



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 20, 2015

REPORT NO. HO-15-067

ATTENTION: Hearing Officer

SUBJECT: CAL COAST ACADEMY PROJECT NO. 372555

LOCATION: 11555 Clews Ranch Road

APPLICANT: Jan Dunning

SUMMARY

Issue(s): Should the Hearing Officer approve the Cal Coast Academy project at 11555 Clews Ranch Road?

Staff Recommendation(s)

1. **Adopt** Mitigated Negative Declaration No. 372555 and **Adopt** the Mitigation Monitoring and Reporting Program;
2. **Approve** Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350.

Community Planning Group Recommendation - The Carmel Valley Community Planning Board, on April 23, 2015, voted 5:4:2 to recommend approval of the project. However, there are 16 voting members on the Board so while eleven members present would constitute a quorum of the Board, the 5:4:2 vote was a failed vote. A successful motion would require a majority of active voting members, which would be nine.

Environmental Review: A Mitigated Negative Declaration No. 372555 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The 0.99 acre project site is located in the Carmel Valley Community Plan area and is designated for open space uses by the Carmel Valley Community Plan Land Use Map (Attachment 1) and for Enhanced Floodway by the Carmel Valley Neighborhood 8 Precise Plan (Attachment 2). The site is located at 11555 Clews Ranch Road in the Coastal Overlay Zone within the Coastal Commission appeal area (Attachment 3). The site presently has a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch (Attachment 4). The Clews Horse Ranch borders the property on the south and City-owned open space is west, north and east of the site. Carmel Creek, Carmel Valley Restoration and Enhancement Plan and State Route 56 are beyond the city-owned open space to the north.

The project site was previously partially within the Multi-Habitat Planning Area (MHPA) of the City's MSCP. A MHPA Boundary Line Correction received concurrence from the Wildlife Resource Agencies on July 30th, 2014 in association with ministerial permit application PTS No. 330346. The MHPA Boundary Line Correction was approved with the provision that removing the area from the MHPA would not release the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

DISCUSSION

Project Description

The project proposes the construction of a new single-story school building, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch at 11555 Clews Ranch Road.

The project proposes a new campus for the Cal Coast Academy, a private college preparatory school that provides education for approximately seventy-five students in grades 6 through 12. The applicant anticipates grades 6 through 9 would include 45 students within five classrooms and grades 10 through 12 would include 30 students in three classrooms. The proposed number of faculty and administration staff would be no more than eighteen. The proposed hours of operation would be 8:30 a.m. to 4:30 p.m. with some individual tutoring after 4:00 p.m.

The new building would be an approximately 5,340 square foot, single story structure composed of three wings connected by a covered, exterior walkway (Attachment 5). The existing historic structures would remain and are not part of the proposed development, yet these buildings would be used for administration, storage and parking. The proposed project would also include additional parking, landscaping and general site improvements. The new structures would be approximately twenty-four feet in height.

The proposed new school building would measure approximately 5,340 square feet, the existing historic administration building measures approximately 3,997 square feet, the existing historic storage building measures approximately 147 square feet and the existing historic garage measures approximately 495 square feet. The gross square footage on the property would be

approximately 9,979 gross square feet. The floor area ratio on the property would be 0.23 if the project is approved and constructed.

Site Improvements

Improvements to the site include grading, utilities, access, parking, landscaping and brush management. The proposed grading plan indicates 38,257 square feet of the 43,426 square foot site or approximately 88 percent would be graded. The total of the earthwork estimate indicates approximately 425 cubic yards of excavation, estimated depth of cut at three feet, estimated depth of fill at two feet, estimated height of excavated slope at four feet and estimated height of embankment slope at three feet, approximately 250 cubic yards of export and 140 linear feet of retaining walls at a estimated height of 4.5 feet. These values are approximations based on current professional engineering standards and are not absolute values. The existing private driveway would remain as is and not be improved.

Pavements include Portland Cement Concrete, Porous concrete, Grasscrete and ADA accessible decomposed granite pavement. Landscaping would include a variety of ornamental plant species known to survive in the region. A Brush Management Plan has been provided which meets the requirements of the regulations. A proposed fire hydrant would be located on the site.

Community Plan Analysis

The project site is located within the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) planning area and is designated Open Space by the Precise Plan. The site is located adjacent to Carmel Creek and the Carmel Valley Restoration and Enhancement Program (CVREP) area and the 50 foot wide CVREP buffer area which includes both equestrian and pedestrian/bicycle trails.

Natural Open Space, as defined by the Precise Plan's Open Space Element, would include the existing undisturbed habitat areas on the remaining undeveloped properties that are designated open space and MHPA. The Open Space Element identifies that estimated developable area and encroachment limitations should be established to concentrate development in existing developed areas. Disturbed lands beyond the allowable developable area may be restored to functional habitat values as part of the MHPA.

The project site has been previously disturbed by the prior construction of several concrete pads void of any structures, several accessory buildings, a swimming pool and the historic residential structure. These improvements are or were dispersed throughout the property. The proposed school building is located in an area on the site which was previously developed with a swimming pool which has since been capped and covered with a concrete pad. New drive aisles and parking areas would be located in areas of previous disturbance and are either covered in concrete/asphalt/gravel or are existing unpaved driveways and/or parking areas. The project design limits new development to previously developed and disturbed areas in conformance with the Precise Plan's Open Space policies.

Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 6 and 7) and draft conditions of approval (Attachment 8). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350, **with modifications.**
2. Deny Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350, **if the findings required to approve the project cannot be affirmed.**

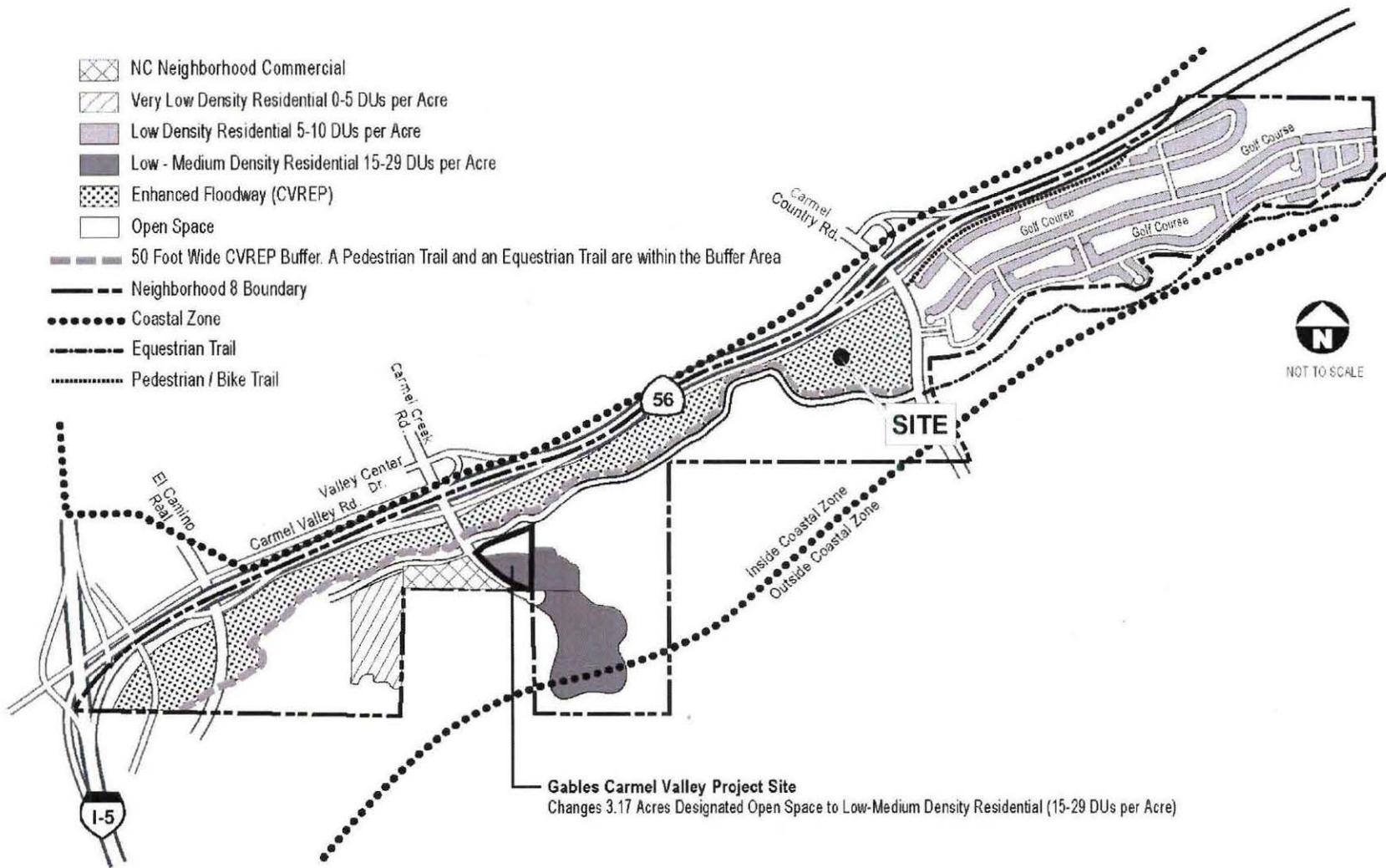
Respectfully submitted,



John S. Fisher
Development Project Manager

Attachments:

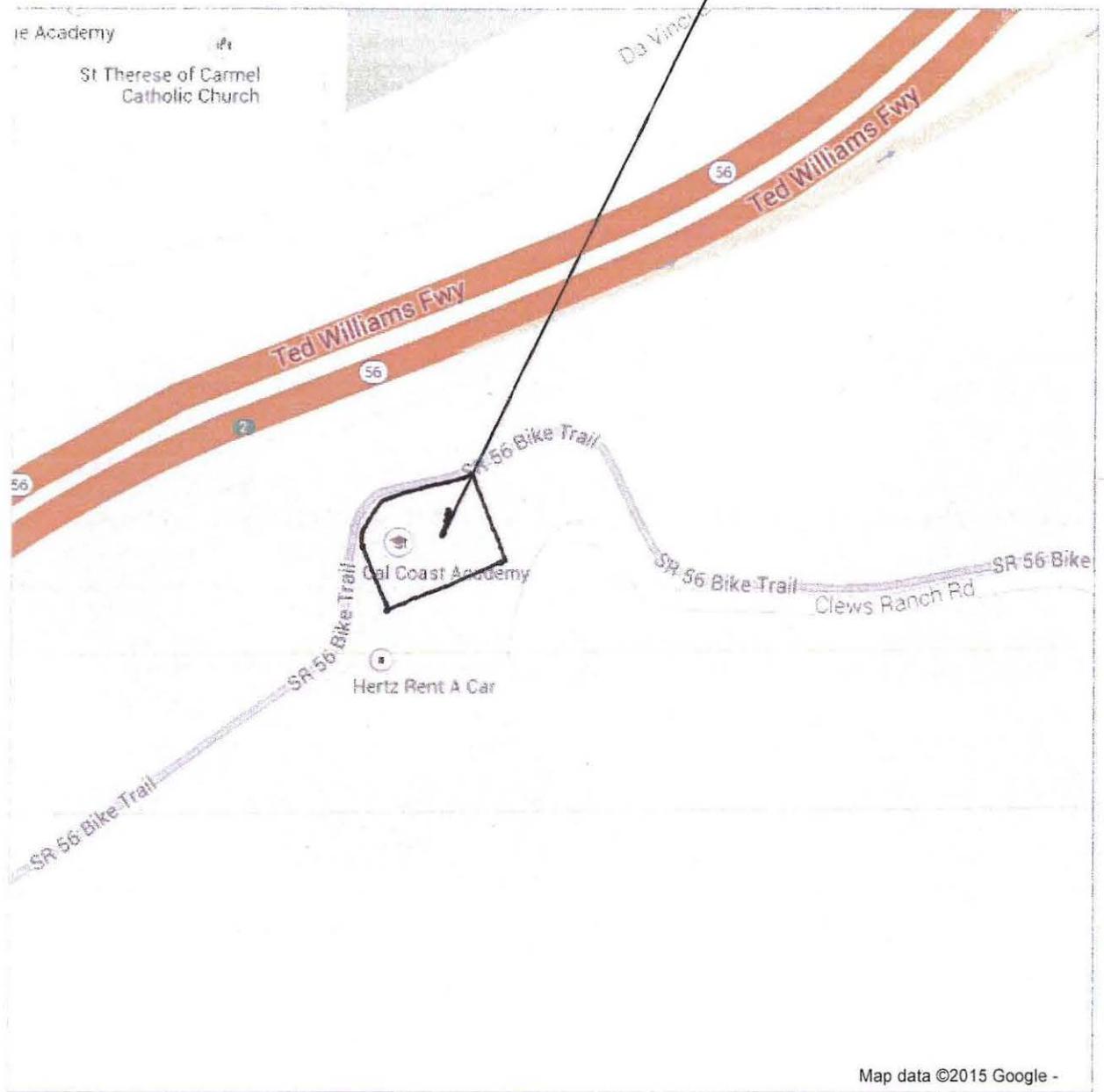
1. Carmel Valley Community Plan Land Use Map
2. Carmel Valley Neighborhood 8 Precise Plan Land Use Map
3. Project Location Map
4. Aerial Photograph
5. Project Site Plan
6. Environmental Resolution with MMRP
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Carmel Valley Community Planning Board letter, dated April 30, 2015
10. Ownership Disclosure Statement
11. Remaining Project Plans



