

# THE CITY OF SAN DIEGO

# REPORT TO THE PLANNING COMMISSION

DATE ISSUED:

July 16, 2015

REPORT NO. PC-15-093

ATTENTION:

Planning Commission, Agenda of July 23, 2015

SUBJECT:

APPEAL OF THE HEARING OFFICER DECISION TO APPROVE

THE CAL COAST ACADEMY - PROJECT NO. 372555.

PROCESS 3.

OWNER/

APPLICANT:

Jan Dunning, Owner/Applicant.

# **SUMMARY**

<u>Issue(s)</u>: Should the Planning Commission grant or deny an appeal of the Hearing Officer's decision to approve the Cal Coast Academy project at 11555 Clews Ranch Road?

Staff Recommendation: Deny the appeal and Uphold the Hearing Officer's decision.

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 which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program were adopted by the Hearing Officer on May 20, 2015. No appeals were filed challenging the environmental determination and the opportunity to appeal the CEQA determination expired on June 4, 2015.

<u>Fiscal Impact Statement</u> - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

# Code Enforcement Impact - None.

<u>Housing Impact Statement</u> – The site is designated for open space and is developed with a historically designated single family structure, Historic Resources Board Site No. 391-Mount Carmel Ranch. The use of the site for a private school would have no impact on the housing supply in the community.

# **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 Land Use Map (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. 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 (Attachment 4).

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 Project Tracking System 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. 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.

# Appeal Issues

The adjacent property owner filed an appeal of the May 20, 2015 Hearing Officer decision to approve the project (Attachment 6). The grounds for appeal are that the approval conflicts with other matters and findings not supported. The appeal issues and staff's response are provided below. Additional information from the appellant was not provided.

Appeal Issue #1: Findings under CEQA are not supported in impact areas of transportation, traffic, hazards and hazardous materials, land use/planning, noise and cultural resources. Appellants and other members of the public presented substantial evidence that the project may have significant environmental impacts in these impact areas. Under the circumstances, an EIR is required and contrary evidence is not adequate to support a decision to dispense with an EIR.

Staff Response: 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 which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program was adopted by the Hearing Officer on May 20, 2015. The appellant's CEQA argument expressed within appeal issue #1 is not relevant because the opportunity to appeal the CEQA determination expired on June 4, 2015. The appellant did not file an appeal of the environmental determination, therefore, the CEQA determination is not before the Planning Commission.

<u>Appeal Issue #2</u>: Findings regarding the adequacy of the MND and mitigation thereunder are not supported.

<u>Staff Response</u>: The Mitigated Negative Declaration No. 372555 and the Mitigation Monitoring and Reporting Program was adopted by the Hearing Officer on May 20, 2015. The appellant's CEQA argument expressed within appeal issue #1 is not relevant because the opportunity to

appeal the CEQA determination expired on June 4, 2015. The appellant did not file an appeal of the environmental determination, therefore, the CEQA determination is not before the Planning Commission.

<u>Appeal Issue #3</u>: Findings in connection with SDP and CDP are not supported, incomplete and not compliant with SDMC provisions.

Staff Response: The Findings required to grant a Site Development Permit and Coastal Development Permit are contained in the San Diego Municipal Code Sections 126.0504 and 126.708. Staff presented the Hearing Officer a draft resolution containing all the required Findings and the factual information to render a decision to approve the permits. The appellant has not indicated which finding, or findings, are contested, are incomplete, or not compliant with the San Diego Municipal Code.

Appeal Issue #4: The project conflicts with: (1) Municipal code regulations regarding historical resources (SDMC Section 143.0201 et seq. and 126.0503); (2) Historical Resource Guidelines in City Land Development Manual; (3) Site Development permit requirements and procedures when designated historical resources are present (SDMC Section 126.0501 et seq.); (4) City road, setback and building envelope standards for proposed intensity and use; (5) MHPA requirements and adjacency guidelines; (6) Carmel Valley Neighborhood 8 Precise Plan; (7) CVREP; and (8) State standards and regulations applicable to private schools, including but not limited to, the Private Schools Building Safety Act of 1986, Education Code Section 17320 et seq., Education Code Section 39830 et seq., Education Code Section 35295-35297, Health and Safety Code Section 13146.3, and Vehicle Code Section 492, 545, 546, 680, 2808 and 12517

# <u>Staff Response to #4 (1), (2) and (3):</u>

The proposed project is set adjacent to the existing historical house. The historic house will be maintained and the new construction is proposed for location on a portion of an existing slab. The proposed new construction does not impact the other contributing elements of the designation. The new construction, while modern, is sympathetic to farm vernacular with metal roofing, wood elements, gable roofs and a lower profile. The project is consistent with SDMC 143.0201 and protects and preserves the existing historic house.

The Historical Resources Guidelines are intended to assist in the implementation of the Historical Resources Regulations. The project was reviewed for and determined to be consistent with the U.S. Secretary of the Interior's Standards, Historical Resources Guidelines, and Historical Resources Regulations.

The project was deemed consistent with the U.S. Secretary of the Interior's Standards, therefore a Site Development Permit for this cause is not necessary. A Site Development Permit is required to comply with the Carmel Valley Planned District.

# Staff Response to #4 (4):

The site is zoned Multi-Family (MF) by the Carmel Valley Planned District ordinance. The MF zone applies the Citywide RM-1-1 zone regulations for building setback requirements. The project site has no frontage on a publicly dedicated street and is entirely land-locked, as such the site contains only side yards and no front or rear yard.

According to San Diego Municipal Code (SDMC) Section 113.0103, the "building envelope" is defined as the three-dimensional space within which a structure could be located as established by the applicable setbacks and maximum allowable structure height. According to SDMC Section 131.0443(d)(2)(A), a five-foot side yard setback is permitted along the entire length of one side of the premises. The other side of the premises may observe a side yard setback of up to five-feet for fifty percent of the length of the building envelope, provided the remaining percentage of the building envelope length observes a side setback equal to ten percent of the lot width. Therefore, a twenty-three foot side yard setback is required along fifty percent of the building envelope on either the west or east side property line, and a nineteen foot side yard setback is required along fifty percent of the building envelope on either the north or south side property line.

The development regulations apply to all development on the subject property regardless of proposed intensity and use. Staff have reviewed the proposed project and confirmed all proposed structures will comply with the required setbacks and building envelope standards established by the MF zone.

# Staff Response to #4 (5):

The original MHPA boundary for the site was established as part of the regional MSCP mapping efforts, which became effective in March 1997. MHPA boundary line corrections (BLC's) are allowed under the City's MSCP to rectify minor mapping inaccuracies at the project level, and can be processed with the project's discretionary review. MHPA corrections typically involve removing existing, pre-MSCP development (e.g., existing homes) from the mapped MHPA.

The fundamental difference between MHPA corrections and adjustments is that MHPA adjustments involve removing habitat or buffer areas from the MHPA, whereas MHPA corrections do not. A MHPA correction will typically be considered by the City when it can be shown there is a discrepancy between the adopted MHPA boundary and other mapping information (e.g., aerial photography, vegetation maps, topographic maps), which results in inclusion of existing developed areas in the MHPA due to the regional scale of the MHPA mapping.

For a MHPA correction to be supported by City staff, it must be clearly demonstrated that: 1) the proposed area to be corrected out was legally permitted; 2) no habitat, including wetlands, would be removed; 3) no buffer area (e.g., wetland buffer, wildlife corridor) would be impacted; and, 4) 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 MHPA BLC was approved with the provision that the correction would not release the applicant from having to comply with the City's MSCP Land Use Adjacency Guidelines. The MSCP Land Use Adjacency Guidelines are noted on the project plans.

# Staff Response to #4 (6) and (7):

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 fifty-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, includes the existing undisturbed habitat areas on undeveloped properties designated as open space and Multiple Habitat Planning Area (MHPA). A MHPA Boundary Line correction received concurrence from the Wildlife Resource Agencies on July 30, 2014. The project would be developed on previously disturbed land and would not impact or develop on existing undisturbed open space and MHPA land. Therefore, the project would not adversely affect the Neighborhood 8 Precise Plan and Carmel Valley Community Plan, or the MHPA.

# Staff Response to #4 (8):

State standards and regulations applicable to private schools, including but not limited to, the Private Schools Building Safety Act of 1986, Education Code Section 17320 et seq., Education Code Section 39830 et seq., Education Code Section 35295-35297, Health and Safety Code Section 13146.3, and Vehicle Code Section 492, 545, 546, 680, 2808 and 12517

The owner of the proposed school is required to comply with all federal, state and local regulations. The appellant has not provided any specific evidence indicating the owner of the proposed school is or will violate any state or federal regulation.

No additional information was provided to elaborate upon the issues forming the basis for the appeal. The appeal is signed on behalf of the Clews Land Livestock by Barbara Clews and Christian Clews, dated May 28, 2015.

# Conclusion

Staff has reviewed the appeal and re-evaluated the project. The proposed project conforms with all the City's applicable adopted policies and relevant regulations. Staff has provided draft findings to support approval of the proposed development (Attachment 7) and draft conditions of approval (Attachment 8). Staff recommends the Planning Commission deny the appeal and uphold the Hearing Officer's decision.

# **ALTERNATIVES**

- 1. **Deny** the appeal and **Uphold** the Hearing Officer's decision, with modifications.
- 2. **Grant** the appeal and **Overturn** the Hearing Officer's decision.

Respectfully submitted,

Mike Westlake

Assistant Deputy Director

Development Services Department

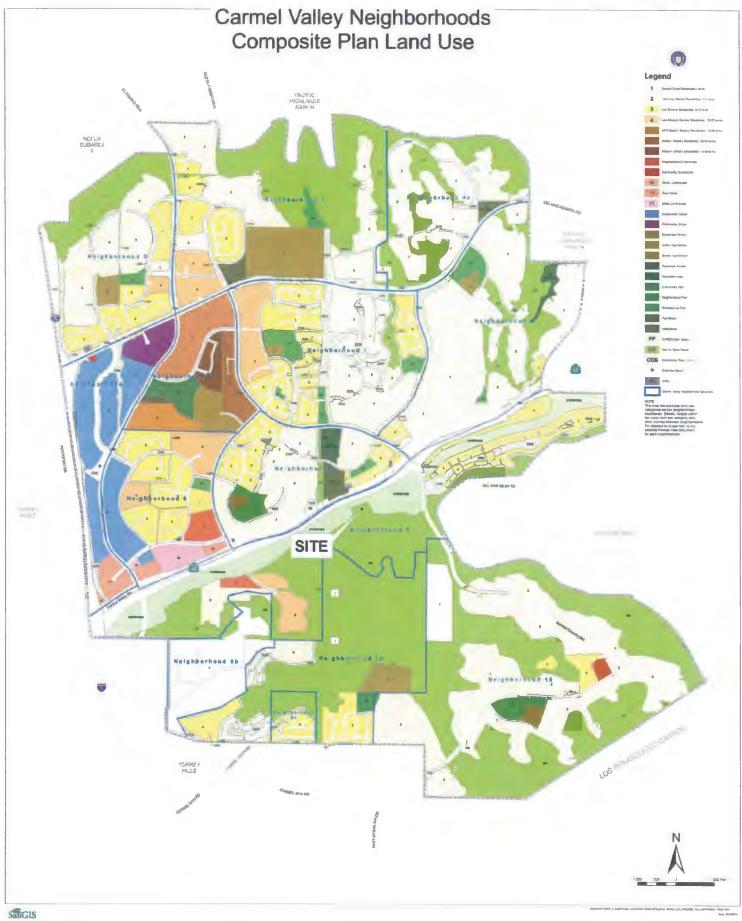
John S. Fisher

Development Project Manager
Development Services Department

# VACCHI:JSF

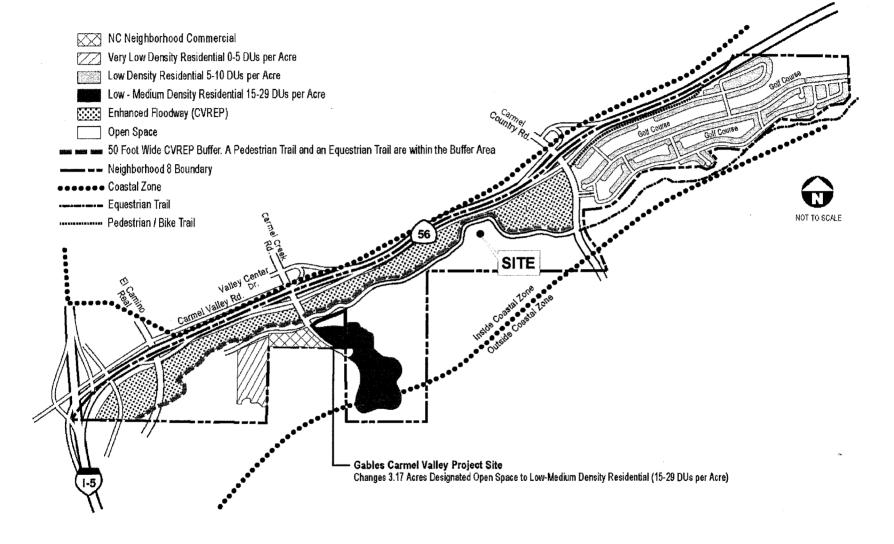
# Attachments:

