impact to air quality and public utilities. Other project components on the site would be unchanged when compared to the proposed project.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Reduced Bed Alternative infeasible, and rejects the Reduced Bed Alternative on such grounds.

Rationale: The Reduced Bed Alternative would not meet Project Objective No. 2, as it would not develop a new hospital tower with 142 new inpatient beds to accommodate existing and growing community need for such beds. Overall, this alternative would not meet most of the basic project objectives.

2. Reduced Development Alternative (EIR, section 9.3.2)

Alternative Description: This alternative assumes a reduced square footage in medical office space, with the goal of avoiding or substantially lessening one or more of the proposed project's identified significant impacts, particularly greenhouse gas emissions and air quality. Reducing the square footage of proposed medical office buildings 9.A and 9.K would reduce the number of vehicle trips generated by this alternative, which would in turn reduce noise, greenhouse gas emissions, and particulate matter less than 10 micro microns (PM10) emissions. In order to reduce noise impacts and PM10 emissions to below a level of significance, it was calculated that a 4.3% reduction in daily vehicle trips would be required. This would result in a 37,147-square-foot reduction in the 150,000-square-foot Medical Office Building 9.K, for a total of 111,853 square feet, and a 23,180-square-foot reduction in the square foot Medical Office Building 9.A that corresponds to the proposed 6th floor of that building, at which under the proposed project a significant and unavoidable interior noise impact would result. Under this alternative, the 6th floor of Medical Office Building 8.A would remain as mechanical space, approved under CUP 8.

Other project components on the site would be unchanged when compared to the proposed project.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Reduced Development Alternative infeasible, and rejects the Reduced Development Alternative on such grounds.

Rationale: The Reduced Development Alternative would not meet Project Objective No. 5, as it would not provide medical office space to accommodate the Scripps Clinic physicians on the hospital campus and to address the regional physician shortage. This alternative would meet most of the basic project objectives.

3. Voigt Drive Access Alternative No. 1 – Removal of Voigt Drive Access Gate (EIR, section 9.3.3)

Alternative Description: Voigt Drive, which is located just south of the hospital site, is not a public street; it is owned by the University of California, San Diego (UCSD). Several factors may affect the future access configuration on Voigt Drive. One of the main factors affecting access along this side of the project is the opening of the Direct Access Ramps (DAR) at I-5 relative to the I-5 North Coast Corridor widening project and the resultant conversion of Voigt Drive to a public road. Opening the Voigt Drive driveway to full access (no gate) or providing a second driveway on Voigt Drive will affect traffic patterns to and from the Scripps campus. Three alternative access scenarios were evaluated for the year 2035 condition. The year 2035 condition was evaluated because it represents the worst-case scenario in terms of potential traffic volumes. These alternatives may result in reduced traffic impacts when compared to the proposed project.

Under current conditions the driveway to the hospital campus along Voigt Drive is gated. Public vehicles use the Voigt Drive access to enter the hospital only, but cannot exit at Voigt Drive. Select hospital staff with access cards use Voigt Drive to enter and exit. Under Voigt Drive Alternative No. 1, the access gate at the Voigt driveway would be removed and the driveway would be accessible to all vehicles coming to or going from the hospital campus.

Compared to the proposed project, this alternative would result in increased traffic impacts in some locations and reduce traffic impacts in other locations in the project vicinity. Other project components on the site would be unchanged when compared to the proposed project.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Voigt Drive Access Alternative No. 1 infeasible, and rejects the Voigt Drive Access Alternative No. 1 on such grounds.

Rationale: The Voigt Drive Access Alternative No. 1 would provide for an additional accessway for traffic traveling to and from the hospital campus. The changes in traffic patterns that would occur under this alternative would not interfere with it meeting all of the project objectives.

4. Voigt Drive Access Alternative No. 2 – Voigt Drive Restricted Access (EIR, section 9.3.4)

Alternative Description: Under current conditions the driveway to the hospital campus along Voigt Drive is gated. Public vehicles use the Voigt Drive access to enter the hospital only, but cannot exit at Voigt Drive. Select hospital staff with access cards use Voigt Drive to enter and exit. Under Voigt Drive Alternative No. 2, the Voigt driveway would continue to be gated and used as it is currently.

Compared to the proposed project, this alternative would result in increased traffic impacts in some locations and reduce traffic impacts in other locations in the project vicinity. Other project components on the site would be unchanged when compared to the proposed project.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Voigt Drive Access Alternative No. 2 infeasible, and rejects the Voigt Drive Access Alternative No. 2 on such grounds.

Rationale: Under this alternative, traffic traveling to and from the hospital campus would not use Voigt Drive and only the Genesee Avenue entrance would be open to hospital campus visitors. The changes in traffic patterns that would occur under this alternative would not interfere with it meeting all of the project objectives.