Land Use Plan
Carmel Valley Neighborhood 8
 Figure 4

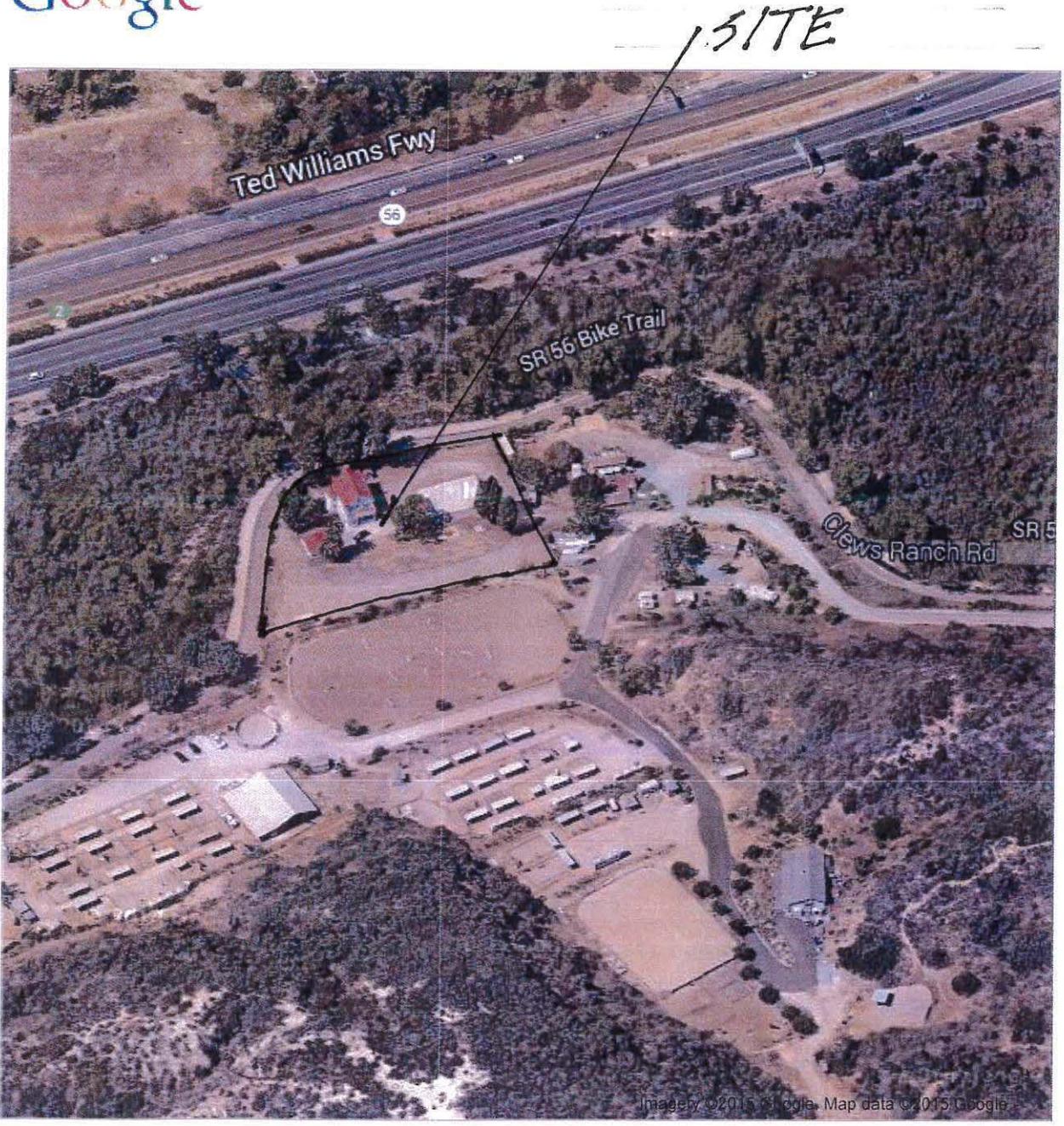
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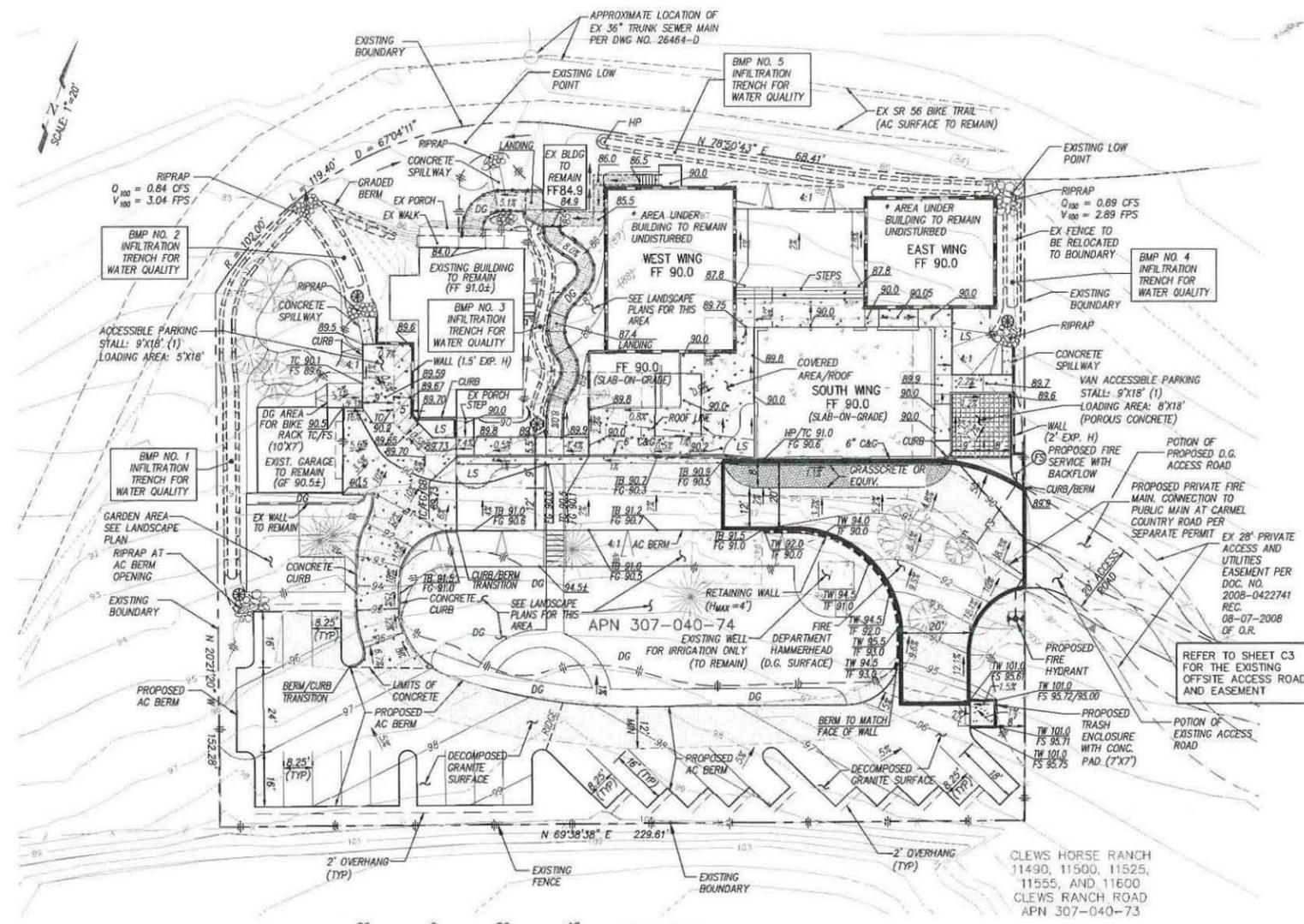
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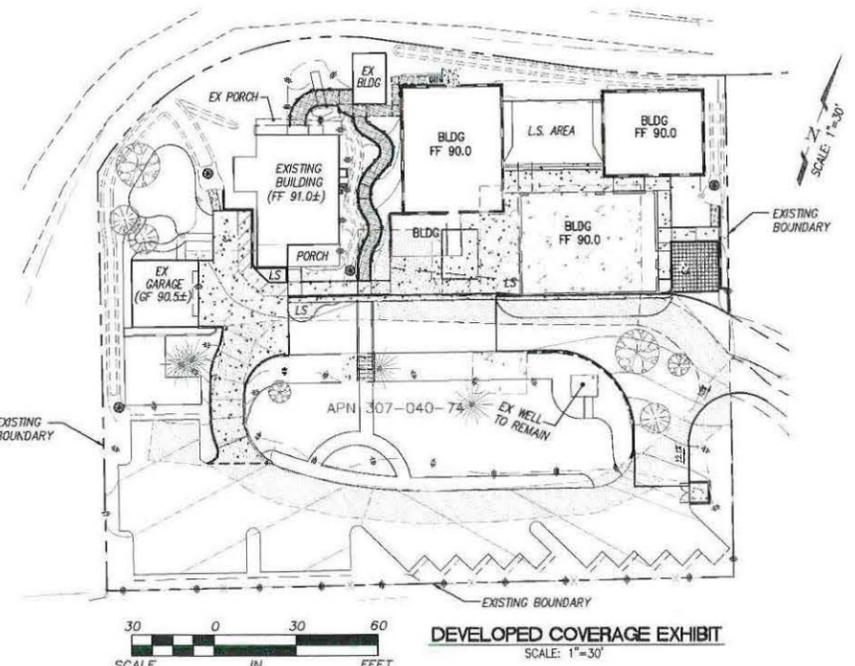
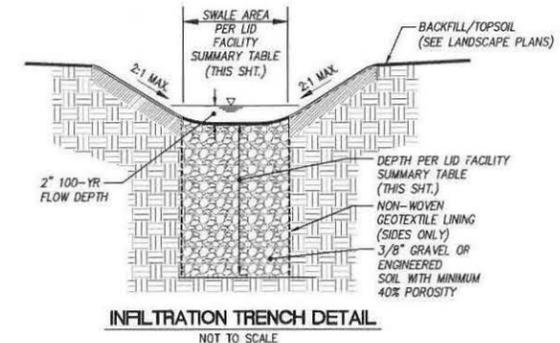
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To see all the details that are visible on the screen, use the "Print" link next to the map.





PLAN VIEW
SCALE: 1"=20'



GENERAL NOTES:

1. THE PROPOSED FINISH GRADING SHOWN HEREON IS PRELIMINARY ONLY AND NOT FOR CONSTRUCTION.
 2. THE EXISTING IMPROVEMENTS LOCATED ON-SITE ARE ALL PRIVATE.
- DRAINAGE:**
1. ALL EXISTING ON-SITE DRAINAGE FACILITIES ARE PRIVATE AND ARE TO REMAIN.
 2. ALL PROPOSED ON-SITE DRAINAGE FACILITIES ARE PRIVATE.
 3. THE PROPOSED DRAINAGE CONSISTS OF LANDSCAPE SWALES CONVEYING "TREATED" RUNOFF.
 4. THE PROJECT'S DEVELOPED STORM WATER RUNOFF IS CONSISTENT WITH EXISTING CONDITION (I.E. THERE IS NOT AN INCREASE IN STORM RUNOFF DUE TO THE DEVELOPMENT OF THE PROJECT).

PRIVATE WATER AND SEWER:

1. WATER AND SEWER IMPROVEMENTS FOR THE NEW SCHOOL BUILDING WILL BE PROVIDED FROM THE EXISTING PRIVATE UTILITIES ALREADY ON THE PROPERTY.
2. THERE EXISTS A SEWER LATERAL ON-SITE. IT'S THE INTENT TO UTILIZE THIS LATERAL FOR THE PROPOSED SCHOOL STRUCTURE(S). THE OWNER UNDERSTANDS THEY ASSUME THE SOLE RISK AND RESPONSIBILITY TO ENSURE THE LATERALS ARE FUNCTIONING AND CONNECTED TO THE PUBLIC SEWER FACILITY.
3. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL(S), THE LATERAL SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR TO VERIFY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.
4. THE PROJECT PROPOSES TO CONSTRUCT A PRIVATE FIRE MAIN FROM CARMEL COUNTRY ROAD TO THE SITE CONSISTENT WITH THE CONDITION OF APPROVAL FOR THE CLEWLEY RANCH PROJECT (CDP NO. 166238/SDP NO. 9092/PDP NO. 166237/MHPA ADJACENT NO. 388306). THIS PRIVATE FIRE MAIN WILL INCLUDE ONE ON-SITE FIRE HYDRANT AND FIRE SERVICE.
5. A PLUMBING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES (BFPDs) ON EACH WATER SERVICE (DOMESTIC, FIRE, AND IRRIGATION). THE BFPDs SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
6. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER AND FIVE FEET OF ANY PUBLIC WATER FACILITY.

WATER QUALITY AND HYDROMODIFICATION:

1. THE DESIGN OF THE PROJECT PROPOSES A REDUCTION THE AMOUNT OF IMPERVIOUS SURFACES (I.E. EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH DECOMPOSED GRANITE) REFER TO PVIOUS VS IMPERVIOUS DATA SHOWN HEREON AND SHEET NO. 1.
2. THE PROPOSED PROJECT SHALL RESULT IN NO INCREASE IN PEAK STORM RUNOFF. REFER TO THE PROJECT'S DRAINAGE STUDY.
3. DUE TO THE REDUCTION OF IMPERVIOUS SURFACES, AS WELL AS A REDUCTION IN PEAK STORM RUNOFF, THE PROJECT IS EXEMPT FROM THE STATE'S HYDRO-MODIFICATION REQUIREMENTS. REFER TO THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WQTR).
4. THE PROPOSED FINISH GRADING AND DRAINAGE DESIGN INCLUDES DIRECTING RUNOFF ON THE SURFACE TO NATURAL BMPs (I.E. LANDSCAPED INFILTRATION SWALES) WHERE IT WILL BE TREATED BEFORE DISCHARGING OFFSITE. THE DETAILS OF THESE NATURAL BMPs ARE ADDRESSED IN THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WQTR).
5. THE PROPOSED BMPs FOR THE PROJECT INCLUDE LANDSCAPED INFILTRATION SWALES REFER TO THE LANDSCAPE PLAN. THE FINAL DESIGN OF THE BMPs WILL OCCUR DURING THE FORMAL BUILDING PERMIT PHASE.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS.

PROPOSED PARKING AND DRIVE AISLES

1. THE PROPOSED PARKING CONSISTS OF 12 STALLS (8'-3"x18' AT 90°, SOME AT 16' WITH 2' OVERHANG), 10 STALLS (8'-3"x18' AT 45°), 1 STANDARD HANDICAP ACCESSIBLE STALL (9'x18'), AND 1 VAN ACCESSIBLE STALL (9'x18').
2. THE PARKING STALLS AND DRIVE AISLES WILL BE DECOMPOSED GRANITE, CONCRETE OR GRASSCRETE. THE HANDICAP STALLS AND THE AREAS ADJACENT TO THE EXISTING GARAGE AND HOUSE WILL BE CONCRETE.
3. THE WIDTH OF THE DRIVE AISLES ARE 12' MIN. FOR ONE-WAY TRAFFIC, 20' MIN. FOR THE AREA WITHIN THE FIRE DEPARTMENT HAMMERHEAD AND 24' MIN. FOR THE PARKING AREA WITH TWO BAYS OF PARKING.

PROPOSED FIRE DEPARTMENT ACCESS

1. THE SURFACE OF THE FIRE DEPARTMENT HAMMERHEAD SHALL BE DECOMPOSED GRANITE.
2. THE DECOMPOSED GRANITE SECTION SHALL CONFORM TO H20 LOADING PER THE FIRE DEPARTMENT REQUIREMENTS.

BRUSH MANAGEMENT NOTES

REFER TO LANDSCAPE ARCHITECT'S PLAN FOR THE LIMITS OF THE PROPOSED BRUSH MANAGEMENT ZONES.

SETBACKS

REFER TO THE ARCHITECTURAL PLANS FOR THE SETBACK INFORMATION.