- 1. Community Plan Land Use Map
- 2. Carmel Valley Neighborhood 8 Precise Plan Land Use Map
- 3. Project Location Map
- 4. Aerial Photograph
- 5. Project Plans
- 6. Appeal Form DS-3031
- 7. Draft Permit Resolution with Findings
- 8. Draft Permit with Conditions
- 9. Carmel Valley Community Planning Board recommendation
- 10. Ownership Disclosure Statement
- 11. Project Data Sheet



SERVISO

SERVISOR SER



Land Use Plan
Carmel Valley Neighborhood 8
Figure 4



Cal



Title Sheet





# Vicinity Map



# **Project Team**

Cat Coast Academy RE Holdings, LLC 11555 Cleve Ranch Road San Diego, CA \$2130 Contact: Jan Dunning (jdxnning@calcos Phone: 856-481-0862

Kettler Laweck Engineering 303 A Street, Suite 302 San Diego, CA 92101 Contact: Steven Kettler (steve@kettle Phone; 619-269-3444

**Proposed Deviations** 

# **Applicable Codes**

2013 California Building Code (CBC)
2013 California Einergy Code
2013 California Green Building Standards Code
2013 California Electrical Code (CBC)
2013 California Fire Code (CFC)
2013 California International Code (CMC)
2013 California Plumbung Code (CPC)
All adopted ordinances

# **Project Description**

- The proposed new campus for Call Coast Academy, which is a private college preparatory school that provides a unique education for approximately 75 students grades 6 through 12, is located on a designated historic tale with The Claws Horse Ranch bordering the property on the south and east and the SR 56 peried blice path bordering in the north and west.

The proposed number of faculty and administrative staff will be 18 total. Proposed hours of operation are 8:30 am to 4:00 pm with some individual sutoring after 4:00 pm

The building will include 8 classrooms, teacher's founds, tearning center, restrooms and locker room.

Also included in scope are additional parking and general site and landscape increasements.

# **Project Data**

Allowed Type VB upgraded to Type VA (Increased to1-hour rated due to decreased brush menagement zones, including but not fimited to all new certaining and discks within project scape.)
Fully Spriniberum.

MF1 (Multi-Fernity) zone of the Cermal Velley Planned District (CVPD) Coasta Overlay Zone Perking Impact Overlay Zone (PIOZ) - Coastal RM-1-1 for items not delined in MF1-CVPD

Proposed New School Building = 5,340 GSF
Existing Histone Administration Building = 5,997 GSF
Existing Historie Storage Building = 147 GSF
Existing Garage \* 485 GSF
Total Building GSF on property = 9,979 GSF

School Administration and School (Grades 6 through 12)

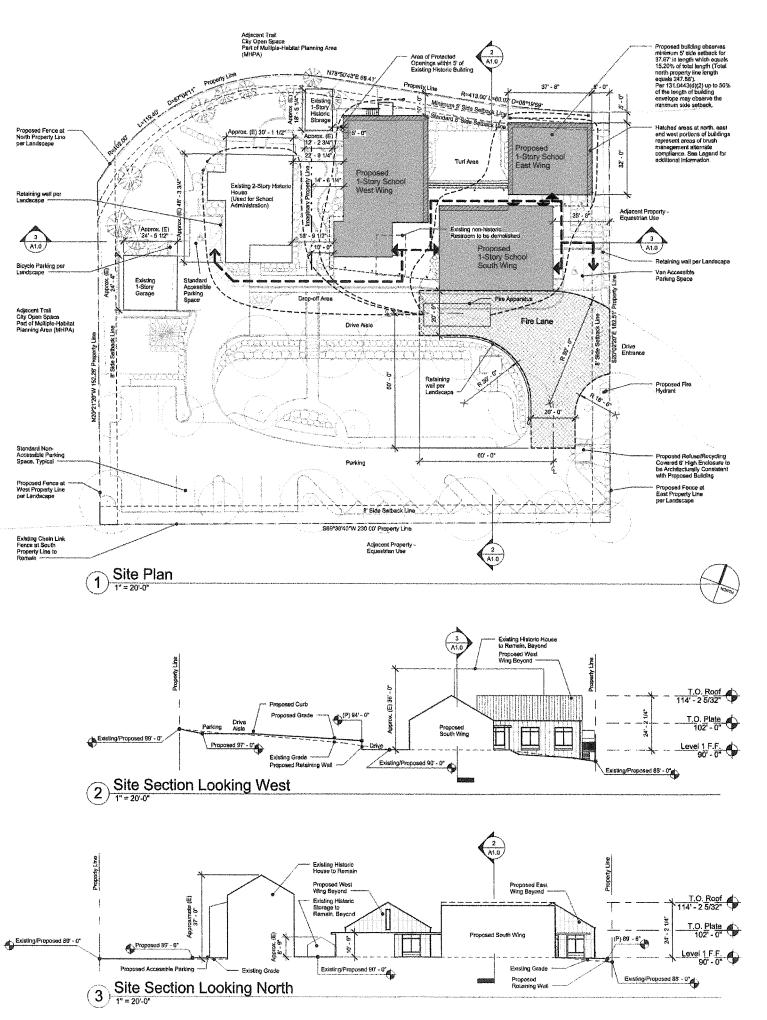
Historic House ("Big House") and Wash House to remain 1905 Garage to remain 1985 Restrooms to be demoistant 1960

Site Development Permit (per the Carmel Valley Planned District) Coastal Development Permit (per the Coast Act)

# Sheet Index



TS1 (Pana 1 of 1/1)



# General Notes - Site Plan

See Chil and Landwaya Drawings for additional information on site development, planting, hardscape and site utilities and other infrastructure.

Balsting historic structures are to remain and are not part of project scope.

No proposed eleasements within properly boundary.

See Title Report for two existing biantet utility eleasements:

Recorded September 9, 1993 as instrument No. 93-593726 of Official Records.

Recorded April 14, 1994 as instrument No. 94-294789 of Official Records.

Site is accessed by eleasement through adjacent property per Legal Description.

No existing or proposed bus slope.

Chimneys, Riese or stovepleps statisched to sny fiseplece, stove, berbeque or other solid or liquid fuel burning equipment or device shall be equipped with an approves spark arrestor. (CEC 714.A.1)

crattineys, titles or storephpes statement to sely respects, store, correctly or other still of fitted falls bruring equipment or device shall be equipped with an approves spark arrestor. (CSC 711A.1) All proposed accessory shoutches, shoulding but not limited to ell new overheings and decis within project scope, shall be 1-hr-rated or non-combustible or heavy limited practice of 42 of 412. See sheat TS1 for Construction Type information.

# Legend - Site Plan/Site Sections

Accessible Path of Travel Preposed Grade (Site Section) Areas of Brush Management Alternate compliance protected openings: Opening protection atong faces shown shall be upgraded to dust-glazzed, dust-tempered panes in addition to GEC 74 requirements. See sheet 12,0 for more information on Brush Management Plan. XXXXXXX

# **Parking Calculations**

2 Spaces per classroom required for grades 6-8

1 Spaces per 5 students for grades 10-12

45 students in 5 classrooms for grades 6-8 anticipated >
10 spaces required

30 students in 3 classrooms for grades 10-12 anticipated =
0 spaces required

15 Total Parking Spaces Required

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)
led: 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:

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF LAND DESCRIBED IN PARCEL 3 OF DEEDS TO MICISA CV II JOINT VENTURE RECORDED DECEMBER 28, 1888 AS FILE NO, 88-688104 OF OFFICIAL RECORDES OF SAID COUNTY. THENCE (1) ALONG THE VESTERLY SOUNDARY THENCE OF SOUTH OF DEG. 32 49-48 (1) ALONG THE VESTERLY SOUNDARY THENCE SAID WESTERLY REQUIRED AS A CHARLES OF THE RIGHT HAVING A PAOLUS OF 100.00 PETER THENCE HAVE A CENTRAL ANGLE OF 62 DEG. 15 27". AN ARC DISTANCE OF 40.58 FEET. THENCE (4) NORTH 71 DEG. 48 47" EAST, 368.20 FEET TO A TANGENT CURVET OT THE LEFT: THENCE (6) ALONG SAID CURVE NAMES A PAOLUS OF 103.00 DEGET, THROUGH A CENTRAL ANGLE OF 15 DEG. 50 00", AN ARC DISTANCE OF 23.84.3 FEET. THENCE (6) ALONG SAID CURVET HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEG. 50 00", AN ARC DISTANCE OF 23.84.3 FEET. THENCE (6) ALONG SAID CURVET HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEG. 50 00", AN ARC DISTANCE OF 23.84.3 FEET. THENCE (6) FROM A TANGENT WHICH BEARS NORTH 84 DEG. 12" 2" PEAST, ALONG A CURVET OT THE RIGHT HAVING A RADIUS OF 93.00 FEET. THROUGH A CENTRAL ANGLE OF 12" ETERST, ALONG A CURVET OT THE RIGHT HAVING A RADIUS OF 93.00 FEET. THROUGH OF DEG. 26" 13". AN ARC DISTANCE OF 59.75 FEET, THENCE (7) DEG. 18" OF 100 DEG. 26" 13". AN ARC DISTANCE OF 59.75 FEET, THENCE (7) DEG. 19" OF 100 DEG. 26" 13". AN ARC DISTANCE OF 59.75 FEET, THENCE (10) FROM A FERDIN HAVING THE DEG. 10" OF 100 DEG. 26" 13". AND ARC DISTANCES:

NORTH 20 DEG. 21' 20' WEST, 162.28 FEET, FROM A TANGENT WHICH BEARS NORTH 11 DEG. 46' 32' EAST. FROM A TANGENT WHICH BEARS NORTH 11 DEG. 46' 32' EAST. ALONG A CUR'NE TO THE RIGHT HAVING A RADIUS OF 192.20 FEET, THROUGH A CENTRAL ANGLE OF 50' DEG. 04' 11', AN ARC DISTANCE OF 1194.0 FEET, DEG. 50' 43' EAST, 68 41 FEET TO A TANGENT CUR'NE TO THE RIGHT. ALONG SAID CURYUR HAVING A RADIUS OF 413.00 FEET, THROUGH A CENTRAL ANGLE OF 8 DEG. 18' 59', AN ARC DISTANCE OF 60 07' FEET;

FEET; THENCE SOUTH 20 DEG. 2' 20" EAST, 182.51 FEET; THENCE SOUTH 69 DEG. 36' 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 OF FEET WIDE IN SECTION 20, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDING MERIDAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER, INS. OF SAID 28:00 FOOT STRIP BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY IDENTIFIED AS EXHIBIT 10" IN THE JUDGMENT OF CONDENIATION OF SAN DIEGO SUPERIOR COURT CASE NO. 644002 THENCE ALONG THE EASTERLY SOUNDAY LINE OF SAID PROPERTY NORTH 20 DEGREES 2" 20" WEST, 37 OF FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE.