5. Voigt Drive Access Alternative No. 3 – Two Access Driveways on Voigt Drive (EIR, section 9.3.5)

Alternative Description: Under this alternative the existing Voigt driveway would remain open, and a second project driveway would be constructed along the westerly edge of the property. The second driveway would provide access to all travelers to and from the hospital campus, would provide access to the two large parking garages on the western end of the site, and would be controlled by a traffic signal. The existing driveway would be restricted to right turn in/right turn out, and left turn inbound access from Voigt Drive. The existing driveway would not allow left turns out and would be controlled by a stop sign.

Compared to the proposed project, this alternative would result in increased traffic impacts in some locations and reduce traffic impacts in other locations in the project vicinity. Other project components on the site would be unchanged when compared to the proposed project.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Voigt Drive Access Alternative No. 3 infeasible, and rejects the Voigt Drive Access Alternative No. 3 on such grounds.

Rationale: The Voigt Drive Access Alternative No. 3 would provide for an additional accessway for traffic traveling to and from the hospital campus. The changes in traffic patterns that would occur under this alternative would not interfere with it meeting all of the project objectives.

6. No Project/Development Under Existing Approvals (CUP 8) Alternative (EIR, section 9.3.6)

Alternative Description: Under the No Project/Development under Existing Approvals alternative, the proposed conditional use permit (CUP) 9 project features would not be implemented on the Scripps Memorial Hospital La Jolla campus. The hospital's existing uses would continue to operate, as would the construction that was previously approved and is currently underway per CUP 8. As discussed in *Section 3.1.1* of this EIR, several new buildings that have been approved under CUP 8 that are to be built include a new Medical Office Building (8.A), two new hospital towers (Tower I (8.C) and Tower II (8.E)), and a new Central Energy Plant (8.B).

Compared to the proposed project, this alternative would create none of the environmental impacts associated with the construction and operation of the proposed CUP 9 project would occur at the existing campus, including impacts to land use, transportation/traffic circulation, noise, greenhouse gas emissions, air quality, historic resources, paleontological resources, health and safety, and public utilities, as well as cumulative impacts to greenhouse gas emissions and air quality.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including those identified in the accompanying Statement of Overriding Considerations, make the Voigt Drive Access Alternative No. 3 infeasible, and rejects the Voigt Drive Access Alternative No. 3 on such grounds.

Rationale: This alternative does not meet any of the project objectives. Under this alternative, the proposed project would still need to be built elsewhere in order to meet the project objectives.

VI. Findings Regarding Other CEQA Considerations

A. Significant Irreversible Environmental Changes that will be Caused by the Project (EIR section 8.2):

Section 15126(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation.

Approval of the project would cause irreversible environmental changes consisting of the following:

- Alteration of the human environment as a consequence of the hospital campus development process. The proposed project, which represents a continued commitment of land to hospital use, intensifies land use on the 41-acre project site. The use of the site for these purposes is consistent with current and planned uses for the site, as analyzed in *Section 4.1, Land Use*, of the EIR.
- Increased requirements of public services and utilities by the project, representing a permanent commitment of these resources. Service providers have adequate supply of resources to supply the project (see *Sections 4.10, Public Utilities, and 4.14, Public Services and Facilities* of the EIR).
- Use of various new raw materials, such as lumber, metals (such as iron and steel), sand, and gravel, for construction. Some of these resources are already being depleted worldwide. The energy consumed in developing and maintaining the site may be considered a permanent investment. The proposed project is a relatively minor consumer of these supplies compared to other local and regional users.

B. Growth Inducing Impacts of the Project (EIR section 8.3)

The City finds that the project would result in a greater availability of hospital services, which would serve projected increases in demand in the area. Meeting

projected demands for hospital and medical services would not be growth inducing.

The City find that project promotes infill development rather than encouraging new development within a currently undeveloped area. As this is an infill project, all major public services and utilities currently service the area; therefore, growth inducement as a result of the extension of these facilities into a new area would not occur. In conclusion, approval of the proposed project would not result in significant growth-inducing impacts.

VII. Findings Regarding SB 610 Water Supply Analysis

Per Senate Bill 610, any project that would include water demand for 500 residential units or the equivalent water consumption of 500 residential units is required to prepare a Water Supply Assessment (WSA). The City prepared a previous WSA for Scripps Campus under CUP 8, Since the approval of the 2008 WSA, the Scripps Campus has proposed an amendment to the Community plan and site improvements. The proposed project will increase potable water demands on the Scripps Campus to approximately 221,600 gallons per day (gpd) or 248 acre-feet per year (AFY). Comparing projected water use to the demands presented in the previously approved WSA, the proposed project will increase water use by approximately 15 percent.