PROPOSED PERVIOUS VS IMPERVIOUS DATA

IMPERVIOUS AREAS	12,291 SF
PERVIOUS AREAS	31,135 SF
TOTAL AREA	43,426 SF (0.99 AC)

LID FACILITY SUMMARY

BMP ID	TYPE	WATER QUALITY VOL. REQUIRED (CF)	PLAN AREA (SF) PROVIDED	WIDTH PROVIDED (FT)	DEPTH PROVIDED (IN)	WATER QUALITY VOL. PROVIDED (CF)
BMP 1	INFILTRATION	45	220	2.5	6.0	51
BMP 2	INFILTRATION	18	125	5.0	44.0	183
BMP 3	INFILTRATION	9	120	2.0	24.0	96
BMP 4	INFILTRATION	191	75	3.0	78.0	195
BMP 5	INFILTRATION	192	160	2.0	36.0	192

NOTES:
* WATER QUALITY VOLUME PROVIDED BASED ON 40% POROSITY IN ROCK/SOIL LAYER.

LEGEND

- ITEM
- PROJECT BOUNDARY
- P.C.C. SIDEWALK/HARDSCAPE
- EDGE OF PROPOSED PARKING AND/OR DRIVE AISLE (AC BERM)
- PROPOSED PARKING STALL (24 TOTAL)
- PROPOSED CONTOUR
- PROPOSED BLOCK BUILDING FOUNDATION
- PROPOSED SITE RETAINING WALL (H_{max} = 4') (WITH WEEP HOLES)
- PROPOSED FIRE DEPARTMENT HAMMERHEAD
- LANDSCAPE INFILTRATION SWALE (FOR WATER QUALITY)
- PROPOSED CONCRETE (PCC)
- PROPOSED POROUS CONCRETE
- PROPOSED GRASSCRETE (OR EQUIVALENT AS APPROVED BY THE FIRE DEPARTMENT)
- ACCESSIBLE DG PATH (W/HANDRAILS FOR SLOPE > 5%)
- PRE-TREATMENT AREA

BENCH MARK

THE BENCH MARK FOR THIS SURVEY IS POINT NO. 541 PER ROS MAP NO. 14492. 3" BRASS DISK IN WELL MONUMENT LOCATED AT CENTER DEL MAR TRAILS 100 FEET WEST OF SAN BRUNO COVE. ELEVATION: 204.15 DATUM: NGVD 29

GRADING INFORMATION

- (1) THE TOTAL SITE AREA IS 43,426 SQ-FT (0.99 AC)
- (2) THE TOTAL AMOUNT OF SITE TO BE GRADED IS 38,257 SQ-FT (0.88 AC)
- (3) THE TOTAL AMOUNT OF SITE AREA TO BE GRADED IS APPROXIMATELY 88% OF THE TOTAL SITE.
- (4) THE AMOUNT OF GEOMETRIC CUT IS 425 C.Y.
- (5) THE MAXIMUM DEPTH OF CUT IS 3 FEET.
- (6) THE AMOUNT OF GEOMETRIC FILL IS 175 C.Y.
- (7) THE MAXIMUM DEPTH OF FILL IS 2 FEET.
- (8) THE MAXIMUM HEIGHT OF CUT SLOPE IS 4 FEET.
- (9) THE MAXIMUM HEIGHT OF FILL SLOPE IS 4:1.
- (10) THE MAXIMUM GRADIENT OF ALL CUT AND FILL SLOPES IS 4:1.
- (11) THE AMOUNT OF GEOMETRIC EXPORT IS 250 C.Y.
- (12) THE LENGTH OF PROPOSED RETAINING WALLS IS 140 LINEAR FEET.
- (13) THE MAXIMUM HEIGHT OF PROPOSED RETAINING WALL (MEASURED FROM TW TO TF) IS 4.5 FEET.
- (14) THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE GEOMETRIC ONLY AND DO NOT INCLUDE ADJUSTMENTS FOR BULKING, SHRINKING, PAVEMENT UNDERCUTS, FOUNDATION SPOILS, ETC.

GRADING PERMIT EXEMPTION

- BASED ON THE SAN DIEGO MUNICIPAL CODE (SECTION 129.0602):
- A. NO GRADING IS PROPOSED WITHIN OPEN SPACE EASEMENTS OR CITY OWNED OPEN SPACE.
 - B. NO GRADING IS PROPOSED FOR THE RESTORATION OF UNAUTHORIZED GRADING.
 - C. NO GRADING IS PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA.
 - D. NO CONDITIONS OF A DEVELOPMENT PERMIT REQUIRE A GRADING PERMIT.
- E1. THE SLOPE GRADIENTS ARE 4:1 OR FLATTER.
 - E2. THE DEPTH OF EXCAVATION OR FILL IS LESS THAN 5' MEASURED VERTICALLY (ACTUAL IS APPROXIMATELY 3'±) EXCLUDING DECOMPOSED GRANITE PARKING LOT SECTION).
 - E3. THE SLOPE GRADIENTS WILL NOT EXCEED THOSE SPECIFIED IN SECTIONS 142.0133.
 - E4. TOTAL DISTURBED AREA (INCLUDING MINOR LANDSCAPE AREAS) IS LESS THAN 1 ACRE (ACTUAL IS APPROXIMATELY 38,257 S.F. (0.88 ACRE)).
 - E5. THE GRADING WILL NOT ADVERSELY AFFECT THE EXISTING DRAINAGE PATTERNS, CONCENTRATE RUNOFF, INCREASE THE QUANTITY OF RUNOFF, OR INCREASE THE VELOCITY OF RUNOFF TO ADJACENT PROPERTIES.
 - E6. FILL MATERIAL WILL NOT CONTAIN MORE THAN 5% BY VOLUME OF BROKEN CONCRETE, ASPHALT, MASONRY, OR CONSTRUCTION DEBRIS.
 - E7. FILL MATERIAL WILL NOT HAVE PIECES LARGER THAN 12 INCHES IN ANY DIRECTION.
 - E8. NO BLASTING OR OTHER USE OF EXPLOSIVES IS REQUIRED.
 - F. THIS ITEM DOESN'T APPLY TO THE PROPOSED PROJECT.

DECOMPOSED GRANITE SECTIONS

THE PROPOSED ON-SITE D.G. DRIVE AISLES AND PARKING STALLS AS WELL AS THE D.G. FIRE DEPARTMENT HAMMERHEAD WILL BE AN "ENGINEERED" SECTION. THE PROPOSED SECTIONS WILL BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER AND RECOMMENDATION PROVIDED DURING THE BUILDING PERMIT PHASE OF THE PROJECT.

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on June 13, 2014, Jan Dunning submitted an application to Development Services Department for a Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 for the Cal Coast Academy (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on May 20, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 372555 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, the Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By:

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

DRAFT

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350

PROJECT NO. 372555

This Mitigation Monitoring and Reporting Program has been designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity 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 Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 372555 shall be made conditions of Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are 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:

Qualified Archaeologist
Qualified Native American Monitor
Qualified Paleontologist

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) 282667, 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.

Not Applicable

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

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc</u>
<u>Inspection/Approvals/Notes</u>		
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Paleontology	Paleontology Reports	Paleontology site observation
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY)

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 ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, 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 (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- 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 CSVN 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.

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CULTURAL RESOURCES (PALEONTOLOGY)

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 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 (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- 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 pre-con 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 CSVSR 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.

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The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DRAFT

HEARING OFFICER RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 1308349
and SITE DEVELOPMENT PERMIT NO. 1308350
CAL COAST ACADEMY PROJECT NO. 372555 - [MMRP]

WHEREAS, CAL COAST ACADEMY RE HOLDINGS, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1308349 and 1308350), on portions of a 0.99 acre site;

WHEREAS, the project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone in the Carmel Valley community;

WHEREAS, the project site is legally described as a portion of Section 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to Official Plat thereof, in the City of San Diego, County of San Diego, State of California;

WHEREAS, on May 20, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 20, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The proposed development will not encroach upon or adversely affect any legal accessway within the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan. The project abuts the existing east-west pedestrian/bicycle trail which is identified in the Neighborhood 8 Precise Plan and the Carmel Valley Community Plan; however,

the project does not encroach upon or impede the public's use of the public trail. The proposed project will not affect public views of the ocean or other protected scenic coastal areas, as specified in the Local Coastal Program, the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, or the City's General Plan in that these plans do not identify any public views of the ocean or other protected scenic coastal areas from the project site. There are no public views of the ocean or other protected scenic coastal areas from the project site. The project is consistent with all applicable land use plans including the Neighborhood 8 Precise Plan, the Carmel Valley Community Plan, the City's General Plan, the Multiple Species Conservation Program, and the Local Coastal Program.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The existing site was originally developed between 1898 and 1901 and has remained in constant use since that time as a home, an orphanage, and a farm. The property is fully disturbed with an existing single-family residence, designated Historic Resources Board Site No. 391-Mount Carmel Ranch, a detached garage, a filled and covered former swimming pool, agricultural out-buildings, landscaping, asphalt and concrete parking areas and drive aisles, and site walls and fencing. The proposed project will maintain the existing residence, garage, and out-building while removing the filled and covered former swimming pool, asphalt and concrete, and some ornamental landscaping and will construct a single-story school building with decomposed granite surfaced parking and drive aisles. The design of the school building is consistent with the Secretary of the Interior standards for designated historic sites. The proposed building will be similar in style as it includes a pitched-roof, seemed siding, and porches and overhangs; however, the differences such as the single-story structure contrasting with the existing historic home two-story structure, with attic, and the siding on the existing house is horizontal and while the siding on the proposed school structure will be vertical.

The property does not contain sensitive plant or animal species and is located outside of the Multi-Habitat Planning Area (MHPA). The project design complies with the MHPA Adjacency Guidelines relative to: drainage, toxics, lighting, noise, barriers, invasive plant materials, and grading. Additionally, the project complies with Storm Water Regional Board MS4 permit regulations. The project includes monitoring measures relative to archaeological and paleontological resources which will protect such resources should they be discovered during construction. These measures include pre-construction consultation and on-site monitoring for construction activities. Based upon the above, facts and mitigation, the proposed project will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. Specifically, the project will not affect coastal resources or access nor will it contribute to the degradation of coastal resources. The project will comply with the existing Storm Water Regional Board MS4 permit requirements/regulations and will reduce urban run-off and pollutants reaching coastal resources such as Carmel Creek and the Los Peñasquitos

Lagoon. The on-site implementation of the Storm Water Regional Board MS4 permit requirements/regulations will provide storm water infiltration, volume and sedimentation control, and cleansing and will reduce downstream pollution and sedimentation. Therefore, the proposed project will conform with the City's Local Coast Program Land Use Plan and the regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The project site is located more than two and half miles east of the ocean and is not located between the first public roadway and the ocean. Implementation of the project will not alter the public access or public recreation policies of Chapter 3 of the California Coastal Act. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The project site is located within the Carmel Valley Neighborhood 8 Precise Plan (Precise Plan) planning area and is designated Open Space by the Precise Plan. The site is located adjacent to Carmel Creek and the Carmel Valley Restoration and Enhancement Program (CVREP) area and the 50 foot wide CVREP buffer area which includes both equestrian and pedestrian/bicycle trails. Natural Open Space, as defined by the Precise Plan Open Space Element, would include the existing undisturbed habitat areas on the remaining undeveloped properties that are designated open space and MHPA. A MHPA Boundary Line Correction received concurrence from the Wildlife Resource Agencies on July 30th, 2014 in association with ministerial permit application PTS No. 330346. The MHPA BLC was approved with the provision that removing the area from the MHPA would not release the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. The proposed project would be developed on previously disturbed land and would not impact or develop on existing undisturbed open space and MHPA land; therefore, the proposed development will not adversely affect the applicable land use plans – Neighborhood 8 Precise Plan and Carmel Valley Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The development will not be detrimental to the public health, safety,

and welfare. The project, together with the existing surrounding land development, grading design, provision of roadways, utilities, drainage infrastructure, preservation of open space, et cetera, in the Neighborhood 8 Precise Plan and the Carmel Valley Community Plan area conforms with the Municipal Code regulations and adopted City Council policies whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these policies and requirements and no deviations or variance is required to approve the project. Additionally, the permit controlling the development and continued use of the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program, and implementation of project design features will result in a project which will not be detrimental to the public health, safety, and welfare.

The grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The project is adjacent to the Multi-Habitat Planning Area (MHPA) and complies with the MHPA Adjacency Guidelines while providing brush management zones consistent with the City of San Diego, Land Development Code and Municipal Code (LDC/MC) requirements. All brush management at the project will be conducted in a manner consistent with the Landscape Technical Manual and the City approved alterative compliance.

The project will have adequate levels of essential public services available, including police, fire, and emergency medical services. The project will not have a significant unmitigated impact on the provision of essential public services. Other services, such as trails, public parks, and libraries, will also be adequate for the proposed project, as will necessary utilities such as electricity, water, and sewer. The project is required to comply with several operational constraints and development controls intended to assure the continued public health, safety, and welfare.

The Project will not be detrimental to public health, safety and welfare because the permit controlling the development and continued use of the proposed Project for this site contains specific conditions addressing the Project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations, will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the Project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor

improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The Project site is within the MF-1 of the Carmel Valley Planned District which allows a wide range of uses including the development and operation of Kindergarten through Grade twelve schools. The use of the site as a school is appropriate and consistent with the purpose and intent of the MF-1 zone development regulations as permitted through a Site Development Permit and Coastal Development Permit. The Project complies with all relevant regulations and no deviations are required to approve the Project. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1308349 and 1308350, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: May 20, 2015

Job Order No. 24004743

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004743

COASTAL DEVELOPMENT PERMIT NO. 1308349
and SITE DEVELOPMENT PERMIT NO. 1308350
CAL COAST ACADEMY PROJECT NO. 372555 - [MMRP]
HEARING OFFICER

This Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 is granted by the Hearing Officer of the City of San Diego to CAL COAST ACADEMY RE HOLDINGS, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0504. The 0.99 acre site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone in the Carmel Valley Community Plan area. The project site is legally described as a portion of Section 20, Township 14 South, Range 3 West, San Bernardino Base and Meridian, according to Official Plat thereof, in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 20, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. This Site Development Permit and Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. Prior to issuance of any construction permit authorizing grading or construction of impervious surfaces, the Owner/Permittee shall pay a fee to the Development Services Department for the Los Peñasquitos Watershed Restoration and Enhancement Program. The enhancement fee shall be computed on the basis of site grading at a rate of \$0.005 per square foot for all areas graded, with an additional rate of \$0.03 per square foot for all impervious surfaces created by the development. The enhancement fee shall be computed by the Owner/Permittee and verified by the Development Services Department.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 372555, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 372555, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources (Archaeology and Paleontology)

ENGINEERING REQUIREMENTS:

16. The project proposes to export 250 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall provide drive aisles and parking stalls with an engineered section of pavement that meets Fire Department H-20 loading requirements as shown on the approved exhibit "A," in accordance with recommendation of the project's geotechnical engineer, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall rehabilitate the existing portion of DG access road per the recommendations of the project's geotechnical engineer, as shown on the Exhibit "A." The rehabilitated section shall meet the Fire Department's H-20 loading requirement.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.
23. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and the San Diego Low Impact Development Design Manual to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."
25. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide an area of forty square feet around each tree unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
26. In the event a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
27. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

29. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or the Certificate of Occupancy whichever occurs first.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

30. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A."

31. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Zone One for the existing structures shall vary from 11 feet 6 inches to 34 feet to the north or west property line as shown on Exhibit "A" with a corresponding Zone Two of 88 feet 6 inches to 66 feet in width. Zone One for new structures shall vary from 5 feet to 50 feet in width to the north property line with no Zone Two. Per Exhibit "A," openings along north, east, and west faces shall be upgraded to dual-glazed, dual tempered panes to compensate for the lack of full brush management zones. Under no circumstances shall brush management extend onto City fee-owned property for new construction.

32. Prior to issuance of any engineering permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

33. Prior to issuance of any building permit, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

34. Within Zone One, combustible accessory structures, including, but not limited to fences, decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible, one-hour fire-rated, and/or heavy-timber accessory structures may be approved subject to Fire Marshal approval.

PLANNING/DESIGN REQUIREMENTS:

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

37. No fewer than sixteen off-street parking spaces (twenty-four off-street parking spaces provided; including two disabled accessible spaces), and six bicycle spaces shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the San Diego Municipal Code.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

39. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

40. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service, domestic, fire and irrigation, in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

41. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

42. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

PARK & RECREATION DEPARTMENT REQUIREMENTS:

43. The Owner/Permittee shall ensure there is no increase in brush management responsibility placed on the adjacent City fee-owned property other than what currently exists as of June 13, 2014.

44. Prior to issuance of any occupancy permit, the Owner/Permittee shall remove the hedge planted on the adjacent City fee-owned open space.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 20, 2015 by Hearing Officer Resolution No. HO-XX-CXV.

DRAFT

Permit Type/PTS Approval No.: Coastal Development Permit No. 1308349
and Site Development Permit No. 1308350
Date of Approval: May 20, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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

CAL COAST ACADEMY RE HOLDINGS, LLC
a California limited liability company
Owner/Permittee

By _____
Jan Dunning
Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

April 30, 2015

John Fisher, Project Manager
City of San Diego
1222 First Avenue, MS 301
San Diego, CA 92101

Re: Cal Coast Academy
Project No.: 372555

Dear John:

The Carmel Valley Community Planning Board considered the above project on April 23, 2015. This application presented an unusual dilemma for the board, which focused on two (2) major issues of concern for the project as follows:

I. Community Land Use Plan

Is the by-right educational facility planned for the existing MF-1 site appropriate considering the Community Plan?

II. Compatibility

Is the by-right educational facility compatible to the existing surrounding uses, specifically the CVREP and Clews Horse Ranch?

I. Community Land Use Plan

The City's *Carmel Valley Neighborhoods Composite Plan Land Use* indicates that the subject property is located in the CVREP/OS category of Neighborhood 8. As projects are proposed for development, an opportunity is presented to have parcels more consistent to the community land use map. The site is zoned MF-1, which by right allows the applicant to propose a school. However, this remnant parcel of MF-1 is inconsistent with the surrounding land uses and multi-family would most likely never be constructed on such a small parcel with limited vehicular access, proximity to CVREP and compatibility to the area. This site should have been zoned to be compatible to its surrounding land uses and reflect a zone that would also allow a low impact school to be built.

John Fisher, Project Manager
April 30, 2015
pg 2

I believe that land uses should be compatible and that a remnant piece that was either overlooked or intentionally left as is needs to be reviewed to be reflective of the neighborhood and not as an isolated parcel. Notwithstanding my passion for compatibility, I personally didn't have a problem with the use of the parcel as an educational facility. The size of the facility, its architectural character to be respectful and complimentary of the historic house and the limitation of the school population would be an acceptable use in the CVREP. Even though some issues are still in need of further details and the need of a guarantee that the proposed remedies will work could be a worthy and controlled addition to CVREP.

Notwithstanding the need of Cal Coast to occupy their school sooner than going through a lengthy rezone application, it would have been more consistent with the other properties in the CVREP area to look at a rezone to a compatible use without losing the right to construct a school rather than to leave the underlying zone MF-1. Would it be acceptable to condition the application that the property will need to be re-zoned upon cessation of an educational use? Was another zone considered that would allow a school?

II. Compatibility

Even though the school is a permitted use by right the underlying question is whether it is compatible to the existing land uses. Granted the land was zoned MF-1 back in 1984, however the surrounding conditions are no longer as zoned in 1984. The board discussed this issue for sometime and as the vote reflects there wasn't a clear cut agreement on compatibility. It could be argued that the low impact development would be more compatible to the surrounding land use than would a conventional multi-family project.

Another topic that is in need of further study and resolution is how does the school become compatible to the horse ranch? While the horse riders say there is no compatibility there must be a compromise solution out there that takes into consideration the issues that would disturb a rider, such as possible noise, surprise seeing of a pedestrian or light reflection from cars into the arena. Would landscaping or walls mitigate this problem? Would the siting of the buildings to the South against the arena become a physical barrier to lessen the impact of, the possible noise, reflection and surprise visitors? Would the relocation of the vehicular area further away from the arena (and hidden by relocated buildings) remove the light reflection concern?

There was also considerable discussion and presentation on the fire threat that could impact the area. We reviewed the experts' analysis as submitted by the applicant and the Clews. It was apparent that there is a strong disagreement on this issue to the point that it could be concluded that there shouldn't be any development in the CVREP area, even the horse ranch. This decision must be made by the Fire Marshall, but we would appreciate knowing that the Fire Marshall had considered all of the fire risk information that was prepared by the applicant to the board at our last meeting and as a final response to the MND.

John Fisher, Project Manager
April 30, 2015
pg 3

After considerable discuss of the presentation and hearing the testimony of both parties I made the motion to Support a Coastal Development Permit and Site Development Permit to construct a 5,340 SF private school building for a maximum of 75 students. The existing historically designated residence would not be altered by the project. Seconded by board member Farinsky. After discussion of the motion, the motion failed 5-4-2. A consensus could not be reached on a substitute motion, however this letter of our actions will help explain the difficulty in reaching a decision. If there were further design evaluations and a reasonable and sincere resolution could be implemented, the outcome of the voting may have been different. Notwithstanding, it is important to understand why members voted for or against the project.

The five (5) members that voted to support the project did so for the following general reasons:

1. The project is consistent with the use allowed in the MF-1 zone and is permitted.
2. Compatiability with the character of the area.
3. Historical preservation of the existing house.
4. Applicant had addressed questions raised by the board in the prior meeting such as:
 - a. Noise
 - b. Daily activities of the school
 - c. Emergency evacuation plans
5. Confirmation of property rights.
6. Cal Coast has made a sincere effort to accommodate the needs and issues of Clew Horse Ranch in order to be good neighbors.
7. The use of shuttle bus service to lessen the impact of cars driving on the road.

However, the four (4) members that voted against the project did so because:

1. The project imposes an unreasonable level of disruption and impact (such as noise and additional traffic) on the Clews Ranch.
2. Unresolved operational issues such as the drop-off and pickup location may impact traffic flow on Carmel Country Road and may be inadequate for the added use beyond much needed parking for the heavily used CVREP public trails. The existing CVREP parking area, which can be used for the drop-off / pickup purposes may be removed in the potential future with the construction of the new N8 Park. This will need to be confirmed.
3. The proximity of the school buildings to the CVREP trail will detract from the intended remoteness and rural setting of the trail. Other projects along the trail were required to have extensive setbacks to protect the trail.
4. Development of a school in that location is not in keeping with the open space designation for CVREP in the community's land use plan.
5. The existing road to access the property is narrow and may create conflicts for two-way traffic. Policing car speeds to 10 MPH may prove to be difficult to monitor. Evacuation in the event of fire may be challenging, even though the school may be closed during red flag days. It is important to note that the existing road is already posted at 10 MPH and allows two-way traffic.
6. While Cal Coast has put considerable thought into the project, many issues still could use more detailed and guaranteed solutions.

John Fisher, Project Manager
April 30, 2015
pg 4

In conclusion, two members including myself abstained. Even though I can support the low-impact educational use and design of the project, I abstained because of the issue that the MF-1 zone is not compatible to the land use plan.

I do believe that further exploration may result in a project that would be acceptable to both parties. No party will be completely satisfied, but a reasonable compromise could be reached, if they are willing.

Sincerely,
Carmel Valley Community Planning Board

A handwritten signature in black ink, appearing to be 'Frisco White', with a stylized, sweeping horizontal stroke extending to the right.

Frisco White, AIA, Chair

cc: Council District 1
Ted Shaw, Applicant's Representative
Bernard Turgeon, City of San Diego Planning
Daniel Monroe, City of San Diego Planning
Christian Clews



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title
 Cal Coast Academy

Project No. For City Use Only
~~372555~~ 372555
 555

Project Address:
 11555 Clews Ranch Road, San Diego, CA 92130

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____



Cal Coast Academy

Cal Coast Academy
11555 Clews Ranch Road, San Diego, CA 92130

Vicinity Map



Site
11555 Clews Ranch Road
San Diego, CA 92130

Project Team

Owner: Cal Coast Academy RE Holdings, LLC
11555 Clews Ranch Road
San Diego, CA 92130
Contact: Jan Dunning (jdunning@calcoastacademy.com)
Phone: 619-461-0582

Architect: Studio E Architects, Inc.
2258 First Avenue
San Diego, CA 92101
Contact: Mathilda Blak (mbiak@studioearchitects.com)
Phone: 619-235-9262

Civil Engineer: Kettler Leweck Engineering
303 A Street, Suite 202
San Diego, CA 92101
Contact: Steven Kettler (steve@kettlerleweck.com)
Phone: 619-269-3444

Landscape Architect: S.R. Clarke Landscape Architecture & Development
110 Copperwood Way #P
Oceanside, CA 92059
Contact: Sean Clarke (sean@srclandarc.com)
Phone: 760-716-3100

Proposed Deviations

None

Applicable Codes

2013 California Building Code (CBC)
2013 California Energy Code
2013 California Green Building Standards Code
2013 California Electrical Code (CEC)
2013 California Fire Code (CFC)
2013 California Mechanical Code (CMC)
2013 California Plumbing Code (CPC)
All adopted ordinances

Project Description

- The proposed new campus for Cal Coast Academy, which is a private college preparatory school that provides a unique education for approximately 75 students in grades 6 through 12, is located on a designated historic site with The Clews Horse Ranch bordering the property on the south and east and the SR 56 paved bike path bordering it on the north and west.
- It is anticipated grades 6 through 9 will include 45 students within 5 classrooms and grades 10 through 12 will include 30 students within 3 classrooms.
- The proposed number of faculty and administrative staff will be 18 total. Proposed hours of operation are 8:30am to 4:00pm with some individual tutoring after 4:00pm.
- The existing historic structures will remain and are not part of the scope.
- The proposed scope includes one new 5,340 GSF single-story classroom building that includes three wings connected by covered, exterior walkways.
- The building will include 8 classrooms, teacher's lounge, learning center, restrooms and locker room.
- Also included in scope are additional parking and general site and landscape improvements.

Project Data

Project Name: Cal Coast Academy
Project Address: 11555 Clews Ranch Road
San Diego, CA 92130
Site Area: 43,426 GSF (.99 acre)
Legal Description: See Site Plan A1.0
Assessor Parcel Number: 307-040-74
Historical Resource: HRB Site #391-Mount Carmel Ranch

Type of Construction: Allowed Type VB upgraded to Type VA (increased to 1-hour rated due to decreased brush management zones, including but not limited to all new overhangs and decks within project scope.) Fully Sprinklered

Occupancy: Group E

Zoning: MF 1 (Multi-Family) zone of the Carmel Valley Planned District (CVPD)
Coastal Overlay Zone
Parking Impact Overlay Zone (PIOZ) - Coastal
RM-1-1 for items not defined in MF 1-CV/PD

Floor Area:
Proposed New School Building = 5,340 GSF
Existing Historic Administration Building = 3,997 GSF
Existing Historic Storage Building = 147 GSF
Existing Garage = 495 GSF
Total Building GSF on property = 9,979 GSF

Floor Area Ratio: 0.23 FAR (including existing buildings to remain)

Existing Use: School Administration

Proposed Use: School Administration and School (Grades 6 through 12)

Year Constructed: Historic House ("Big House") and Wash House to remain 1905
Garage to remain 1988
Restrooms to be demolished 1980

Geological Hazard Category: 31

Landscape Area: 17,960 SF

Parking Requirements: See Site Plan A1.0

Required Discretionary Permits: Site Development Permit (per the Carmel Valley Planned District)
Coastal Development Permit (per the Coast Act)

Sheet Index

General
TS1 Title Sheet

Civil
C1 Existing Condition Plan
C2 Private Finish Grading and Drainage Plan
C3 Offsite Access and Private Fire Service Plan
C4 Environmental/Mitigation Notes

Landscape
L1.0 Planting Plan
L2.0 Brush Management Plan
L2.1 Existing Site Photos

Architectural
A1.0 Site/Accessibility/Fire Access Plan & Site Sections
A1.1 Floor Plan
A1.2 Roof Plan
A2.1 Elevations
A2.2 Elevations
A3.0 Materials

Project 14108

06/12/14 SDP Submittal
08/27/14 SDP Resubmittal
10/03/14 SDP Resubmittal



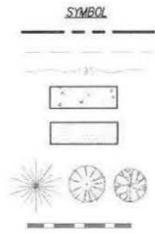
Title Sheet

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LEGEND

- ITEM
- PROJECT BOUNDARY
- EXISTING EDGE OF D.G.
- EXISTING CONTOURS
- EXISTING CONCRETE AREA
- EXISTING ASPHALT AREA
- EXISTING TREES
- EXISTING WALL



LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO.: 307-040-74

OWNER/APPLICANT

CAL COAST ACADEMY, RE HOLDINGS, INC.
11555 CLEWS RANCH ROAD
SAN DIEGO, CA 92130

ADDRESS

11555 CLEWS RANCH ROAD
SAN DIEGO, CA 92130

TOPOGRAPHY SOURCE

THE EXISTING ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PROVIDED BY LAND SURVEYING CONSULTANTS, INC. ON 6-26-13, 11-10-13 AND 11-13-13, SUPPLEMENTED WITH TOPOGRAPHY FROM CLEWS HORSE RANCH SDP. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NGVD 29.