DEGREES 21' 20' WISST, 87.0 FEET TO THE TRUE POINT OF BEGINNING OF THE HERBIN DESCRIBED CENTERLINE:

1.) THENCE, SOUTH 7B DEGREES 41' 22' EAST 2.20 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET: 2.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANDLE OF 7 DEGREES 28' 42'. AN ARD DISTANCE OF 29.32 FEET TO A CURVE TO THE STATE OF THE 18:39 EAST, BASICEET TO A CORPET TO THE MOST IT HAVINGS AND AND OF 18:00 PEET: 24 ) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 27:21", AN ARC DISTRANCE OF \$2.79 FEET; 25.) THENCE NORTH 8D DEGREES 48:55 EAST, 71.28 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF CARMEL COUNTRY ROAD.

2258 First Avenue

San Diego, California 92101

moil@studioearchitects.com

T 619.235.9262 F 619.235.0522

ATTACHMENT

CI

Academy Clews Ranch Road, San Diego, Coast

Project

ल O

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



Site / Accessibility / Fire Access Plan & Site Sections

A1.0 /Dana 0 of 1/1\

T 619.235.9262 F 619.235.0522

ATTACHMENT 5

Cal Coast Academy

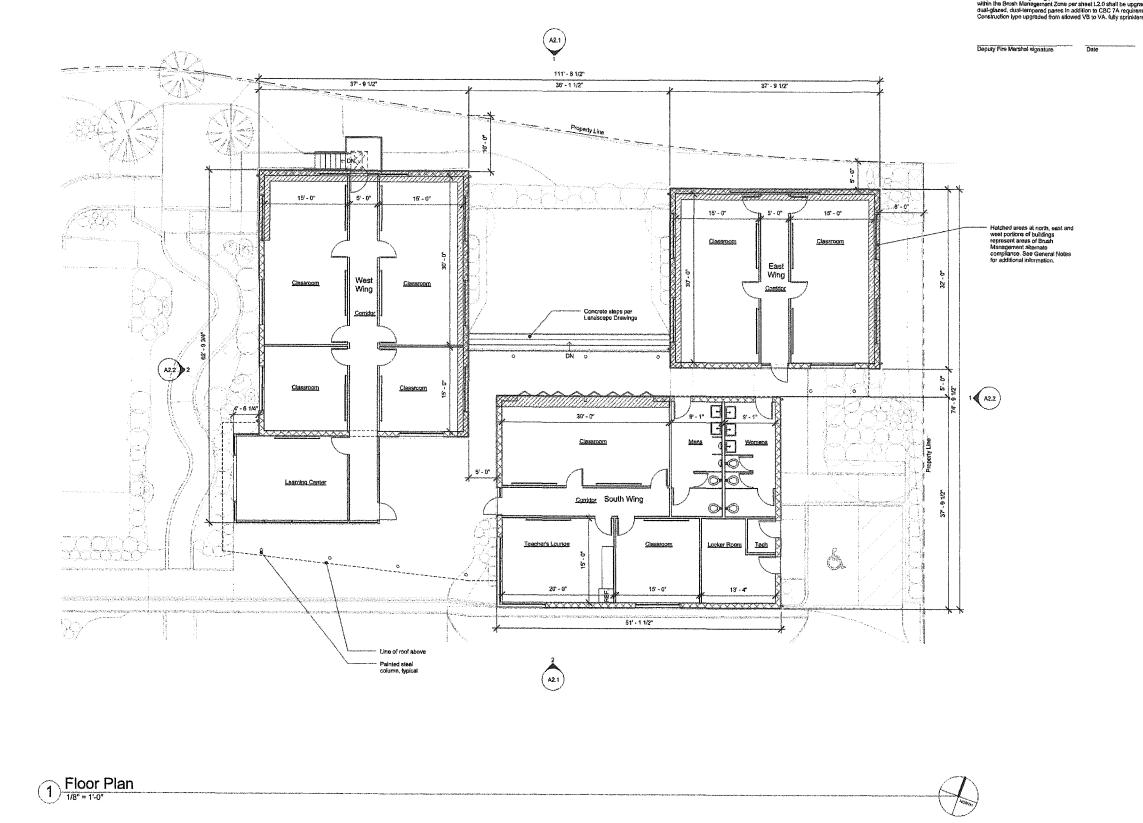
Project 14108

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



Floor Plan

ATACHNEN 5



Roof gutters shall be provided with the means to prevent the accumulation of leaves and dehris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. (CBC 705A.4.)
Drip degle flashing used of the free degles of roofing materials shall be non-combustible. (CBC 705A.4.1)
Valley flashings shall be not leave than 0.019-inch (No. 26 gelvanized sheet gage) corrector-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 27 ASTM cap sheet running the full length of the valley. (CBC 705A.3)
Turbins attice vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions. (CBC 706A.4(d))

2258 First Avenue

San Diego, California 92101

T 619.235.9262 F 619.235.0522

ATTACHMENT

Cal Coast Academy

Project 14108

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

ATTACHMENT

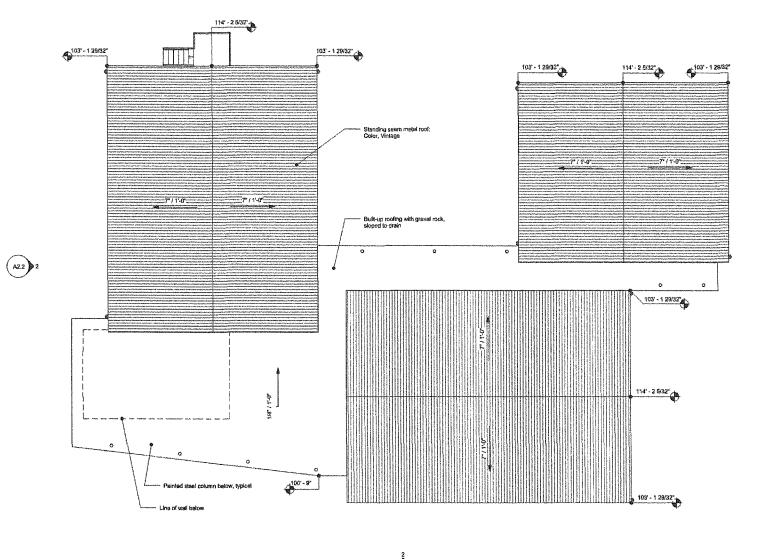


Roof Plan

CT

A1.2 (Dana 11 of 1/1)

A2.1



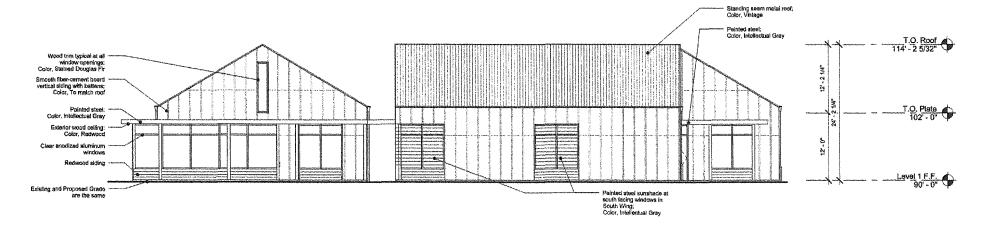
A2.1

1 Roof Plan

1 (A22)

North Elevation

1/8" = 1'-0"



2 South Elevation

2258 First Avenue

San Diego, California 92101

mail@studioearchitects.com

T 619.235.9262 F 619.235.0522

ATTACHMENT 5

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

Project 14108

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

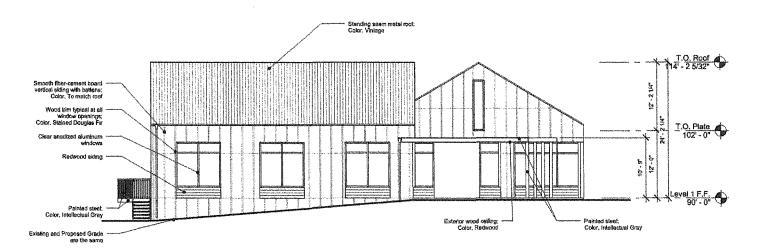


Elevations

CT

A2.1

1 East Elevation



West Elevation

2258 First Avenue

San Diego, California 92101

T 6192359262 F 619235.0522

ATTACHMENT 5

Cal Coast Academy

Project 14108

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

10/03/14 SDP Resubmittal



Elevations

CT

A2.2

/Dana 13 of 1/1)



Materials

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



Stabilized Decomposed Granite (DG)



Standing Seam Metal Roof; Color, Vintage by Steelscape



Smooth Fiber-Cement Board

Vertical Siding with Battens;

Color, To Match Roof

Color, Intellectual Gray

Anodized Aluminum Windows; Color, Clear



Wood Window Trim; Color, Stained Douglas Fir



Wood Siding and Exterior Ceiling Color, Redwood

2258 First Avenue

San Diega, California 92101

T 619.235.9262 F 619.235.0522

**EXISTING CONDITIONS** 

SCALE: 1"=20"

PREVIOUS MULTI-HABITAT PLANNING AREA DELINEATION SCALE: NTS



CORRECTED MULTI-HABITAT PLANNING AREA DELINEATION SCALE: NTS

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" VERTICAL DATUM IS NGVD 29.

# PROJECT BOUNDARY

THE PROJECT BOUNDARY SHOWN HEREON IS PER RECORD INFORMATION ONLY.

SYMBOL

# **EXISTING PERVIOUS VS** IMPERMOUS DATA

IMPERVIOUS AREAS 12,574 SF PERWOUS AREAS 30,852 SF TOTAL AREA 43,426 SF (0.99 AC)

# EXISTING PUBLIC UTILITIES

THERE ARE NO EXISTING PUBLIC UTILITIES LOCATED WITHIN THE PROJECT BOUNDARY.

# **EXISTING PUBLIC ACCESS**

THE EXISTING PUBLIC ACCESS IS FROM CARMEL COUNTRY ROAD LOCATED APPROXIMATELY 1,780 LINEAR FEET EAST OF THE PROJECT BOUNDARY. THE ACCESS IS THRU THE ADJACENT PROPERTY WA AN EXISTING ACCESS AND UTILITY EASEMENT (DOC. NO. 2008–0422741, RECORDED 8-7-2008).

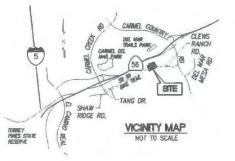
# ENVIRONMENTAL NOTES (ALSO SEE SHEET C4)

- 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 MINPA. THE DEVELOPMENT AND ADHERENCE TO STANDARD BEST MANAGEMENT PRACTICES (BMP'S), AS NOTED PREVIOUSLY, WOULD AVOID DRAINAGE DIRECTLY INTO THE MIPA. TREATMENT CONTROL BURYS, 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 IDITIONS. TO THE MIMPA."