Scripps Health is implementing on-site mitigation measures including converting the irrigation system to recycled water per the requirements of the previous WSA, reducing potable demand by approximately 38,000 gpd. Any future irrigated areas will also be served by recycled water.

In response to current water conservation efforts and ongoing Best Management Practices, the Scripps Campus has plans to convert the cooling towers in the Central Plan from using potable water to recycled water. Based on the current demands of the Central Plan, this conversion would reduce the campus potable water demand by approximately 33,000 gpd. This represents a 2 percent decrease from the potable water demand in the previously-approved 2008 WSA.

The City's plans for water supply are documented in the 2005 Urban Water Management Plan (UWMP). The previously-approved 2008 WSA showed that the Scripps water use will not increase beyond existing levels. The proposed project additions under CUP 9, with on-site mitigation, will maintain a similar level of use. The water use of the proposed project is therefore within that assumed by the City in its 2005UWMP.

VIII. Findings Regarding Responses to Comments and Revisions in the Final EIR

The Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of significant environmental issues raised in the comments, as specified by CEQA Guidelines §15088(b).

Finding/Rationale: Responses to comments made on the Draft EIR and revisions to the Final EIR merely clarify and amplify the analysis presented in the document and do not trigger the need to recirculate per CEQA Guidelines § 15088.5(b).

IX. STATEMENT OF OVERRIDING CONSIDERATIONS

As set forth in the preceding sections, the City's approval of the Master Plan project will result in significant environmental impacts that cannot be avoided even with the adoption of all feasible mitigation measures. Whenever a lead agency adopts a project which will result in a significant and unavoidable impact, the agency must, pursuant to Public Resources Code section 21002 and State CEQA Guidelines section 15093, state in writing the specific reasons to support its action based on the Final EIR and/or other information in the administrative record.

The City Council, (i) having independently reviewed the information in the Final EIR and the record of proceedings; (ii) having made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the project to the extent feasible by adopting the mitigation measures identified in the EIR; and (iii) having balanced the benefits of the Master Plan project against the significant environmental impacts, chooses to approve the Master Plan project, despite its significant environmental impacts, because, in its view, specific economic, legal, social, and other benefits of the Master Plan project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the Master Plan project as approved outweigh the unavoidable significant impacts. Any one of the reasons set forth below is sufficient to justify approval of the Master Plan project. Substantial evidence supports the various benefits. Such evidence can be found either in the preceding sections, which are incorporated by reference into this section, the Final EIR, or in documents that comprise the Record of Proceedings in this matter.

FINDINGS FOR STATEMENT OF OVERRIDING CONSIDERATIONS

1. Implementation of the Master Plan will result in a new hospital tower with 142 new inpatient beds to accommodate existing and growing community needs for inpatient medical care. Currently, Scripps Memorial Hospital La Jolla, provides care for more than 130,000 patients each year and is currently operating at capacity. (Final EIR, p. 3-2).
2. According to SANDAG's growth projections, the San Diego region is forecasted to grow from approximately 3.1 million in 2008 to 3.9 million by 2030, an increase of 25%. (Final EIR, p. 3-2). The population of the Scripps Memorial Hospital La Jolla service area draws from 80% of the San Diego region's population due to its trauma,

- quaternary, and tertiary services. The increase in beds, facilities and services will significantly help to meet the increased demands of the growing population. (Final EIR, p. 3-2).
3. The new beds will also help meet the increased need for neonatal intensive care services. The number of females aged 35 to 45 in the San Diego region is expected to increase by 8%. (Final EIR, p. 3-2). The birth rate among these women continues to be high due to delayed childbearing and advances in infertility technologies. (Final EIR, p. 3-2). These factors result in high-risk pregnancies requiring neonatal intensive care services. (Final EIR, p. 3-2). The Master Plan project will result in 11 new beds for the neonatal intensive care unit. (Final EIR, p. 3-3).
 4. San Diego is projected to experience a large increase in the percentage of residents above the age of 65 by 2030. (Final EIR, p. 3-2). This is significant as this population includes individuals who are frequent consumers of both inpatient and outpatient health care services. (Final EIR, p. 3-2). In addition, they have more complex health problems due to the presence of more than one disease at the time of an illness. (Final EIR, p. 3-2 to 3-3 citing Brown, pers. Comm. 2011). The increase in number of beds from the Master Plan will signify help to address the health care services needs resulting from this demographic and trend.
 5. The increase in the over-65 population contributes to the increasing acuity of the patient treated in the inpatient environment. (Final EIR, p. 3-3). "Acuity" is a term used to describe the complexity of the patient's illness measured by the inpatient case mix index (CMI). (Final EIR, p. 3-3). The CMI is used as an indicator of the resources required to manage the patient. (Final EIR, p. 3-3). Higher CMI results in increasing lengths of stay and more intensive use of resources, labor, supplies, etc. At Scripps Memorial Hospital La Jolla, the CMI increased from 2008 from 1.60 to 1.65. (Final EIR, p. 3-3). The Medicare (over-65) CMI increased from 1.84 to 1.91. (Final EIR, p. 3-3). Due to pressures from health care reform and increases in life expectancy, the Scripps Memorial Hospital La Jolla inpatient CMI is anticipated to increase in the coming year. (Final EIR, p. 3-3). The additional beds, medical office space and square footage provided by the Master Plan project will help meet this increased CMI, allowing Scripps Health to increase its use of resources, labor, supplies, etc.
 6. The California Health Care Foundation maintains figures and performs analysis that shows an increased need for hospital beds in San Diego. (Final EIR, p. 3-3). According to the 2010 California Health Care Almanac prepared by the California Health Care Foundation, between 2001 and 2007, the number of hospital beds in San Diego County decreased by 5%. (Final EIR, p. 3-3). San Diego County has 2 beds per 1,000 people, which is below the statewide average of 2.2 beds per 1,000 people. (Final EIR, p. 3-3). The Master Plan project will increase the number of beds in San Diego County.
 7. The need for medical office building space is also expected to increase. Changes in physician characteristics including changing lifestyle expectations of younger physician and emerging health care delivery charges, coupled with changing health insurance reimbursement policies are resulting in the decline of the private-practice physician model. (Final EIR, p. 3-4). The transition of solo-practice and independent-practice physicians to the Scripps Medical Foundation model is resulting in an increased demand