PROJECT BOUNDARY

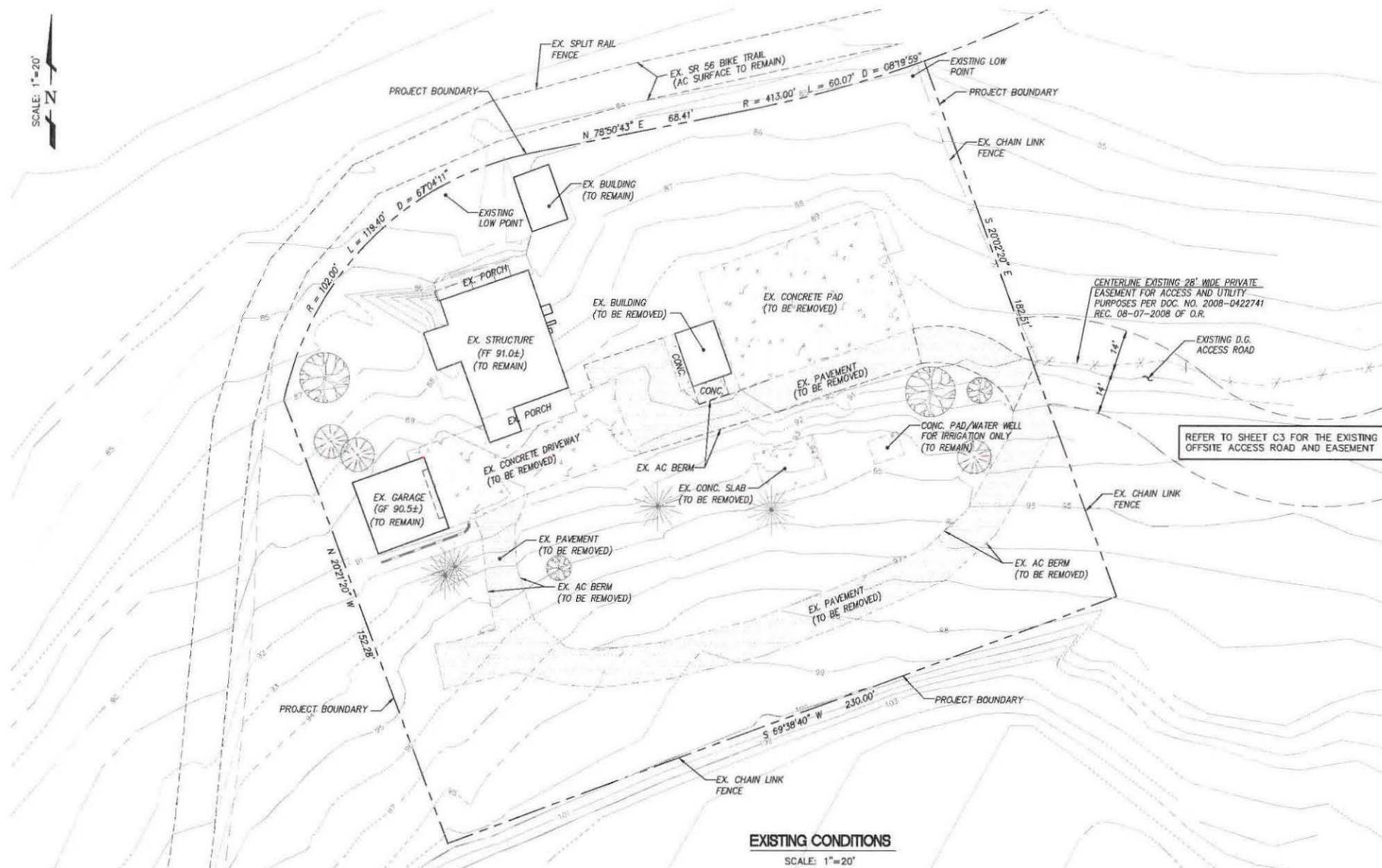
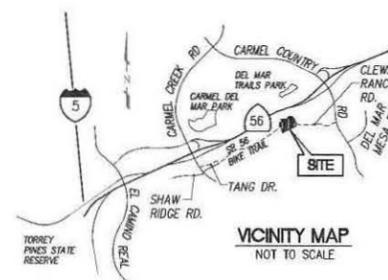
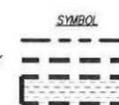
THE PROJECT BOUNDARY SHOWN HEREON IS PER RECORD INFORMATION ONLY.

ENVIRONMENTAL NOTES (ALSO SEE SHEET C4)

- **GRADING:** ALL PORTIONS OF THE SITE GRADING ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND ARE OUTSIDE THE MHPA.
- **DRAINAGE:** THE DEVELOPED AND PAVED AREAS OF THE SITE DO NOT DRAIN DIRECTLY INTO THE MHPA. THE DEVELOPMENT AND ADHERENCE TO STANDARD BEST MANAGEMENT PRACTICES (BMP'S), AS NOTED PREVIOUSLY, WOULD AVOID DRAINAGE DIRECTLY INTO THE MHPA. TREATMENT CONTROL BMP'S, AS OUTLINED IN THE WATER QUALITY TECHNICAL REPORT, ARE PROPOSED TO BE ON-SITE AND RECEIVE SURFACE DRAINAGE PRIOR TO EXITING THE SITE.
- **TOXICS:** TOXIC CHEMICALS SHOULD NOT BE USED DURING PROJECT OPERATIONS. DURING CONSTRUCTION NO TRASH, OIL, PARKING, OR OTHER CONSTRUCTION/DEVELOPMENT-RELATED MATERIALS/ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE APPROVED CONSTRUCTION LIMITS. THE CONSTRUCTION DOCUMENTS SHALL STATE THAT ALL CONSTRUCTION-RELATED ACTIVITIES THAT MAY HAVE POTENTIAL FOR LEAKAGE OR INTRUSION SHALL BE MONITORED BY THE OWNERS REPRESENTATIVE OR RESIDENT ENGINEER TO ENSURE THAT THERE IS NO IMPACT TO THE MHPA.
- **LIGHTING:** ALL LIGHTING SHALL FACE AWAY, OR BE SHIELDED, FROM THE MHPA AND SUBJECT TO CITY OUTDOOR LIGHTING REGULATIONS PER LDC SECTION 142.0740. LOW-INTENSITY SAFETY LIGHTING MAY BE LOCATED ALONG INTERNAL PATHS/SIDEWALKS AND AT BUILDING ENTRANCES.
- **BARRIERS:** THE PROJECT WILL PROVIDE BARRIER FENCING ALONG THE MHPA BOUNDARY AT THE EDGE OF THE PROPERTY TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION. THE FENCING MAY HAVE SIGNS POSTED TO INFORM STUDENTS AND STAFF OF THE SENSITIVE NATURE OF THE MHPA HABITAT AND THE WILDLIFE SPECIES USING IT.
- **INVASIVES:** NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA. THE LANDSCAPING PLANS HAVE BEEN DESIGNED TO HAVE A PLANT PALETTE THAT INCLUDES ONLY NATIVE SPECIES IN AREAS ADJACENT TO THE MHPA.
- **BRUSH MANAGEMENT:** CONSISTENT WITH THE CITY OF SAN DIEGO LAND USE ADJACENCY GUIDELINES, THE PROJECT INCLUDES BRUSH MANAGEMENT ZONE 1 AREAS WITHIN THE DEVELOPMENT AREA AND OUTSIDE OF THE MHPA.
- **NOISE:** DUE TO THE SITE'S LOCATION ADJACENT TO THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING BREEDING SEASON OF THE CALIFORNIA Gnatcatcher (3/1-8/15). IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE. IF THE SPECIES IS NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 DBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 DBA HOURLY LEQ.

LEGEND

- ITEM
- PROJECT BOUNDARY
- APPROXIMATE MHPA BOUNDARY
- APPROXIMATE MHPA AREA



PREVIOUS MULTI-HABITAT PLANNING AREA DELINEATION
SCALE: NTS



CORRECTED MULTI-HABITAT PLANNING AREA DELINEATION
SCALE: NTS

ENVIRONMENTAL/MITIGATION REQUIREMENTS NOTES

PRIVATE PROJECTS
HISTORICAL RESOURCES (ARCHAEOLOGY)

- 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, WHOEVER 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 MAY HAVE 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 RESULTS OF 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 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,

ENVIRONMENTAL/MITIGATION REQUIREMENTS NOTES (CONT.)

- 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 DESCENDENTS 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 REENTERED 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 INTERMENT 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 CSVR AND SUBMIT TO MMC VIA FAX BY 8AM OF THE NEXT BUSINESS DAY.
b. DISCOVERIES
ALL DISCOVERIES SHALL BE PROCESSED AND DOCUMENTED USING THE EXISTING PROCEDURES DETAILED IN SECTIONS III - DURING CONSTRUCTION, AND IV - DISCOVERY OF HUMAN REMAINS. 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 323 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 REENTERED, 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 E.
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.

PRIVATE PROJECT
PALEONTOLOGICAL RESOURCES

- 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, WHOEVER 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS NOTES

- 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 UNUSUAL/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.

PRIVATE PROJECTS
MHPA LAND USE AGENCY

LIGHTING

LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY. PLEASE SEE MUNICIPAL CODE §142.0740 FOR FURTHER INFORMATION IF NEEDED.

DRAINAGE

DRAINAGE SHOULD BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA.

LANDSCAPING

NO INVASIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA. (NEW ISSUE)

GRADING

ALL MANUFACTURED SLOPES MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA

BRUSH MANAGEMENT

ALL ZONE 1 BRUSH MANAGEMENT AREAS MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ZONE 2 MAY BE PERMITTED WITHIN THE MHPA (CONSIDERED IMPACT NEUTRAL) BUT CANNOT BE USED AS MITIGATION.

ACCESS

ACCESS TO THE MHPA, IF ANY, SHOULD BE DIRECTED TO MINIMIZE IMPACTS AND REDUCE IMPACTS ASSOCIATED WITH DOMESTIC PET PREDATION.

NOISE

DUE TO THE SITE'S LOCATION ADJACENT TO (COULD ALSO BE WITHIN) THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER (3/1-8/15). IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON FOR THE SPECIES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE. IF THE SPECIES IS NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE SHOULD BE ASSUMED AND A TEMPORARY WALL/BERM SHOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 DBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 DBA HOURLY LEQ.

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ENVIRONMENTAL
MITIGATION NOTES

Sheet C4
SHEET 5 OF 14



116 COPPERWOOD WAY #7
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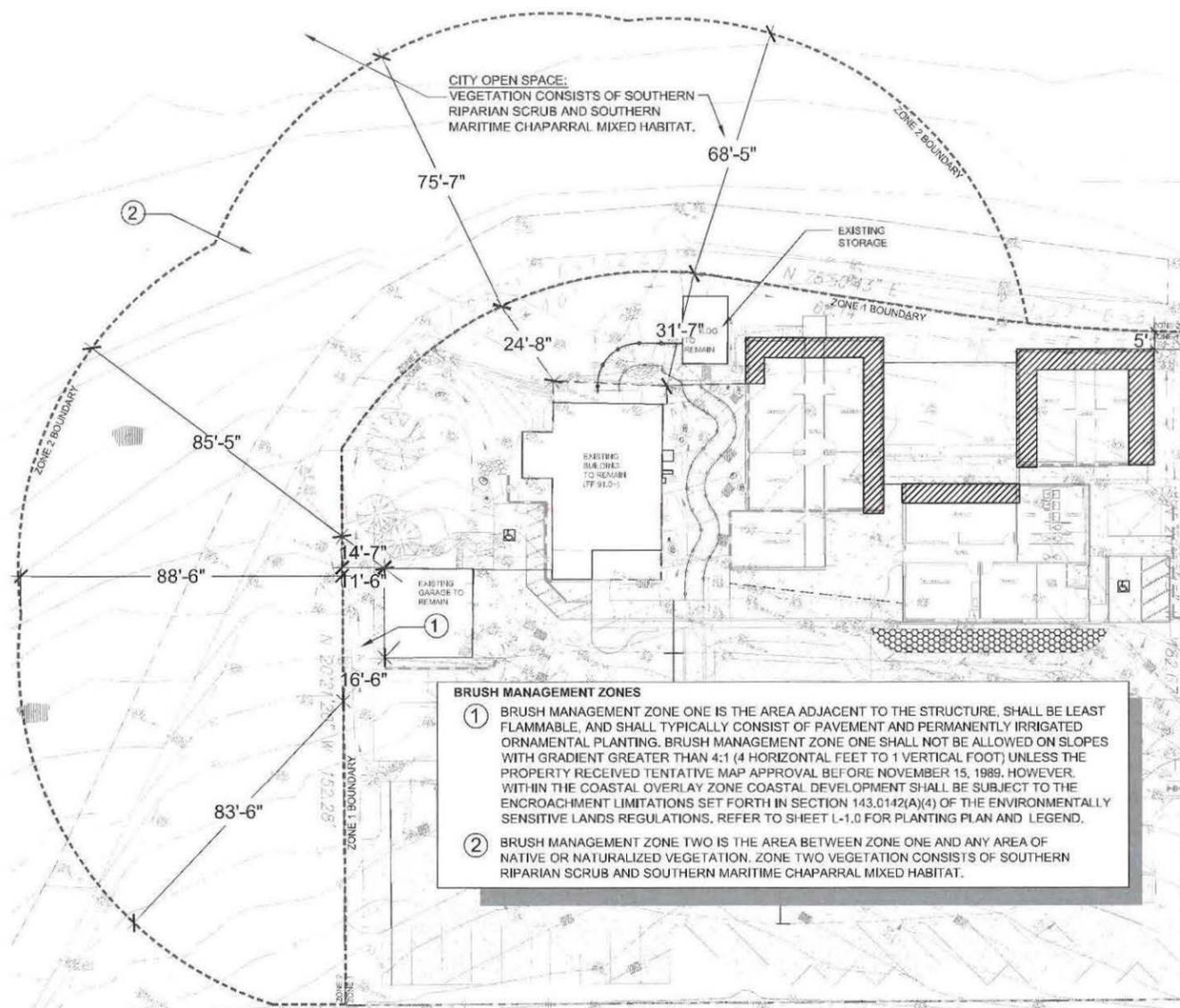


BRUSH MANAGEMENT NOTES (SDMC142.0412):

- (g) ZONE ONE REQUIREMENTS
- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.
 - (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
 - (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 - (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT OR
 - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
 - (6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (h) ZONE TWO REQUIREMENTS
- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
 - (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 - (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
 - (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
 - (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - (C) ALL NEW ZONE TWO PLANTING SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEM SHALL BE REMOVED UPON APPROVED ESTABLISHED OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - (D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 - (E) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
 - (F) EXCEPT AS PROVIDED IN SECTION 142.0412(B), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142.0412(B) CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
- (i) AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST:
- (1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.
 - (2) THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.
 - (3) THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
- (j) IF THE FIRE CHIEF APPROVES ALTERNATIVE COMPLIANCE IN ACCORDANCE WITH THIS SECTION, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS IF APPROVED AS PART OF A DEVELOPMENT PERMIT, OR NOTED IN THE PERMIT FILE IF APPROVED AS PART OF A CONSTRUCTION PERMIT.