  THASH, OLI, PARKING, OR OTHER CONSTRUCTION DEVELOPMENT-RELATED MATERIALS/ACTURING 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 MIMPA."
- <u>LIGHTING:</u> 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 ANUMAL 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.
- <u>BRUSH MANAGEMENT:</u> 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
- 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 MIPACTS 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/BERN 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

# LEGEND

TIEM SYMBOL PROJECT BOUNDARY \_\_\_\_ APPROXIMATE MHPA BOUNDARY APPROXIMATE MHPA AREA



2258 First Avenue

San Diego, Colifornia 92101

mail@studioearchitects.com

T 6197359262 F 6197350522

KETTLER & LEWECK

FEG NEERLOC

**ATTACHMENT** CT

921 CA Academy San Diego, Coast

क

Project No. 372555

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



ATTACHMENT

CT

**EXISTING** CONDITIONS **PLAN** 

Sheet C1 SHEET 2 OF 14

T 619.235.9262 F 619.235.0522

San Diego, California 92101

OT

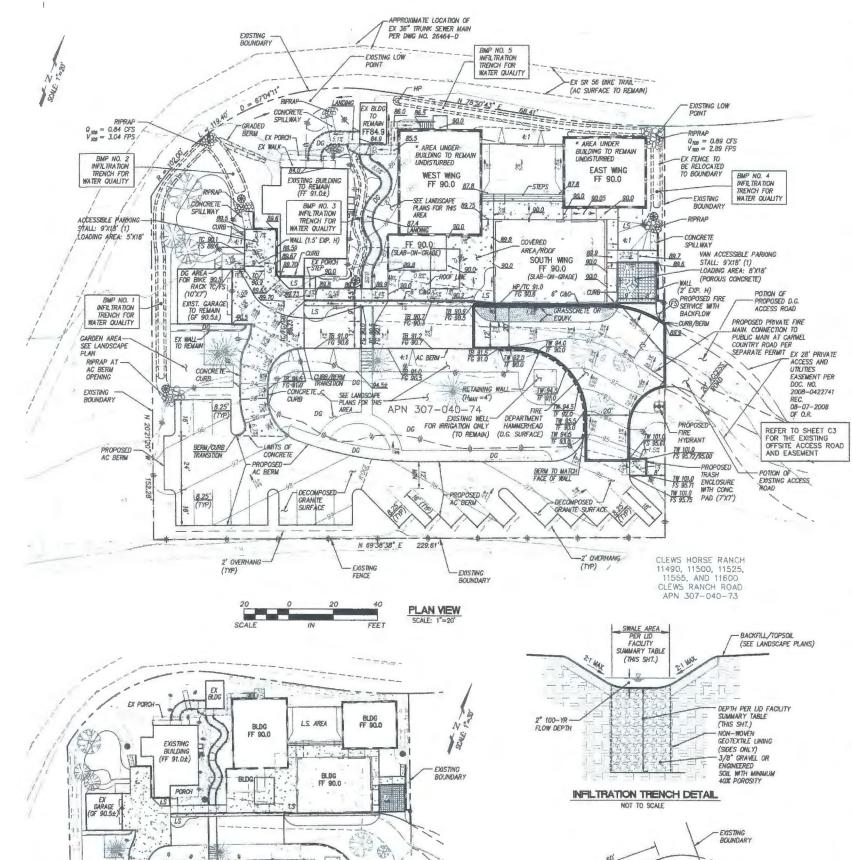
0

06/12/14 SDP Submitta 08/27/14 SDP Resubmitta 10/03/14 SDP Resubmittal



PRIVATE FINISH **GRADING AND** DRAINAGE PLAN

Sheet C2 SHEET 3 OF 14



**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

THE PROPOSED DRAINAGE CONSISTS OF LANDSCAPE SWALES CONVEYING "TREATED" RUNOFF.

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:

WATER AND SEWER IMPROVEMENTS FOR THE NEW SCHOOL BUILDING WILL BE PROVIDED FROM THE EXISTING PRIVATE UTILITIES ALREADY ON THE PROPERTY.

- 4. THE PROJECT PROPOSES TO CONSTRUCT A PRIVATE FIRE MAIN FROM CARIM-COUNTRY ROAD TO THE SITE CONSISTENT WITH THE CONDITION OF APPROVA FOR THE CLEINS RANCH PROJECT (COP NO. 168238/SOP NO. 9092/PDP NO. 168237/MPA ADJACENT NO. 388300, THIS PRIVATE FIRE MAIN WILL INCLUI ONE ON-SITE FIRE HYDRANT AND FIRE SERVICE.
- A PLUMBING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES (BFPDs) ON EACH WATER SERVICE (DOMESTIC, FIRE, AND KRIKGATION). THE BFPDs SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT—OF—WAY.
- 8. 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

- DUE TO THE REDUCTION OF IMPERMOUS SURFACES, AS WELL AS A REDUCTION IN PEAK STORM RUNOFF, THE PROJECT IS EXEMPLE FROM THE STATE'S MYDRO-MODIFICATION REQUIREMENTS. REFER TO THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WOTR).

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE NECESSARY TO

# 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 INLL BE DECOMPOSED GRANITE, CONCRETE OR GRASSCRETE. THE HANDICAP STALLS AND THE AREAS ADJACENT TO THE EXISTING GRANGE 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

- THE SURFACE OF THE FIRE DEPARTMENT HAMMERHEAD SHALL BE DECOMPOSED GRANITE.
- 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 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	PROVIDED (FT)	DEPTH PROVIDED (IN)	WATER QUALITY VOL PROVIDED (CF)
BMP 1	INFILTRATION	45	220	2.5	6.0	51
BMP 2	INFILTRATION	181	125	5.0	44.0	183
BMP 3	INFILTRATION	91	120	2.0	24.0	96
BMP 4	INFILTRATION	191	75	3.0	78.0	195
MP 5	INFILTRATION	192	160	2.0	36.0	192

# NOTES:

1. WATER QUALITY VOLUME PROVIDED BASED ON 40% POROSITY IN ROCK/SOIL LAYER

2. THERE EXISTS A SEWER LATERAL ONSITE 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 FACULTY.

- 3. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL(s), THE LATERAL SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) BY A CALFORNA LICENSED PLIABEING CONTRACTOR TO YEARY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.

- THE DESIGN OF THE PROJECT PROPOSES A REDUCTION THE AMOUNT OF IMPERVIOUS SURFACES (I.E. EXSTING ASPHALT TO BE REMOVED AND REPLACED WITH DECOMPOSED GRANTE). REFER TO PERVIOUS VERSUS IMPERVIOUS DATA SHOWN HEREON AND SHEET NO. 1.
- THE PROPOSED PROJECT SHALL RESULT IN NO INCREASE IN PEAK STORM RUNOFF. REFER TO THE PROJECT'S DRAINAGE STUDY.
- 4. THE PROPOSED FINISH GRADING AND DRAINAGE DESIGN INCLUDES DIRECTING RUNDEF ON THE SURFACE TO MATURAL BURYS (I.E. LANDSCAPED INFILTRATION SWALES) WHERE IT WILL BE TREATED BEFORE DISCHARGING OFFSTE. THE DETAILS OF THESE NATURAL BURPS ARE ADDRESSED IN THE PROJECT'S WATER QUALITY TECHNICAL REPORT (WORT).
- 5. THE PROPOSED BMPS FOR THE PROJECT INCLUDE LANDSCAPED INFILTRATION SWALES REFER TO THE LANDSCAPE PLAN. THE FINAL DESIGN OF THE BMPS WILL OCCUP 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
- COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS.

# GRADING PERMIT EXEMPTION

LEGEND

PROJECT BOUNDARY

PROPOSED CONTOUR

WALL (HMAX = 4') (WITH WEEP HOLES)

PROPOSED FIRE

**FOUNDATION** 

ROPOSED BLOCK BUILDING

PROPOSED SITE RETAINING

DEPARTMENT HAMMERHEAD

LANDSCAPE INFILTRATION SWALE (FOR WATER QUALITY)

PROPOSED CONCRETE (PCC)

PROPOSED POROUS CONCRETE

ACCESSIBLE DG PATH

PRE-TREATMENT AREA

BENCH MARK

PROPOSED GRASSCRETE (OR EQUIVALENT AS APPROVED BY THE FIRE DEPARTMENT)

(W/HANDRAILS FOR SLOPE > 5%)

GRADING INFORMATION

P.C.C. SIDEWALK/HARDSCAPE

FDGE OF PROPOSED PARKING

AND/OR DRIVE AISLE (AC BERM)

PROPOSED PARKING STALL (24 TOTAL)

TIEM

BASED ON THE SAN DIEGO MUNICIPAL CODE (SECTION 129.0602):

(10) THE MAXIMUM GRADIENT OF ALL CUT AND FILL SLOPES IS 4:1.

A. NO GRADING IS PROPOSED WITHIN OPEN SPACE EASEMENTS OR CITY OWNED OPEN SPACE.

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 TRALS 100 FEET MEST OF SAN BRUND COVE. ELEVATION: 204.13. DATUM: NGIO 29

(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.

(12) THE LENGTH OF PROPOSED RETAINING WALLS IS THO 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.

(1) THE TOTAL SITE AREA IS 43,426 SQ-FT (0.99 AC)

(6) THE AMOUNT OF GEOMETRIC FILL IS 175 C.Y.
(7) THE MAXIMUM DEPTH OF FILL IS 2 FEET.

B) THE MAXIMUM HEIGHT OF CUT SLOPE IS 4 FEET THE MAXIMUM HEIGHT OF FILL SLOPE IS 3 FEET.

THE AMOUNT OF GEOMETRIC EXPORT IS 250 C.Y. (12) THE LENGTH OF PROPOSED RETAINING WALLS IS 140 LINEAR FEET

CEZZZ

\*

- NO GRADING IS PROPOSED FOR THE RESTORATION OF UNAUTHORIZED GRADING. NO GRADING IS PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA.
- 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 142.0733. 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 HOT 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

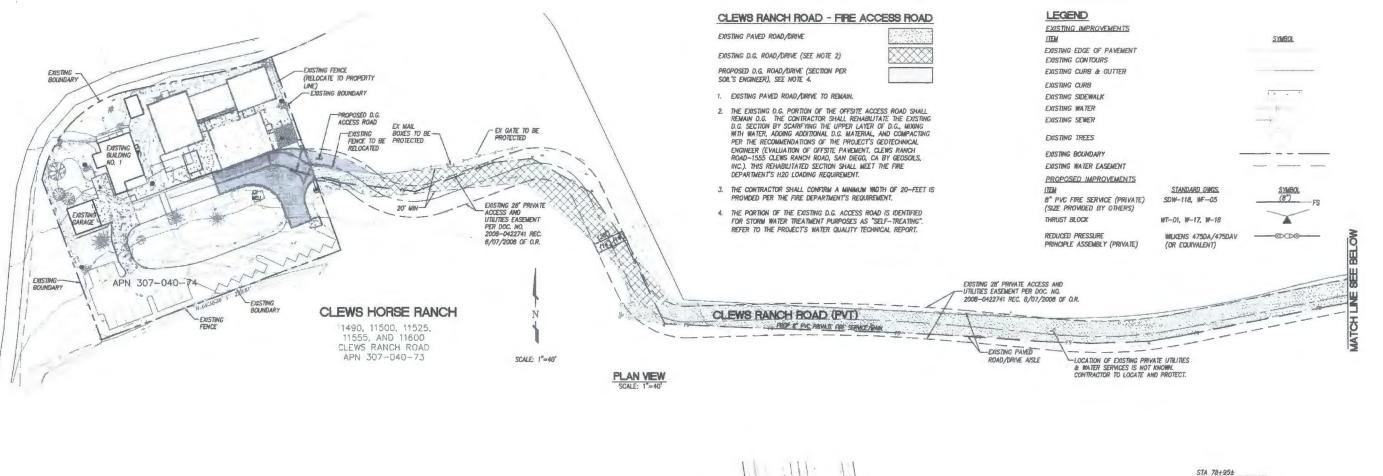
THE PROPOSED ON—SITE D.G. DRIVE AISLES AND PARKING STALLS AS WELL AS THE D.G. FIRE DEPARTMENT HAMMERHEAD WILL BE AN "ENGINEERED" SECTION. THE PROPOSED SECTIONS WILL BE EVALUATED BY A LICENSED GEOTENICAL ENGINEER AND RECOMMENDATION PROVIDED DURING THE BUILDING PERMIT PHASE OF THE