for new medical office building space. (Final EIR, p. 3-4). The Master Plan project would result in a new 150,000 square foot Medical Office Building as well as conversion of 68,180 square feet of existing facilities to medical office facilities, to help meet the increased demand for medical office building space.

8. Demand for outpatient services is projected to significantly increase. ((Final EIR, Table 3-1, p. 3-4). Health care reform, including accountable care, and advancing technologies are driving inpatient procedures to the outpatient setting. (Final EIR, p. 3-4). To serve both inpatient and outpatient needs, facilities that enable imaging, ambulatory surgery, endoscopy, and cardiac catheter labs (pending changes in regulatory requirements) need to be housed in close proximity to the Scripps Cardiovascular Institute inpatient setting. (Final EIR, p. 3-4 to 3-5). This will ensure that physicians can efficiently include in their daily routine outpatient procedures, scheduled office visits, and patient rounds in the hospital, and thus maximize the number of patients able to receive specialized care. (Final EIR, p. 3-4 to 3-5). This facility will be implemented as part of the Master Plan project.
9. With the aging of the general population as well as the physician population, there is a shortage of certain specialties, primary care, general surgeons, and geriatricians; these practitioners will need to be located in close proximity to selected outpatient ancillary services. (Final EIR, p. 3-5). The Master Plan project's proximate colocation of medical office buildings and outpatient services will allow for a decrease in number of driving trips for both patients and physicians between locations.
10. Implementation of the Master Plan project will bring Scripps Memorial Hospital La Jolla into compliance with the mandated requirements of Senate Bill (SB) 1953, Alfred E. Alquist Seismic Act to replace applicable hospital facilities by 2030. SB 1953 requires replacement or retrofitting of hospital buildings to higher seismic safety standards by 2030. Without compliance, acute care services may no longer be allowed to be provided in the buildings.
11. As a system, Scripps Health regularly participates in state-wide, county-wide and system-wide drills spanning all scenarios. Implementation of the Master Plan and resulting new addition of improved medical facilities will enable the Hospital to continue to provide high-quality disaster preparedness and responses and capabilities for the City and community by increasing the number of potential inpatients and outpatients that can be treated at the hospital
12. The Hospital also plays a vital role in keeping the community well. Through its community benefit programs, the Hospital campus provides services that aid in disease prevention, educate community members about important health topics, and provide testing for general health wellness. These services include providing flu vaccinations, holding seminars and community events, hosting health screenings, and providing counseling and support groups. The Master Plan project and the addition of new and improved facilities, including for increased physician offices, will enable the Hospital to maintain and improve its community wellness programs and to accommodate City and area residents on the campus in a more efficient manner.

13. The Hospital strives to recruit and retain the best talent to ensure the best patient care. The Master Plan and its construction of improved medical campus and patient care facilities, as well as construction of additional on-campus parking facilities, will assist the Hospital in recruiting well-qualified employees and medical staff, and will help it to maintain its status as a desired place to work. Such status will allow the Hospital to continue to provide top quality medical care for the City and the community.

Passed by the Council of The City of San Diego on JUL 29 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherr Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 10 2013

(Please note: When a resolution is approved by the Council President as interim Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA, COUNCIL PRESIDENT
as interim Mayor of The City of San Diego, California.

(Seal)

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

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 308379