MISC. BRUSH MANAGEMENT NOTES:

1. CONDUCT REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE TO MINIMIZE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES, EROSION AND SLOPE FAILURE. EACH PROPERTY IS UNIQUE THEREFORE PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.
2. BRUSH MANAGEMENT ZONE 1 - THIS IS THE MOST CRITICAL AREA FOR FIRE SAFETY. KEEP ALL ORNAMENTAL PLANTS WELL WATERED. CLEAN RAIN GUTTERS AND DRAINAGE PIPES REGULARLY AND REMOVE ALL LEAVES FROM ROOF TOPS BEFORE THE FIRE SEASON BEGINS. PRUNE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
3. BRUSH MANAGEMENT ZONE 2 - REMOVE DEAD WOODY PLANTS AND WEEDS. TO RETAIN SOIL WHEN REMOVING DEAD PLANT OR WEEDS, TRIM TO A WHEN SHORT STUBBLE RATHER THAN EXCAVATING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL. INSPECT DRAINAGE DEVICES ON SLOPES AFTER EACH STORM TO KEEP CLEAR OF DEBRIS AND SOIL. PERIODICALLY SHEAR GROUNDCOVERS AND REMOVE THATCH. PRUNE DEAD WOOD FROM SHRUBS AND TREES.
4. NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE NON-IRRIGATED AREA ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES.
5. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASONS OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING BE CONSISTENT WITH THE CONDITIONS OF THE SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO MSCP SUBAREA PLAN.
6. OFF-SITE BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE CONDUCTED BY THE PARK AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE-RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THIS AREA. CONTACT PARK AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619) 388-1313.
7. BRUSH MANAGEMENT ZONES: PER 142.0412(H)(7)
ON-SITE ZONE ONE TO WEST OR NORTH PROPERTY LINE: 11'-0" TO 34'
OFF-SITE ZONE TWO ON CITY OPEN SPACE 88' TO 86'.



BRUSH MANAGEMENT ZONES

- 1 BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE. SHALL BE LEAST FLAMMABLE, AND SHALL TYPICALLY CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(A)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS. REFER TO SHEET L-1.0 FOR PLANTING PLAN AND LEGEND.
- 2 BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION. ZONE TWO VEGETATION CONSISTS OF SOUTHERN RIPARIAN SCRUB AND SOUTHERN MARITIME CHAPARRAL MIXED HABITAT.

ALTERNATIVE COMPLIANCE FOR NEW CONSTRUCTION

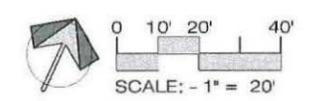
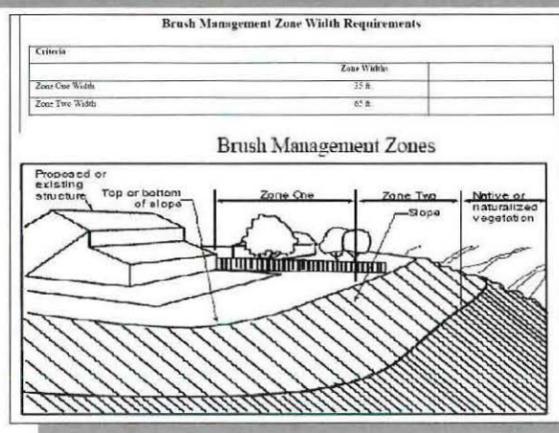
BRUSH MANAGEMENT SHALL NOT BE ALLOWED ON CITY OPEN SPACE FOR NEW CONSTRUCTION. OPENING PROTECTION ALONG FACES SHOWN SHALL BE UPGRADED TO DUAL-GLAZED, DUAL TEMPERED PANES OR GLASS BLOCKS IN ADDITION TO CBC 7A REQUIREMENTS. SEE ARCHITECTURAL PLANS SHEET A1.1

DEPUTY FIRE MARSHAL SIGNATURE: _____ DATE: _____

PRESSURE LOSS CALCULATIONS

WATER TYPE	RECYCLED WATER	DATE	08-22-14
HYDRAULIC GRADE LINE	POTABLE WATER	PROJECT	CRANADOS RESIDENCE
METER NUMBER		JOB NUMBER	
METER SIZE	1"	LOCATION	CLEWS RANCH/SAN DIEGO
METER ELEVATION		CLIENT	
STATIC PRESSURE	90psi	CONTACT	
VALVE NUMBER CHECKED	5	PREPARED BY	SRC
GPM AT VALVE	11.61	WATER DISTRICT	CITY OF SAN DIEGO
PUMP PSI			

SERVICE LINE	0.14
WATER METER	4.3
WYE STRAINER	2
BACKFLOW PREVENTER	12
MASTER VALVE	
FLOW SENSOR	
MAIN LINE	2
ISOLATION VALVES	1.4
REMOTE CONTROL VALVE	1.9
LATERAL LINES	7.18
HEAD LOSS	14.33
MISC. LOSSES	
SUBTOTAL	26.57
FITTING LOSSES	2.66
SUB TOTAL FROM ABOVE	29.23
REQUIRED PSI AT LAST HEAD	40
TOTAL	69.23
STATIC PSI	90
BOOST PSI	70
PSI REQUIRED	70
RESIDUAL PSI	20





110 COPPERWOOD WAY #1
OCEANSIDE, CA 92058
760-430-1040
CA LL#85996

Cal Coast Academy
11555 Clews Ranch Road, San Diego, CA 92130

Project 14108

06/12/14 SDP Submittal

08/27/14 SDP Resubmittal

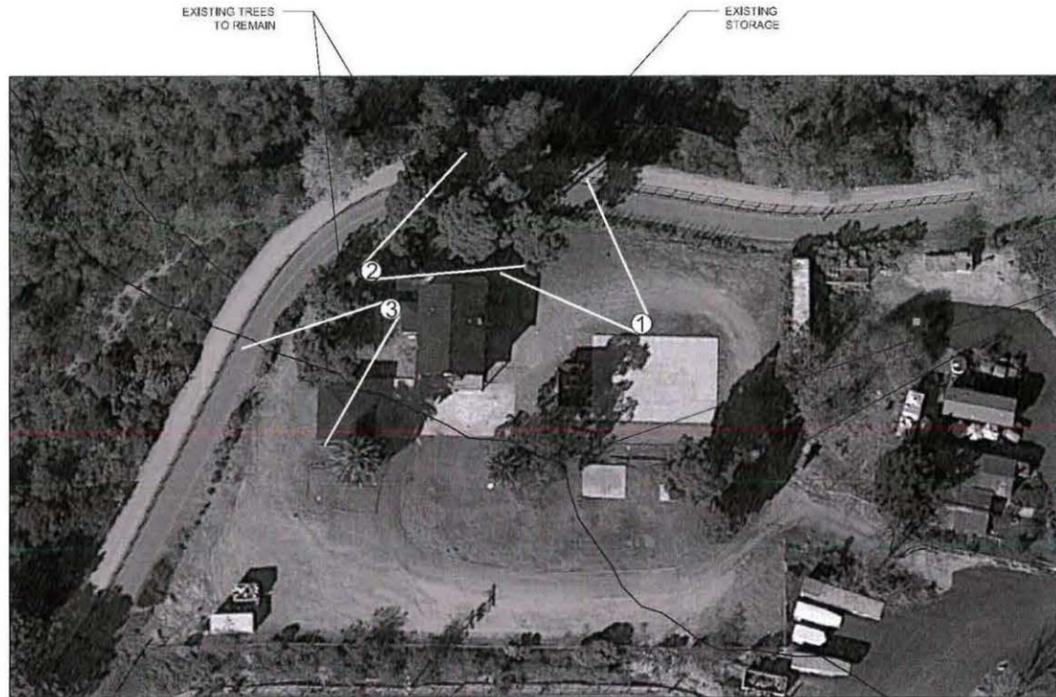
10/03/14 SDP Resubmittal



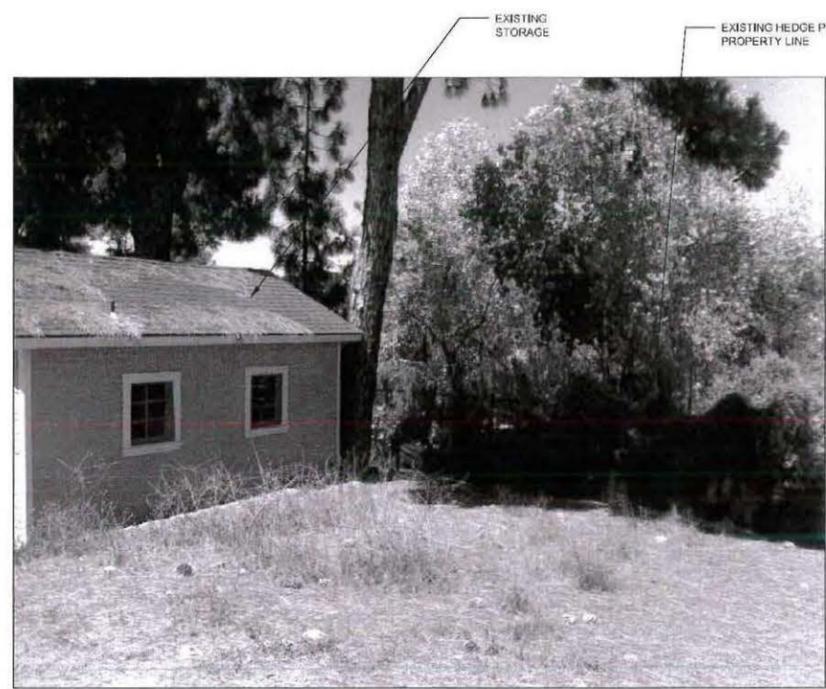
EXISTING
SITE
PHOTOS

L2.1

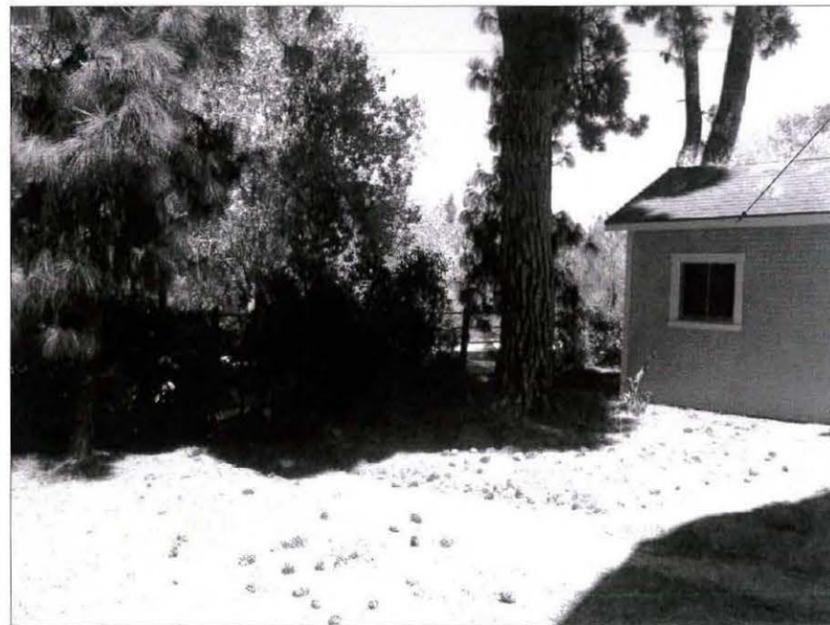
(Page 8 of 14)



AERIAL PHOTO OF EXISTING CONDITIONS



VIEW ①



VIEW ②



VIEW ③



General Notes - Site Plan

- See Civil and Landscape Drawings for additional information on site development, planting, hardscape and site utilities and other infrastructure.
- Existing historic structures are to remain and are not part of project scope.
- No proposed easements within property boundary. See Title Report for two existing blanket utility easements.
- Recorded September 9, 1993 as Instrument No. 93-593726 of Official Records. Recorded April 14, 1994 as Instrument No. 94-217489 of Official Records. Site is accessed by easement through adjacent property per Legal Description. No existing or proposed bus stops.
- Chimneys, flues or stovepipes attached to any fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall be equipped with an approved spark arrester. (CBC 711A.1)
- All proposed accessory structures, including but not limited to all new overhangs and decks within project scope, shall be 1-hr-rated or non-combustible or heavy timber per code 142.0412. See sheet T51 for Construction Type information.

Legend - Site Plan/Site Sections

- Accessible Entry
- Accessible Path of Travel
- 150' Hose Pull
- Fire Lane Access
- Existing Grade to be Revised (Site Section)
- Proposed Grade (Site Section)
- Areas of Brush Management Alternative compliance protected openings. Opening protection along faces shown shall be upgraded to double-glazed, dual-tempered panes in addition to CBC 7A requirements. See sheet L2.0 for more information on Brush Management Plan.