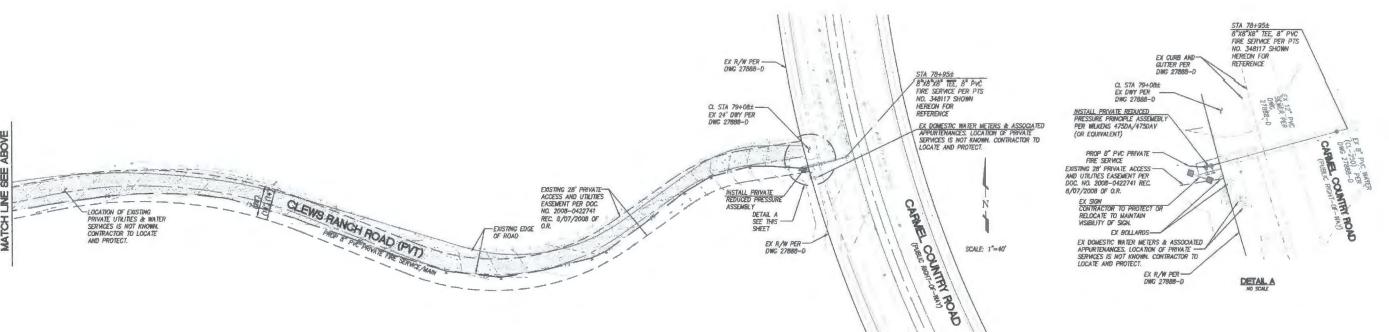
PROPOSED FIRE ACCESS TURNAROUND

K:\PROJECTS\D034- CAL COAST ACADEMY\ENGR\PLANS\SITE DEVELOPMENT PLAN\UU34-SDP-SHT-02 DWG (10-02-14 2:20:20PM) Pintled by: Mike

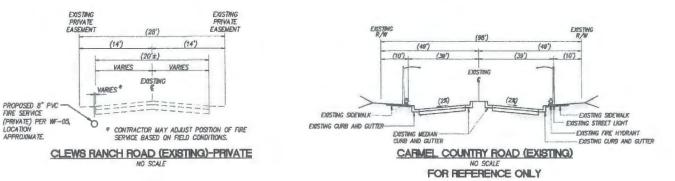
-FIRSTING ANIMOARY

DEVELOPED COVERAGE EXHIBIT









GRAPHIC SCALE

2258 First Avenue

San Diego, California 92101

mail@studioearchitects.com

T 619.235.9262 F 619.235.0522

KETTLER & LEWECK

LAG TER NO

ATTACHMENT CT

CA 92130 Academy Clews Ranch Road, San Diego, Coast व 11555 Ö

Project No. 372555

08/27/14 SDP Resubmittal 10/03/14 SDP Resubmittal



OFFSITE ACCESS AND PRIVATE FIRE SERVICE PLAN

> Sheet C3 SHEET 4 OF 14

PROPOSED 8" PVC FIRE SERVICE

# PRIOR TO PERMIT ISSUANCE

- I. PRIOR TO ESSUANCE 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, WHICHCHER IS APPLICABLE, THE ASSISTANT DEPUTY DIRECTOR (ADD) EMPROMENTAL 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, NOVINDUALS INVOLVED IN THE ARCHAEOLOGICAL MONITORING PROGRAM MUST HAVE COMPLETED THE 40-HOUR HAZWOPER TRAINING WITH CERTIFICATION DOCUMENTATION.
- DOCUMENTATION.

  2. MMC WILL PROVIDE A LETTER TO THE APPLICANT CONFIRMING THE QUALIFICATIONS OF THE PLAND 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.

  PRIOR TO START OF CONSTRUCTION

  4. VERIFICATION OF RECORDS SEARCH

- 1. THE PI SHALL PROVIDE VERIFICATION TO MINC 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 STAINING 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 XI MILE RADIUS.

  8. 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 APPROPRIATE, AND MINE. THE OURLIFLED ARCHAECUDEST AND PAIRS AND REPORT MONTHS SHALL ATTEND ANY EXAMING/PERCAYATION RELATED PRECON MEETINGS TO MAKE COMMENTS AND/OR SUGGESTONS CONCEINING THE ARCHAECUCGICAL MONTHORING PROGRAM WITH THE CONSTRUCTION MANGER AND/OR GRADING CONTRACTOR.

  IF THE PI IS UNABLE TO ATEND THE PERCON WEETING, THE APPLICANT SHALL SCHEDULE A FOCUSED PRECON MEETING WITH MINC, THE PI, RE, CM OR BI, IF APPROPRIATE, PRIOR TO THE START OF ANY WORK THAT REQUIRES MONITORING.

  I. 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).

  - EXISTING KNOWN SOIL CONDITIONS (NATIVE OR FORMATION).

    WHEN MONIFORING MILL OCCUR

    D. PRICR TO THE START OF ANY WORK, THE PI SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE TO MNC THROUGH THE RE
    INDICATING WHEN AND WHERE MONITORING WILL OCCUR.

    D. 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 MICHAEL 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,
    INDIC CONSTRUCT FOR

III. DURING CONSTRUCTION

A. MONITOR(S) SHALL BE PRESENT DURING GRADING/EXCAVATION/TRENCHING

- A. MONITOR(S) SHALL BE PRESENT DURING GRADING/EXCAVATION/TRENCHING

  I. THE ARCHAGOLOGICAL MONITOR SHALL BE PRESENT FULL\_TIME DURING ALL SOIL DISTURBING AND GRADING/EXCAVATION/TRENCHING
  ACTIVITIES WHICH COULD RESULT IN IMPACTS TO ARCHAGOLOGICAL RESOURCES AS IDENTIFIED ON THE AME. THE CONSTRUCTION
  MANAGER IS RESPONSIBLE FOR NOTIFYING THE RE, PI, AND MICO 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
- 2. THE NATIVE AMERICAN CONSULTANT/MONITOR SHALL DETERMINE THE EXTENT OF THEIR PRESENCE DURING SOIL DISTURBING AND GRADING/EXCAVATION/TEENCHING AND THES DAS EDO ON THE AME AND PROVIDE THAT INFORMATION TO THE PLAND MICH. 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 MIND DURING CONSTRUCTION REDUESTING 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.
- A THE ARCHAEOLOGICAL AND NATIVE AMERICAN CONSULTANT/MONITOR SHALL DOCUMENT FIELD ACTIVITY WA 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

- MONITORING, MONITHLY (NOTHICATION OF MONITORING COMPLETION), AND IN THE CASE OF ANY DISCOVERIES. THE RE SHALL FORWARD COPIES TO MAC.

  3. DISCOVERY NOTIFICATION PROCESS
  1. IN THE EVENT OF A DISCOVERY, THE ARCHAEOLOGICAL MONITOR SHALL DIRECT THE CONTRACTOR TO TEMPORARILY DIVERT ALL SOIL DISTURBING ACTIVITES, INCLUDING BUT NOT LIMITED TO DIGGING, TRENCHING, EXCAVATING OR GRADING ACTIVITES IN THE AREA OF DISCOVERY AND IN THE AREA REASONABLY SUSPECTED TO OVERLAY AOJACENT 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 MIKE BY PHONE OF THE DISCOVERY, AND SHALL ALSO SUBMIT MRITTEN DOCUMENTATION TO MIKE
  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.

# DETERMINATION OF SIGNIFICANCE

- 1. THE PI AND NATURE 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.

  6. 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 SUBNIT AN ARCHAEOLOGICAL DATA RECOVERY PROGRAM (ADRP) WHICH HAS BEEN REVIEWED BY THE NATIVE AMERICAN CONSULTANT/MONITOR, AND DOTAIN WRITTEN APPROVAL FROM MMC. IMPACTS TO SIGNIFICANT RESOURCES MUST BE MITGATED BEFORE GROUND DISTURBING ACTIVITIES IN THE ADA OF DISCOVERY WILL BE ALLOWED TO RESUME. NOTE: IF A UNIQUE ARCHAEOLOGICAL SITE IS ALSO AN HISTORICAL RESOURCE AS DEPINED IN CEOA, THEN ALLOWED TO RESOURCE TO A UNIQUE METHERICATION. SITE IS ALLOWED AN INSTITUTE, RESOURCE AS DEFINED IN LEUK, THEN THE LIMITS ON THE AMOUNT(S) THAT A PROJECT APPLICANT MAY BE REQUIRED TO PAY TO COVER MITIGATION COSTS AS INDICATED IN GEQA SECTION 21083.2 SHALL NOT APPLIX. IF THE RESOURCE IS NOT SIGNIFICANT, THE PI SHALL SUBMIT A LETTER TO MAIC INDICATING THAT ARTHACTS 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

- INSUPERFUE 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 FORTIL
  IN CEGA 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

- A. NOTIFICATION

  1. ARCHAEQUOGICAL MONITOR SHALL NOTIFY THE RE OR BI AS APPROPRIATE, MMC, AND THE PL IF THE MONITOR IS NOT QUALIFIED AS A P!. 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 P ISHALL NOTIFY THE MEDICAL EXAMINER AFTER CONSULTATION WITH THE RE, ETHER 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 PL CONCENTING THE PROVENANCE OF THE REMAINS.

  2. THE MEDICAL EXAMINER, IN CONSULTATION WITH THE PL, WILL DETERMINE THE NEED FOR A FIELD EXAMINATION TO DETERMINE THE PROVENANCE OF

  - 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 (MILD) AND PROVIDE
  - CONTACT INFORMATION
  - 3. THE MLD WILL CONTACT THE PLWITHIN 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 RESCURCES AND HEALTH & SAFETY CODES.

    4. THE MILD 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 UMABLE 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,
- THE CASS OF THE FOLLOWING.

  (I) RECORD THE SITE MITH THE NAME, THE LANDOWNER SHALL DO ONE OR MORE OF THE FOLLOWING.

  (1) RECORD THE SITE MITH THE NAME,

  (2) RECORD AN OPEN SPACE OR CONSERVATION EASEMENT ON THE SITE;
- (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 AGGEE 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 TIEMS
  ASSOCIATED AND BURRED WITH NATIVE AMERICAN HUMAN REMAINS SHALL BE REINTERRED WITH APPROPRIATE DIGNITY, PURSUANT
  TO SECTION FOR ABOVE.

- ASSOCIATED AND BURIED WITH NATIVE AMERICAN HUMAN REMAINS SHALL BE REINTERRED WITH APPROPRIATE DIGNITY, PURSUANT TO SECTION 5.C., ABOY MORE AND INTERPROPRIATE DIGNITY, PURSUANT TO SECTION 5.C. ABOY MORE AND INTERPROPRIATE COURSE 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 MORE IN CONSULTATION WITH MMC, EAS, THE APPLICANT/LANDOWNER. ANY KNOWN DESCENDANT GROUP, AND THE SAN DIEGO MUSEUM OF MAN.