Parking Calculations

Parking Requirements:

- 2 Spaces per classroom required for grades 6-9
- 1 Space per 5 students for grades 10-12
- 45 students in 5 classrooms for grades 6-9 anticipated = 10 spaces required
- 30 students in 3 classrooms for grades 10-12 anticipated = 6 spaces required
- 16 Total Parking Spaces Required

Bicycle Spaces Required:

- 2 Total Required

Parking Provided:

- 22 Standard non-accessible spaces
- 1 Standard accessible space
- 1 Van accessible space
- 24 Total Parking Spaces Provided
- (Existing garage not counted as part of parking calculation)

Bicycle Spaces Provided: 6 Total Provided

Legal Description

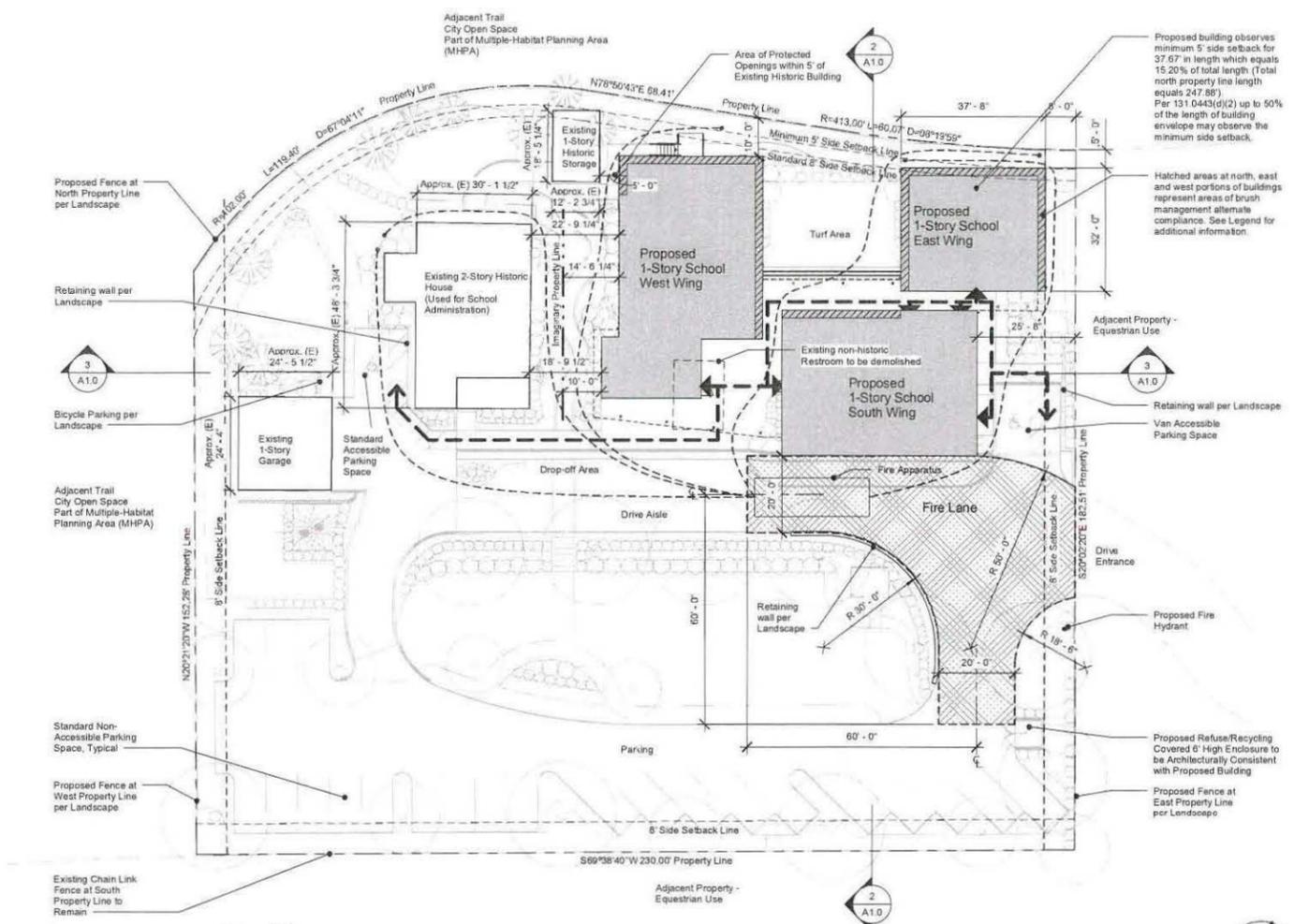
PARCEL A:
THAT PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 3 OF DEDICATED TO MCHSA CIVIL VENTURE RECORDED DECEMBER 28, 1988 AS FILE NO. 88-068104 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE (1) ALONG THE WESTERLY BOUNDARY THEREOF SOUTH 00 DEG. 32' 48" WEST, 414.50 FEET; THENCE (2) LEAVING SAID WESTERLY BOUNDARY FROM A TANGENT WHICH BEARS NORTH 54 DEG. 00' 38" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEG. 15' 27"; AN ARC DISTANCE OF 40.38 FEET; THENCE (3) SOUTH 80 DEG. 05' 47" EAST, 345.75 FEET; THENCE (4) NORTH 71 DEG. 45' 47" EAST, 395.20 FEET TO A TANGENT CURVE TO THE LEFT, THENCE (5) ALONG SAID CURVE HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEG. 50' 00"; AN ARC DISTANCE OF 284.03 FEET; THENCE (6) NORTH 55 DEG. 58' 47" EAST, 345.75 FEET; THENCE (7) NORTH 05 DEG. 40' 13" EAST, 69.54 FEET; THENCE (8) FROM A TANGENT WHICH BEARS NORTH 64 DEG. 12' 27" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEG. 26' 13"; AN ARC DISTANCE OF 59.78 FEET, TO THE TRUE POINT OF BEGINNING, THENCE ALONG THE SIX FOLLOWING COURSES AND DISTANCES:

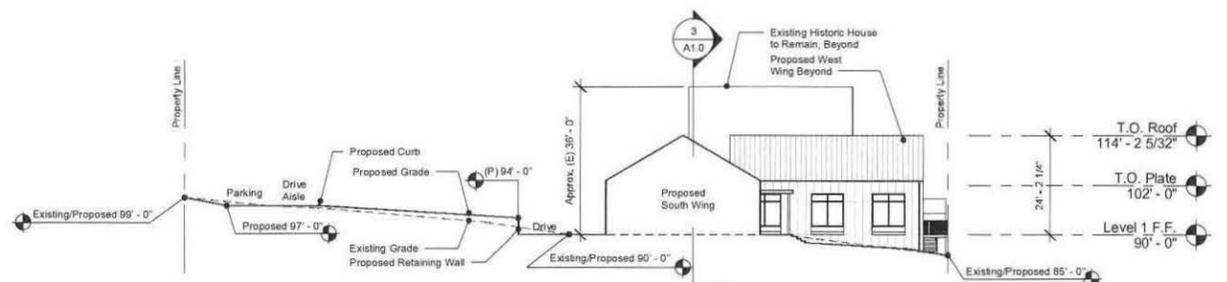
- NORTH 20 DEG. 21' 20" WEST, 152.26 FEET;
- FROM A TANGENT WHICH BEARS NORTH 11 DEG. 46' 32" EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 102.00 FEET, THROUGH A CENTRAL ANGLE OF 07 DEG. 04' 11"; AN ARC DISTANCE OF 119.40 FEET;
- THENCE NORTH 78 DEG. 50' 43" EAST, 88.41 FEET TO A TANGENT CURVE TO THE RIGHT;
- ALONG SAID CURVE HAVING A RADIUS OF 413.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEG. 19' 59"; AN ARC DISTANCE OF 60.07 FEET;
- THENCE SOUTH 20 DEG. 2' 20" EAST, 182.51 FEET;
- THENCE SOUTH 69 DEG. 38' 40" WEST, 230.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
AN EASEMENT FOR ACCESS AND UTILITY PURPOSES DESCRIBED AS A STRIP OF LAND 28.00 FEET WIDE IN SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE OF SAID 28.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY IDENTIFIED AS EXHIBIT "C" IN THE JUDGMENT OF CONDEMNATION OF SAN DIEGO SUPERIOR COURT CASE NO. 648402; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPERTY NORTH 20 DEGREES 21' 20" WEST, 87.70 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE.

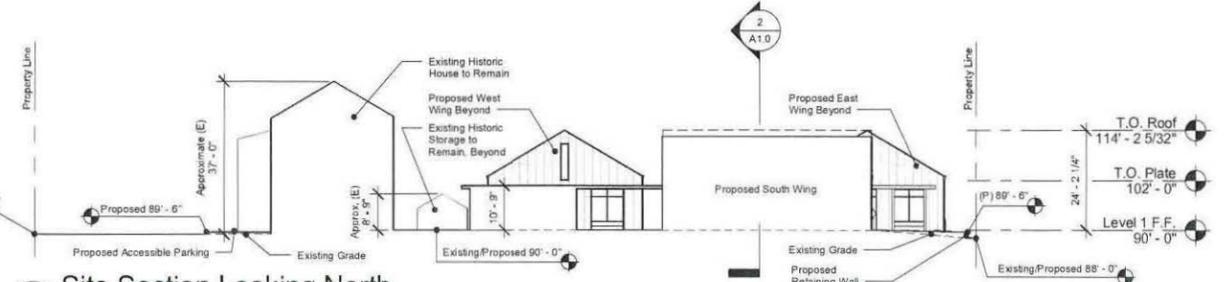
- THENCE SOUTH 78 DEGREES 41' 22" EAST 2.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 25' 42"; AN ARC DISTANCE OF 29.82 FEET;
- THENCE SOUTH 71 DEGREES 15' 40" EAST, 25.92 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 49' 48"; AN ARC DISTANCE OF 6.16 FEET;
- THENCE SOUTH 81 DEGREES 05' 28" EAST, 25.82 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 32' 55"; AN ARC DISTANCE OF 77.83 FEET;
- THENCE SOUTH 30 DEGREES 32' 33" EAST, 10.81 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 28' 30"; AN ARC DISTANCE OF 29.78 FEET;
- THENCE SOUTH 58 DEGREES 59' 02" EAST, 18.23 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 50' 28"; AN ARC DISTANCE OF 49.77 FEET;
- THENCE SOUTH 74 DEGREES 49' 31" EAST, 48.29 FEET TO CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 53' 26" EAST, 9.99 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 514.00 FEET THENCE;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 22' 33" AN ARC DISTANCE OF 84.11 FEET;
- THENCE NORTH 87 DEGREES 53' 26" EAST, 19.79 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1489.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 02' 45"; AN ARC DISTANCE OF 183.11 FEET;
- THENCE SOUTH 85 DEGREES 03' 48" EAST, 83.78 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 403.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 39' 11"; AN ARC DISTANCE OF 117.17 FEET;
- THENCE NORTH 78 DEGREES 16' 40" EAST, 183.46 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 407.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 42' 07"; AN ARC DISTANCE OF 209.39 FEET;
- THENCE SOUTH 61 DEGREES 01' 12" EAST, 103.63 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEGREES 39' 14"; AN ARC DISTANCE OF 157.76 FEET;
- THENCE NORTH 54 DEGREES 19' 34" EAST, 63.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET;
- THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 27' 21"; AN ARC DISTANCE OF 62.79 FEET;
- THENCE NORTH 80 DEGREES 46' 55" EAST, 71.33 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF CARMEL COUNTRY ROAD.



1 Site Plan
1" = 20'-0"



2 Site Section Looking West
1" = 20'-0"



3 Site Section Looking North
1" = 20'-0"

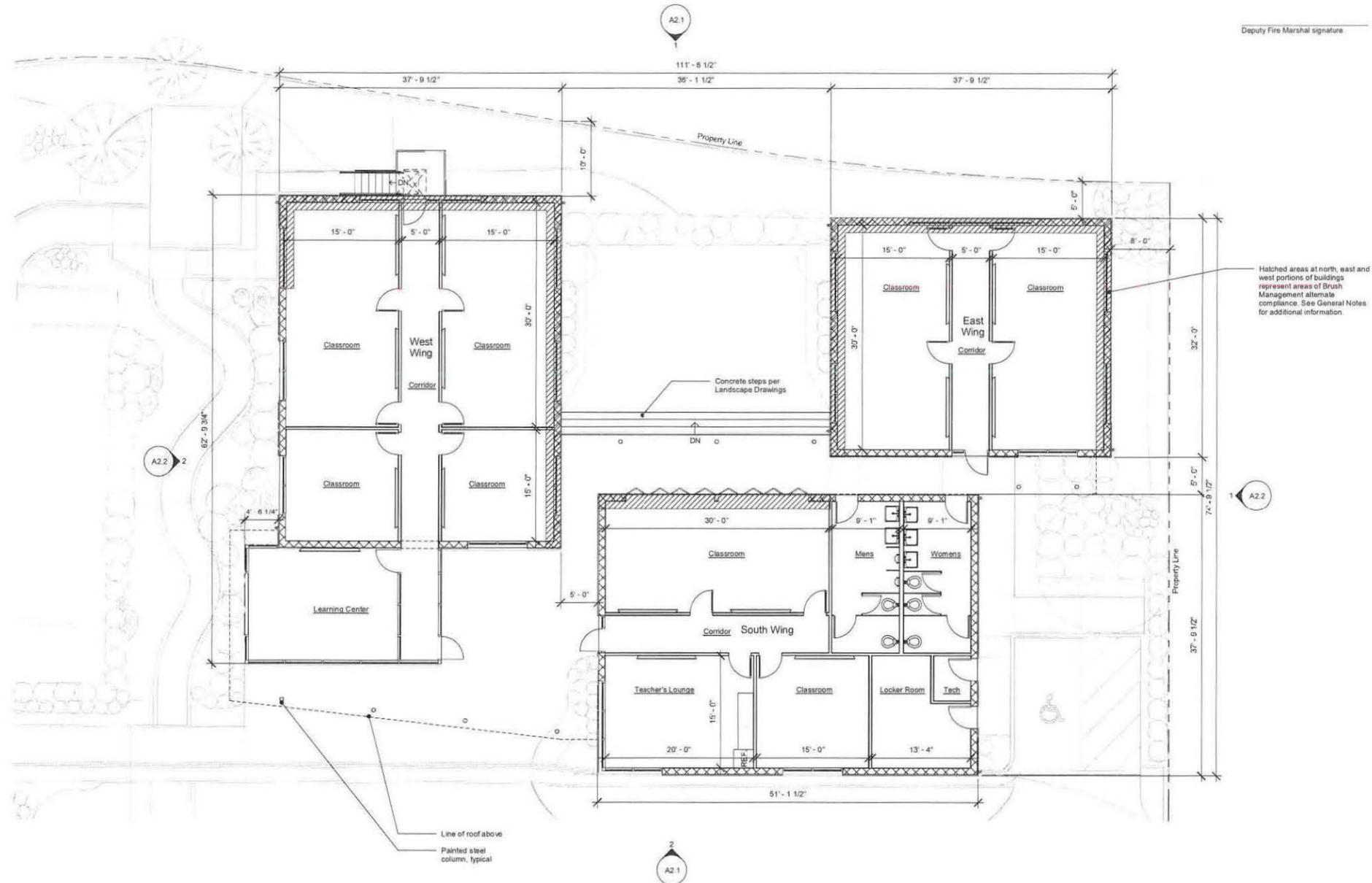
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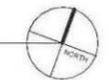
General Notes - Floor Plan

1. See Civil and Landscape Drawings for additional information on site development, planting, hardscape and site utilities and other infrastructure.
2. Existing historic structures are to remain and are not part of project scope.
3. All proposed accessory structures, including but not limited to all new overhangs and decks within project scope, shall be 1-hr-rated. See sheet TS1 for Construction Type information.
4. Alternative compliance measures for Brush Management. All openings in the proposed building along portions of the north, east and west facing walls within the Brush Management Zone per sheet L2.0 shall be upgraded to dual-glazed, dual-tempered panes in addition to CBC 7A requirements. Construction type upgraded from allowed VB to VA, fully sprinklered.

Deputy Fire Marshal signature _____ Date _____



1 Floor Plan
1/8" = 1'-0"



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General Notes - Roof Plan

1. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. (CBC 705A.4)
2. Drip edge flashing used at the free edges of roofing materials shall be non-combustible. (CBC 705A.4.1)
3. Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley. (CBC 705A.5)
4. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions. (CBC 706A.4(d))

STUDIO E
ARCHITECTS

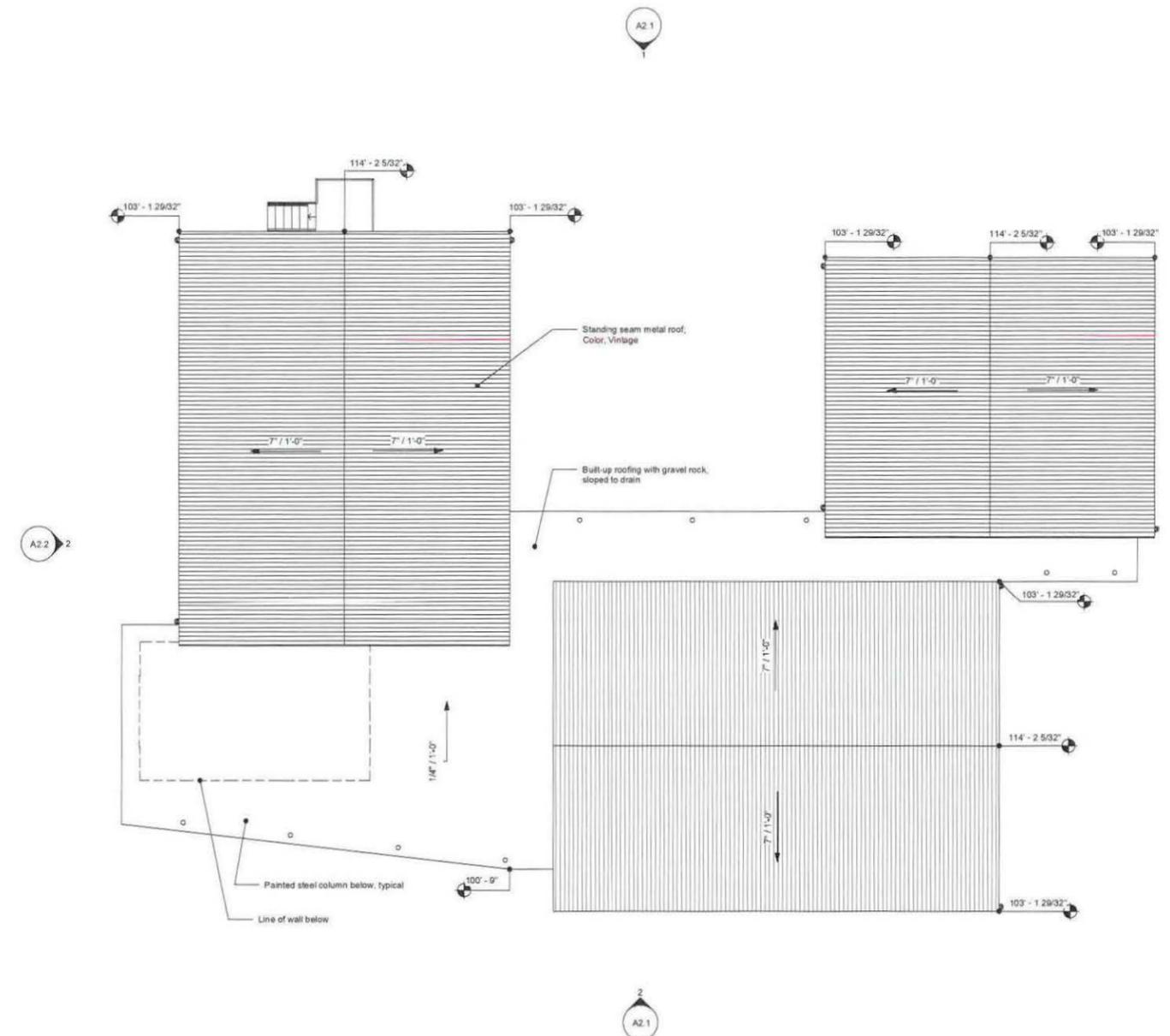
2258 First Avenue

San Diego, California 92101

mail@studiearchitects.com

T 619.235.9262 F 619.235.0522

ATTACHMENT 1.1



1 Roof Plan
1/8" = 1'-0"



Cal Coast Academy
11555 Clews Ranch Road, San Diego, CA 92130

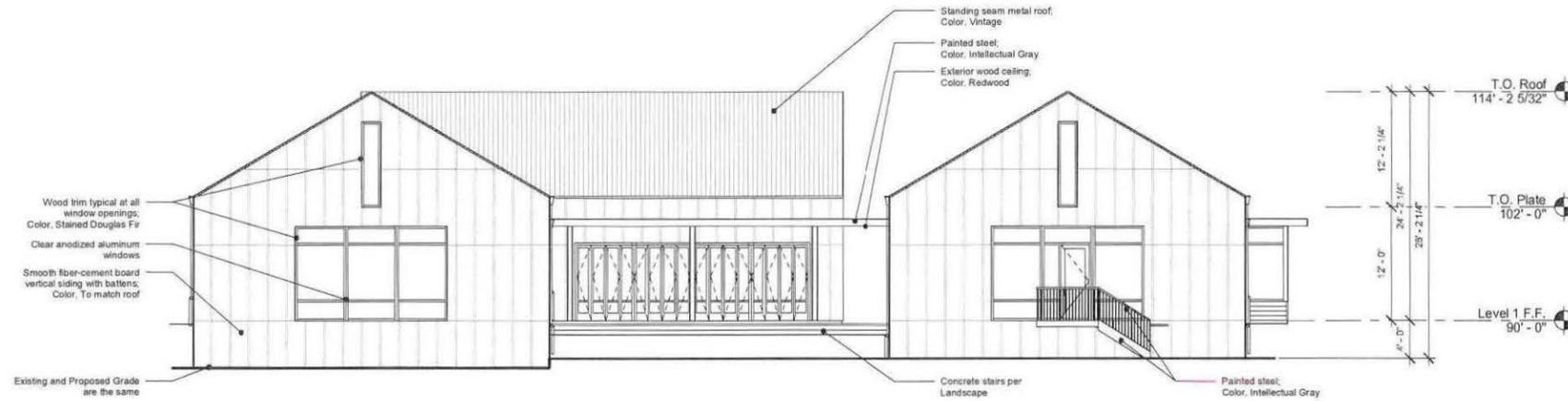
Project 14108

- 06/12/14 SDP Submittal
- 08/27/14 SDP Resubmittal
- 10/03/14 SDP Resubmittal

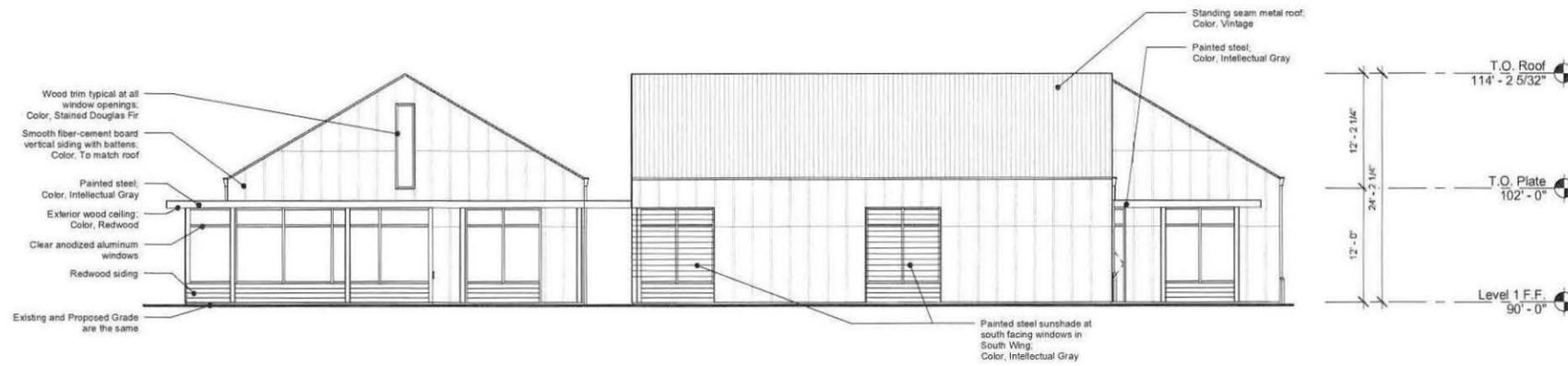


Roof Plan

ATTACHMENT 1.1



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

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11555 Clews Ranch Road, San Diego, CA 92130

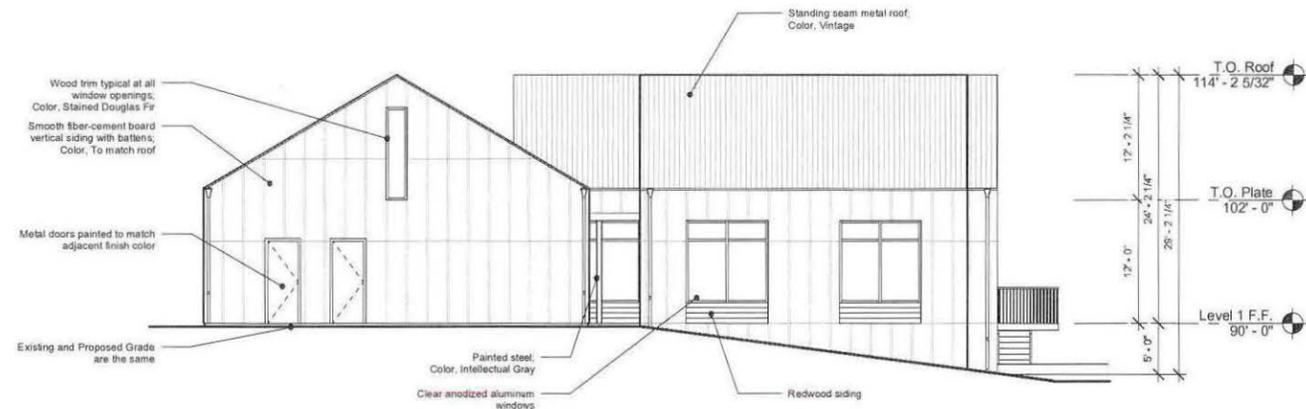
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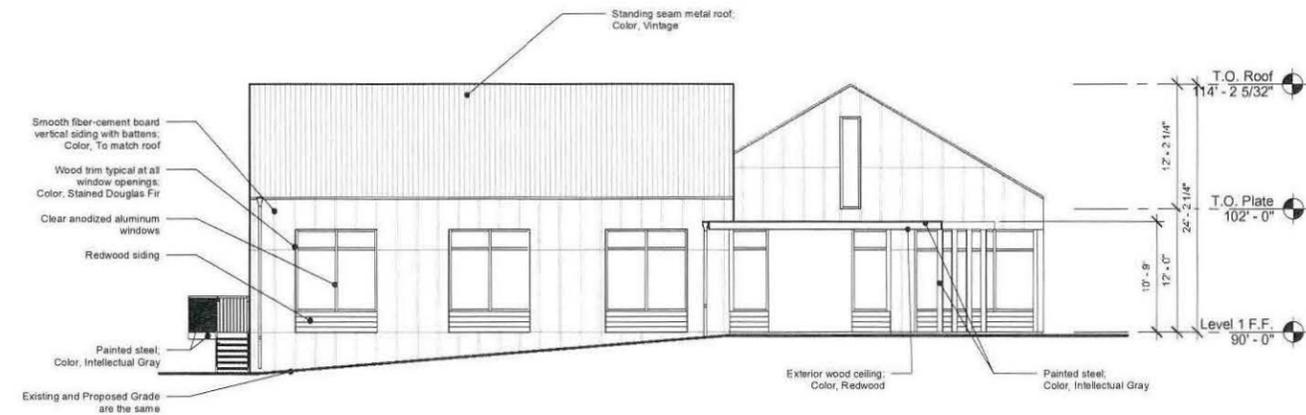


Elevations

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1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

Cal Coast Academy
11555 Clews Ranch Road, San Diego, CA 92130

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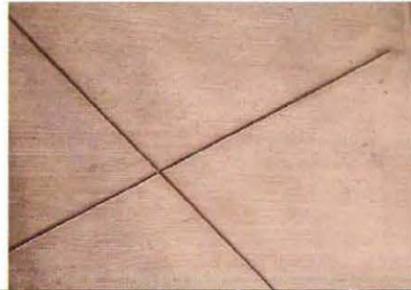


Elevations

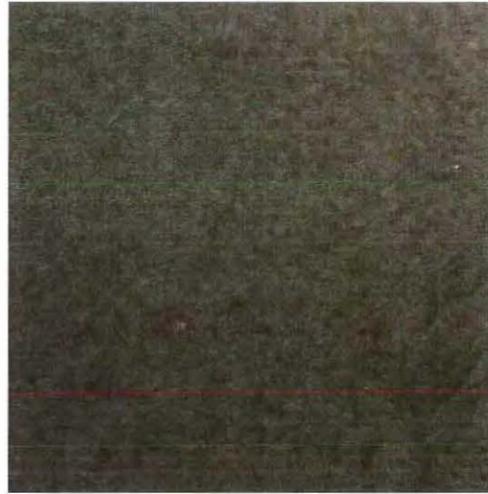
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Broom Finish Site Concrete ;
Color, To match DG with
minimal scoring



Stabilized Decomposed Granite (DG)



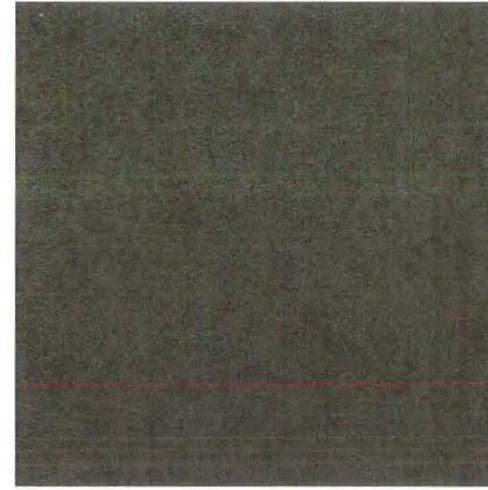
Standing Seam Metal Roof;
Color, Vintage by Steelscape



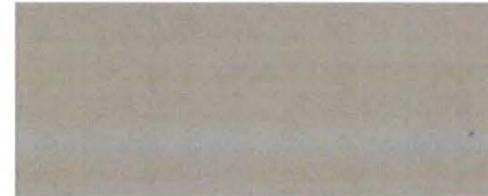
Anodized Aluminum Windows;
Color, Clear



Wood Window Trim;
Color, Stained Douglas Fir



Smooth Fiber-Cement Board
Vertical Siding with Battens;
Color, To Match Roof



Painted Steel;
Color, Intellectual Gray



Wood Siding and Exterior Ceiling
Color, Redwood

Cal Coast Academy
11555 Clewys Ranch Road, San Diego, CA 92130

Project 14108

06/12/14 SDP Submittal

08/27/14 SDP Resubmittal

10/03/14 SDP Resubmittal



Materials