# NIGHT AND/OR WEEKEND WORK

- \*\* THEORY OF MECHANIA MORK IS INCLUDED IN THE CONTRACT

  1. WHEN NIGHT AND/OR MECKEND 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 BAM 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. POTENTIALLY SIGNIFICANT DISCOVERIES
- FOLIANTIALL'S SIGNICANT I DISCOVERTES.
  IF THE PI DE TERMINES 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.
  III THE PI SHALL IMMEDIATELY CONTACT MUC, OR BY BAM 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
- DEGIN. 2. THE RE, OR BI, AS APPROPRIATE, SHALL NOTIFY MMC IMMEDIATELY. L. OTHER PROCEDURES DESCRIBED ABOVE SHALL APPLY, AS APPROPRIATE.

VI. POST CONSTRUCTION
A. PREPARATION AND SUBMITTAL OF DRAFT MONITORING REPORT.

- THE PI SHALL SUBNIT TWO COPIES OF THE DRAFT MONTORING 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 HISTORICAL RESOURCES OUDELINES (APPENDIX C/D) WHICH DESCRIBES THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM (MITH APPROPRIATE GRAPHICS) TO MMC FOR REVIEW AND APPROVAL MITHIN 90 DAYS FOLLOMING 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 COMPLEX ISSUES ASCHEDULED IN THE DRAFT MONITORING REPORTS. THE ARCHAEOLOGICAL DATA RECOVERY PROGRAM SHALL BE INCLUDED IN THE DRAFT MONITORING REPORTS.

  D. RECORDING SITES WITH STATE OF CALIFORNIA DEPARTMENT OF PARRS AND RECREATION

- 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 5.23 A/B) ANY SIGNIFICANT OR POTENTIALLY SIGNIFICANT RESOURCES ENCOUNTERED DURING THE
  ARCHAEOLOGICAL MONITORING PROGRAM IN ACCORDANCE WITH THE CITY'S HISTORICAL RESOURCES GUDIELINES, AND SUBMITTAL
  OF SUCH FORMS TO THE SOLITH COASTAL INFORMATION CENTER WITH THE FINAL MONITORING REPORT.
  2. MIMC 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. MIMC SHALL PROVIDE WITTEN VERTICATION TO THE PI OF THE APPROVED REPORT.
  5. MIMC SHALL NOTIFY THE RE OR BI, AS APPROPRIATE, OF RECEIPT OF ALL DRAFT MONITORING REPORT SUBMITTALS AND APPROVALS.
  1ANDLING OF ARREFACTS.

- HANDLING OF ARTIFACTS
- IANDING OF ARTHACTS

  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 ARTHACTS 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.

- 3. THE COST FOR CURATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

  C. CURATION OF ARTHRACES: ACCESSION AGREEMENT AND ACCEPTANCE VERFICATION

  1. THE PI SHALL BE RESPONSIBLE FOR ENSURING THAT ALL ARTHRACTS 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 MICK 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 FEO RB I 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. REMAINS, SUBSECTION 5.
- 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 IHAT THE DRAFT REPORT HAS BEEN APPROVED.
- 2. THE RESHALL, 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 MHICH INCLUDES THE ACCEPTANCE VERIFICATION FROM
  THE CURATION INSTITUTION.

## PRIVATE PROJECT PALEONTOLOGICAL RESOURCES

- I. PRIOR TO PERMIT ISSUANCE
  A. ENTITEMENTS 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
- LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ADD

- B. LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ADD

  1. THE APPLICANT SHALL SUBMIT A LETTER OF VERIFICATION TO MITGATION MONITORING COORDINATION (MMC) IDENTIFYING THE PRINCIPAL INVESTIGATOR (PI) FOR THE PROJECT AND THE NAMES OF ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING PROGRAM, AS DETINED IN THE ENTY OF SAN DIEGO PALEONTOLOGY QUIDELINES.

  2. MMC MULL PROVIDE A LETTER TO THE APPLICANT CONFIRMING THE QUALIFICATIONS OF THE PI AND ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT.

  3. PRIDR TO THE START OF MORK, THE APPLICANT SHALL OBTAIN APPROVAL FROM MMC FOR ANY PERSONNEL CHANGES ASSOCIATED WITH THE MONITORING PROGRAM.

  II. PRIOR TO START OF CONSTRUCTION

  A. MERIPICATION OF RECORDS SEARCH

  1. THE PI SHALL PROVIDE VERIFICATION TO MMC THAT A SITE SPECIFIC RECORDS SEARCH HAS BEEN COMPLETED. VERIFICATION 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 BY GRADING/EXCENSIVE 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
  - TO MAKE COMMINIST AND/OR SUBJECTIONS CONCERNING THE PALEON TOLOGICAL MONITORING PROGRAM WITH THE CONSTRUCTION MANAGER AND/OR GRADING CONTRACTOR.

    4. 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 RECURRES 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 PIME SHALL BE BASED ON THE RESULTS OF A SITE SPECIFIC RECORDS SEARCH AS WELL AS INFORMATION REGARDING EXISTING KNOWN SOIL CONDITIONS (NATIVE OR FORMATION).
- WHEN MONITORING WILL OCCUR

  5. 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 OCCUP

# 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.

MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION/TRENCHING

A. MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION/TRENCHING

I. THE MONITOR SHALL BE PRESENT FULL TIME DURING GRADING/EXCAVATION/TRENCHING ACTIVITIES AS IDENTIFIED ON THE PIME THAT

COLLD RESULT IN IMPACTS TO FORMATIONS WITH HIGH AND MODERATE RESOURCE SENSITIVTY. THE CONSTRUCTION MANAGER IS

RESPONSIBLE FOR NOTIFYING THE RE, PI, AND MIMO 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 PIME.

2. THE PI MAY SUBMIT A DEFINICE USET TO MIMO DURING CONSTRUCTION PEQUESTING A MODIFICATION TO THE MONITORING PROGRAM

WHEN A FIELD CONDITION SUCH AS TRENCHING ACTIVITES THAT DO NOT ENCOUNTER FORMATIONAL SOULS AS PREVIOUSLY ASSUMED,

AND/OR MHEN 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 (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 MONITORII COMPLETION), AND IN THE CASE OF ANY DISCOVERIES. THE RE SHALL FORWARD COPIES TO MMC.

- COMPLETION, AND IN THE CASE OF ANY DISCOVERIES. ITE RE STALL CHITEGIA COPIES TO MANUE.

  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 PLUINESS MONITOR IS THE PLOY OF THE DISCOVERY.

  3. THE PL SHALL IMMEDIATELY NOTIFY MING BY PHONE OF THE DISCOVERY, AND SHALL ALSO SUBMIT WRITTEN DOCUMENTATION TO MING WITHIN 24 HOURS BY FAX OR EMAIL MITH PHOTOS OF THE RESOURCE IN CONTEXT, IF POSSIBLE.

  OF THE PRIMARTING OF SIGNALIZATION OF THE RESOURCE IN CONTEXT, IF POSSIBLE.
- C. DETERMINATION OF SIGNIFICANCE

  1. THE PI SHALL EVALUATE THE SIGNIFICANCE OF THE RESOURCE.

  2. THE PI SHALL EVALUATE THE SIGNIFICANCE OF THE RESOURCE.

  3. THE PI SHALL EVALUATE THE SIGNIFICANCE OF THE RESOURCE.

  4. THE PI SHALL IMMEDIATELY NOTIFY MING BY PHONE TO DISCUSS SIGNIFICANCE DETERMINATION AND SHALL ALSO SUBMIT A LETTER

  TO MING INDICATING WHETHER ADDITIONAL MITIGATION IS REQUIRED. THE DETERMINATION OF SIGNIFICANCE FOR FOSSIL DISCOVERES

  SHALL BE AT THE DISCRETION OF THE PI.

  THE PI.
- STIFLE RESOURCE IS SICNIFICANT, 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.
- ENCOUNTERED.
- ENCOUNTERED.

  d. THE PI SHALL SUBMIT A LETTER TO MMC INDICATING THAT FOSSI!. 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 IS INCLUDED IN THE CONTRACT.

  IF NIGHT AND/OR WEEKEND WORK IS INCLUDED IN THE CONTRACT.

- MIGHT AND/OF WEEKEND WORK IS INCLUDED IN THE CONTRACT

  WHEN NIGHT AND/OR WEEKEND WORK IS INCLUDED IN THE CONTRACT PACKAGE, THE EXTENT AND TIMING SHALL BE PRESENTED AND

  DISCUSSED AT THE PRECON METING.

  2. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.
- a, NO DISCOVERIES
- IN THE EVENT THAT NO DISCOVERIES WERE ENCOUNTERED OURING NIGHT AND/OR WEEKEND WORK, THE PI SHALL RECORD THE INFORMATION ON THE CSVR AND SUBMIT TO MMC VIA FAX BY BAM ON THE NEXT BUSINESS DAY.

  ALL DISCOVERIES

  ALL DISCOVERIES SHALL BE PROCESSED AND DOCUMENTED USING THE EXISTING PROCEDURES DETAILED IN SECTIONS III DURING
- . POTENTIALLY SIGNIFICANT DISCOVERIES
- C. POIENTIALLY SIGNIFICANT UISCUVENIES.

  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 MINC, OR BY BAM 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 NICHT WORK BECOMES NECESSARY QUERING 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
- BLOW.

  2. THE RE, OR BI, AS APPROPRIATE, SHALL NOTIFY MMC IMMEDIATELY.

  ALL OTHER PROCEDURES DESCRIBED ABOVE SHALL APPLY, AS APPROPRIATE.
- POST CONSTRUCTION

  A. PREPARATION AND SUBMITTAL OF DRAFT MONITORING REPORT
- 1. THE PLANALL 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

- POLLOWING THE COMPLETION OF MONTORING,

  5. FOR SIGNIFICANT PALEONTOLOGICAL RESOURCES ENCOUNTERED DURING MONITORING, THE PALEONTOLOGICAL RECOVERY PROGRAM
  SHALL BE INCLUDED IN THE DRAFT MONITORING REPORT.

  5. 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 PEPORT MONITORING REPORT

- 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
- 8. 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 RELIATE 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.
- ). FINAL MONTORING 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 ADJACENCY

LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY, PLEASE SEE MUNICIPAL CODE \$142.0740 FOR FURTHER NFORMATION 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 I 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 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, II 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 MILDLIFE 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 DRA HOURLY LEG



2758 First Avenue

San Diego, California 92101

maile studioearchitects com

E 619 235 9262 F 619 335 0522

KETTLER & LEWECK

ATTACHMENT

Ol

30

92. Academy st oa Ŏ ਰ O

Project No. 372555

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



**ENVIRONMENTAL** MITIGATION NOTES

Sheet C4 SHEET 5 OF 14

	E	-
	TOTAL POINTS	
4	PUINTS	
	125.0	
	162.0	
	300,0	
,	0.0	
	160.0	
1	500.0	
	0,0	
	6.0	
	1247	
7	381	

10'X7' D.G. AREA FOR 6 SPACE BIKE RACK

EXISTING PINE TREE-16" CALIPER -

EXISTING PINE TREE-12" CALIPER

EXISTING CANARY PALMS.(2)

INFILTRATION TRENCH

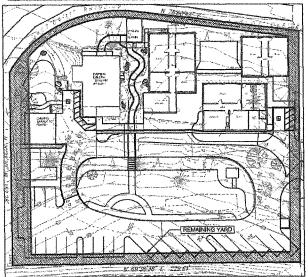
PROJECT SOUNDAR

EXISTING SPLIT RAIL FENCE

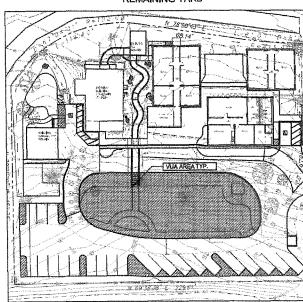
LANDSCAPE CALCULATION - STREET YARD-N/A				
PLANTING AREA REQUIRED [142.0404]	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED		
TOTAL AREA = N/A	N/A	N/A		
PLANTING POINTS REQUIRED [142.0404]	POINTS PROVIDED - TO BE ACHIEVED W/ TREES ONLY	EXCESS POINTS PROVIDED		
POINTS = N/A	N/A	N/A		
NOTE: PER CITY OF SAN DIEGO THIS PROJECT HAS NO STREET YARD SINCE PARCEL IS COMPLETELY SURROUNDED BY OTHER PROPERTIES.				
LANDOGADE CALCIU ATION DELIAINING YADD				

SURROUNDED BY UTHER PROPERTIES.		
LANDSCAPE CALC	ULATION - REMAINING YARD	
PLANTING AREA REQUIRED [142.0404]	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
TOTAL AREA = 6,639 sqft. x 30% = 10,742.1 sq.ft.	18,520.9 sq.ft.	7778.8 sq.ft.

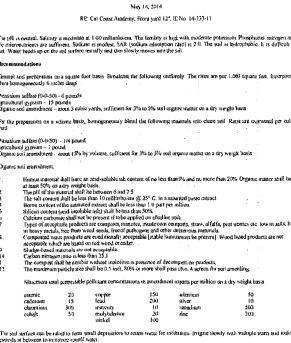
Ì	PLANTING POINTS REQUIRED (142,0404)	POINTS PROVIDED - TO BE ACHIEVED W/ TREES ONLY	EXCESS POINTS PROVIDED
	TOTAL AREA = 6,639sqflx0,05 = 331,95 POINTS	180 POINTS	18 POINTS
	L		



# REMAINING YARD



VEHICULAR USE AREA (VUA)



For suc maintenance, apply Yars or Simplot calcium annomiaan nimale (27-04) at 4 posads per 1,000 squaet feet abons obto quarter, use (46-04) at 2 punels per 1,000 square for abons note per quarter oder surph months on eitermon-acid tenning dro returnish sents on unsaformadibydes (28-00). Eather month, blood medi, bostel ens, do-

contor the site with percode testins. Adjust the feetlify program as needed

Soil Management Report

EXISTING PINE TREE-10° CALIPER -

EXISTING PINE TREE-12" CALIPER

--- EDGE OF AC PAVEMENT

EXISTING PINE TREE-22" CALIPER :

AND THE PROPERTY AND A PROPERTY .	Sandanana.	Chart attended of the Arrivation
(310) 615-0116	Spephie strengestation * very low; *	Eva. *** renderate
ammonium bicarbanate	DTPA	as expense ex executado
extratable - mede soi	Sugnile (EXamiler	14-133-11
Incorrectations of data	Sample Decription	Oad 12"
kny median hidi	tle ments	emotic
0 - 7 8-15 page 15	playphore	34.25 arrae
0-60 66-120 121-160		
	priessium	113 34 914 12 50 Arres
0 - 4 4 - 10 over 10	igin	18,59 Armed 1,17 Note
the 61 th 6-1 over 1	Duttigencyr	
0 - 1 1 - 1.5 over 1.5	dsc	
0. 6: 0.3-0.5 over 0.5	feldin.	
0. 0. 02-05 over t	beton	0.49 -110
and the second second	calcinus	.14.86 ***
	magnesium	33.51 stars
and the second	sulium	75.27 **
and the state of the state of	sillar	60.83 **
and the second second	nady lade in m	4.99 ***
and the latest and the second second and the second	nekel	0.36.3
The fillowing trace	e Palladorer	pd *
elements may be taxic	anenic	6 D7 *
The agree of taxicity	Tyriona	0.40 *
the particular properties	eididuni	0.09 *
the self, soil terture,	cicondum	od *
organic matter, and the	celsafe	0.67 *
oseon battomet the	latel	2.73 **
lisv as atments as well	likom	0.34 %
as to her intractions.	nercury	១៩ *
assisted a Nicka	Refr.Hitte	nd "
the pit options to pends	styce	0.91 *
ntegrang ordanic	antapptium .	2.78 .*
mathr and the content	th t	ng *
for chy and torm soils:	vanadium	0.14 *
anch: 5.2 is insacisfic		
5.5 to 7 is like at	Securation arrays	
oversit is too alkaller	nt value	743 915
The ICe is a re-mur of	If c traffi-	1.00 x14
the sell salining	May mit	
1-2 affects a few plants	rdriver	57.0
2.4 affects some plants,	tmgersiun	24.9
> 4 affects many plants.	Sellings	70.5
	Jalusa Rusu	12.0
The probability	Carles sens	14.V cynopytotomore
aunhbus ever 150 mai	cherita cilerità	113
2000120 - 30 ppm	Mente es X	45
Museum Negat	passer is a	33
roskrover 860	salair ne s	4.D 33.0
DOZN DOCT BEN	PETRIC NO 9	
toxicover I for man phuts		0.01 94
	SAR	0.21 **
incyceling problems where us i		20.**
est. 13 Jaunu regolite in it-liu		L3
	e indication ray	सम्बद्धाः वस
	ted sell texture	sicily loace
	alcium cartumen)	180
i mulani	pater	ione bydropi

SORS REPORT | Iriel Date

Cal Crast Academy

WALLACE LABS

365 Corol Circle

Traffic sizual, Step Sic

Above Ground Chility

Sewer Lines

Underground Utiley Lines (except sever

5 East

10 feet

25 feet

HIGH FENCING ALONG NORTH, EAST & WEST SIDE F PROPERTY SEE LANDSCAPE NOTE # 9.

- EXISTING PINE TREE-36" CALIPER

- EXISTING PINE TREE-10" CALIPER

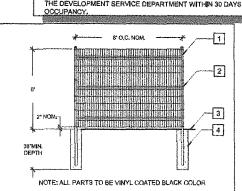
- EXISTING PINE TREE-22" CALIFER

INFILTRATION TRENCH

3 FINISHED GRADE CONCRETE FOOTER 38°MIN. DEPTH FENCE DETAIL

1 2" SQ. 16ga POSTS

2 3" ARCHITECTURAL V FOLDS



PLANT LEGEND TREES BOTANICAL NAME COMMON NAME SIZE T1 PLATANUS × ACERIFOLIA LONDON PLANE TREEE 10 36" BOX T2 ARBUTUS UNEDO 3 24" BOX T3 LIRIODENDRON TULIPIFERA TULIP TREE 'EMERALD CITY' 24" BOX 8 SHRUBS COMMON NAME QTY BUXUS 'GOLDEN DREAM' GREEN KANGAROO PAW 1 GAL. 46 2 LANTANA YELLOW BLUE FOX TAIL AGAVE 5 GAL. 49 ROSA ICEBERG Э ICEBERG ROSE 5 GAL. 129 CLIVIA MINIATA ORANGE CLIVIA 5 GAL. 4 5 COPROSMA PINK SPLENDOR 5 GAL, MIRROR BUSH 5 BOUGAINVILLEA BOUGAINVILLEA 15 GAL. 32 6 7 CAMELLIA 15 GAE 3 5 GAL 8 CARISSA TOMLINSON NATAL PLUM 36 PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL 15 GAL 9 2 10 EUGENIA 'MONTEREY BAY BRUSH CHERRY 15 GAL 10 CYANTHEA COOPER AUSTRALIAN TREE FERN 15 GAL. 11 LAVENDULA DENTATA FRENCH LAVENDER 5 GAL VINES BOTANICAL NAME COMMON NAMI SIZE QTY BOUGAINVILLEA ESPALLIER COAST ROSEMAR 15 GAL. 8 **GROUND COVERS** FT 2 COMMON NAME SIZE BOTANICAL NAME GERANIUM 'MARTHA WASHINGTON' POTS 18" C.C. 1048 CARISSA MACROCARP. GREEN CARPET 405 ATAL PLUM GAL, 36" O.C. CAREX TUMB ICOLA SERKELEY SEDGE " POTS 12" O.C. 4808 1985 RAILING BLUE ROSEMARY GAL. 36" O.C. FESTUCA MAIREI ATLAS FESCUE " POTS 16" O.C. 325 ERIWINKLE FLATS 24" O.C. 357 VINCA MINOR FLITTE RILUS SOO 4893

LANDSCAPE NOTES:

CONCRETE, COLOR TO MATCH D.G.

D.G. DESERT GOLD

MUCLH

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT LANDSCAPE STANDARDS.

LONG-TERM MAINTENANCE; ALL REQUIRED, ON SITE LANDSCAPE AREAS SHALL BE AND LITTER AND ALL PLANT MATERIAL ON SITE LANDISCAPE MARKAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, SEVERE PRUNING OR TOPPING IS NOT ALLOWED, DISEASED OF DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT, OFF-SITE BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE CONDUCTED MATERIAL SHALL BE CONDUCTED. BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE SHALL BE CONDUCTED
BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION IS BASE 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 )685-1313.

I, MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN, DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER, ALL EXPOSED SOILS AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA.THE MIN. DIMENSION (MIDTH) OF THIS AREA SHALL BE 5 FEET.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLIDING WALKS, CURBS, OR STREET PAYEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES, ROOT BARRIERS WILL NOT WRAPPED AROUND THE ROOT BALL, ROOT BARRIERS SHALL SE BIO-BARRIER OR EQUAL,

S, ALL LANDSCAPE AREAS SHALL BE FINISH GRADE TO REMOVE ROCKS AND ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.

I. IRRIGATION SHALL BE DESIGN AS A RECYCLE WATER IRRIGATION SYSTEM, IF RECYCLE WATER IS NOT AVAILABLE. THE SYSTEM WILL BE SUPPLIED FROM THE POTABLE WATER SYSTEM UNTIL RECYCLE WATER IS AVAILABLE. THE SYSTEM SHALL BE DESIGNED TO ALOW THE CONVERSION FROM POTABLE WATER IS AVAILABLE. THE TWO SYSTEMS, WATER TO RECYCLED WATER AND AVOID ANY CROSS CONNECTION BETWEEN THE TWO SYSTEMS, , NEW 6' HIGH WELDED WIRE VINYL COATED BLACK COLOR FENCE WITH V FOLOS BY WIRE WORKS

SEE FENCE DETAIL BELOW.

9, FOR THE PROJECT AT HAND, THERE TECHNICALLY IS NO STREET YARD, SINCE THE PARCEL IS COMPLETELY SURROUNDED BY OTHER PROPERTIES (PER LOR-LANDSCAPING PRELIMINARY REVIEW)

ID, IF ANY REQUIRED LANDSCAPING (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES ETC.) INDICATED ON APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION THE OWNER/PERMETEE SHALL REPAIR AND OR REPLACE IN KIND AND EQUIVILANT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICE DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF

640

12,725

12,725

2158 First Avenue

Scin Diego, Calfornia 92101

mail@studioea.chitects.com

T 619 235 9262 T 619 235 0522



ATTACHMENT

CT

Coast Academy ù

14108 Project

0

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

ATTACHMENT

**PLANTING** PLAN

(Page 6 of 14)

BOOST PSI **PSI REQUIRED** 

RESIDUAL PSI

# 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 ARE DIRECTLY HAVE FOR VIOLES 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

(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 IRRISATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE

ONE EXCEPT AS FOLLOWS:

WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW

(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DUNOT 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. IS ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO

(8) ZONE ONE PRICE THAT WE OR NATURALIZED VEGETATION.
(7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION

SYSTEMS

of 3 less.

Whe 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-FLIEL (A) ALL NEW PLANT MATERIAL FOR ZONE 1900 SHALL BE NATIVE, LOW-OF AND FIRE-RESISTIVE, NO KONMATIVE PLANT MATERIAL MAY BE FLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

(R) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT (6) NEW PLANTS STALL BE UNDERSOUTHING 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

(C) ALL NEW ZONE TWO PLANTING SHALL BE IRRIGATED TEMPORARILY UNTIL (C) ALL NEW ZONE I WO PLANTING SHALL BE INTIGATED THE APPOLARMIC YOUNG STABLISHED TO THE SATISFACTION OF THE CITY MANAGER, ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO, OVER SPRAY AND RUNCHEF FORM 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

IRRIGATION IS NOT ALCOWED IN 2016, 1790.

(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 REMANING 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.

(6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS, (7) EXCEPT AS PROVIDED IN SECTION 142,0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES. THE REQUIRED ZONE TWO WIDTH SHALL BE

WITH EARS THE POOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING ONDITIONS EXIST:

INTO EAST;

(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 OF THE SITE, EAST INFORMED THE MEDIT LONG, AND OTHER CANADA TENSING RELATED TO FIRE PROPOSED DEVELOPMENT, (2) THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL

UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL MEETING THE PURPOSE AND INTERTY OF SECTION 142JA12 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.

(1) IF THE FIRE CHIEF APPROVES ALTERNATIVE COMPLIANCE IN ACCORDANCE WITH THIS

ECTION, 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,

(K) FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS. (L) BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE NATIVE AND NATURALIZED VEGETATION. THIS REQUIREMENT IS INDEPENDENT OF WHETHER THE STRUCTURE BEING PROTECTED BY BRUSH MANAGEMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.

# 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 FORM ROOFTOPS BEFORE THE FIRE SEASON BEGINS, PRINTE ALL TREES AND SHRUBS ON A REGULAR BASIS TO REDUCE COMBUSTIBLE MATERIAL AND PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

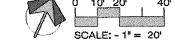
3.BRUSH MANAGEMENT ZONE 2 - REMOVE DEAD WOODLY PLANTS AND WEEDS, TO RETAIN SOIL WHER REMOVING DEAD PLANT OR WEEDS, TRIM TO A WHER BHORT STUBLE RATHER THAN EXCANTING PLANT BY THE ROOTS. PRUNE NATIVE SHRUBS IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRINED HEALTHY SHRUBS TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL, INSPECT ORAINAGE DEVICES ON SLOPES AFTER EACH STORM TO KEEP CLEAR OF DEBRIS AND SOIL, PERIODICALLY SHEAR GROUNDCOVERS AND REMOVE THATCH. PRUNE DEAD WOOD FORM SHRUBS AND TREES,

4.NON-NATIVE PLANTS READILY CAPABLE OF REPRODUCING AND SPREADING INTO NATIVE NON-IRRIGATED AREA ARE PROHIBITED IN ALL TRANSITIONAL LANDSCAPES.

SUBRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB MARITIME SUCCULENT SHRUB AND CHAPARRAL HARITATS SAGE SCRUS, MARITIME SUCCULENT SHRUE, AND CHAPARROL RABITATE
DURING THE BREEDING SEASONS OF FEDERALLY PROTECTED SPECIES,
FROM MARCH 1TO 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.

5. OFF-SITE BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE 5, OFF-STE BRUSH MANAGEMENT ON CITY OPEN SPACE SHALL BE CONDUCTED BY THE PARK AND RECREATION DEPARTMENT. OPEN SPACE DIMISION BASE ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FRE-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):855-1313.

7. BRUSH MANAGEMENT ZONES: PER 142.0412(H)(7)
ON-SITE ZONE ONE TO WEST OR NORTH PROPERTY LINE; 11'-6" TO 34' /
OFF-SITE ZONE TWO ON CITY OPEN SPACE 88'8' TO 86'.



2258 First Avenue

San Diego, California 92101

nail@studioearchitects.com

T 6192359262 F 6192350522



ATTACHWENT CT

Coast Academy Cal

Project 14108

06/12/14 SDP Submitte 08/27/14 SDP Resubmitta

10/03/14 SDP Resubmitte



**BRUSH** MANAGEMENT

CT

(Page 7 of 14)

ATTACINENT CT

Cal Coast Academy

Project 14108

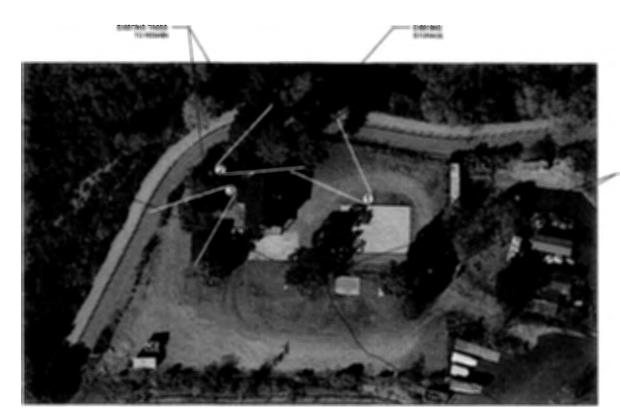
06/12/14 SDP Submittal

08/27/14 SDP Resubmittel 10/03/14 SDP Resubmittal



**EXISTING** SITE

L2.1

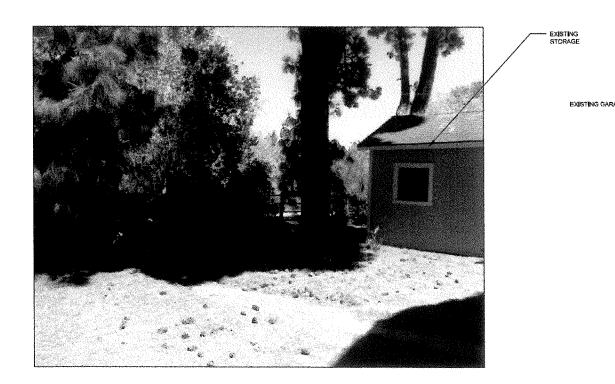


AERIAL PHOTO OF EXISTING CONDITIONS



VIEW ①

EXISTING TREES TO BE REMOVED FOR FIRE ACCESS



VIEW ②



VIEW ③

(Page 8 of 14)

PHOTOS



City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101

# Development Permit/ FORM Environmental Determination DS-3031 **Appeal Application**

**OCTOBER 2012** 

See Information Bulletin 505, "Development Permits Appe	al Procedure," for information on	the appeal procedure.		
1. Type of Appeal:  Process Two Decision - Appeal to Planning Commission Process Three Decision - Appeal to Planning Commission Process Four Decision - Appeal to City Council				
2. Appellant Please check one Applicant Officially rect 113.0103)	ognized Planning Committee 🗹 "in	terested Person" (Per M.C. Sec		
Name: E-mail Address: Clews Land & Livestock LLC; Barbara(Bunny) Clews; Christian Clews bunny@bunnyclews.com				
11600 Clews Ranch Rd. San I	ty: State: Zip Code: Diego CA 92130	Telephone: (619) 995-4104		
3. Applicant Name (As shown on the Permit/Approval being app	ealed). Compl <b>ete if different from ap</b>	ppellant.		
Jan Dunning/Cal Coast Academy				
4. Project Information Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:		
MND372555;CDP1308349;SDP1308350	May 20, 2015	John S. Fisher		
Decision (describe the permit/approval decision):  Adopt & Certify Mitigated Negative Declaration No. 372555; Ado	ot Mitigation Monitoring & Reporting	Program: Approve Coastal		
Development Permit No. 1308349 and Site Development Permit				
5. Grounds for Appeal (Please check all that apply) 2 8 2015  Factual Error  Conflict with other matters  Findings Not Supported  DEVELOPMENT SERVICES  Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)				
Findings under CEQA are not supported in impact areas of transportation/traffic, hazards & hazardous materials, land use/planning, noise and cultural resources. Appellants and other members of the public presented substantial evidence that the project may have significant environmental impacts in these impact areas. Under the circumstances, an EIR is required and contrary evidence is not adequate to support a decision to dispense with an EIR.  Findings regarding the adequacy of the MND and mitigation thereunder are not supported.  Findings in connection with SDP and CDP are not supported, incomplete and not compliant with SDMC provisions.  The Project conflicts with: (1) Municipal code regulations regarding historical resources (SDMC §§143.0201 et seq. and 126.0503); (2) Historical Resource Guidelines in City Land Development Manual; (3) Site Development permit requirements and procedures when designated historical resources are present (SDMC §126.0501 et seq.); (4) City road, setback and building envelope standards for proposed intensity and use; (5) MHPA requirements and adjacency guidelines; (6)Carmel Valley Neighborhood 8 Precise Plan; (7) CVREP; and (8) State standards and regulations applicable to Private Schools, including but not limited to, the Private Schools Building Safety Act of 1986, Educ. Code §17320 et seq., Educ. Code §39830 et seq., Educ. Code §35295-35297, Health & Safety Code § 13146.3, and Vehicle Code §§ 492,545,546,680,2808 and 12517.				
Signature: Millian Contract.  Signature: Millian Contract.  Note: Faxed appeals are not accepted. Appeal fees are non-refundable.				

# PLANNING COMMISSION RESOLUTION NO. PC-2015-XCX 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 the construction of a new single-story school building and the operation of a private school that will accommodate up to a maximum of 75 full time students grades  $6^{th} - 12^{th}$  on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch, already being used for Cal Coast administrative functions (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 within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone.

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 July 23, 2015, the Planning Commission 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 Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated July 23, 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 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 developed and contains designated Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as its administrative and support offices, a detached garage, a filled and covered former swimming pool, agricultural out-buildings, landscaping, asphalt and concrete parking areas and drive aisles, site walls and fencing.

The proposed project will maintain the existing Historic Resource which is currently being utilized by Cal Coast Academy as for administrative and support offices, 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 parking and drive aisles. The Cal Coast Academy (Project) proposes the construction of a new single-story school classroom building of 5,340 square feet in size on the subject property for a private school with up to 75 full-time students grades 6<sup>th</sup> through 12<sup>th</sup>, 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 subject property is not identified in the City's adopted LCP Land Use Plan as a public access way. The site is privately owned and developed with the improvements as reference above. All of the proposed development will be contained within the existing disturbed and previously developed and graded portions of the site. There is no existing physical access used legally (or otherwise) by the public, nor is there any public access identified in the Local Coastal Program through the site. The site is located in the Coastal Overlay Zone and the Project requires a Coastal Development Permit. The proposed development is accessed by a private road and 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 public pedestrian/bicycle trail which is identified in the Neighborhood 8 Precise Plan and the Carmel Valley Community Plan. Development on the property originally occurred in the late 1890's which significantly predates the trail. The trail was built subsequent to the City taking ownership of the majority of the property owned by the previous owners, the Stevens. The parcel had several out-buildings near the trail when it was built. The property fronts approximately 248-linear feet of the trail, and within the Cal Coast property that frontage adjacent to the trail will be landscaped and fenced. The trail, which is

located approximately south 200-feet of the State Route 56, which handles more than 80,000 average daily trips, will not be adversely affected by the proposed low impact private school use. 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.

Therefore, the Project does not encroach upon or impede the public's use of the public trail. The proposed Project also 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. (Also see CDP Findings 2-4 below and SDP Findings)

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The Cal Coast Academy (Project) 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 designated Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices, a detached garage, a filled and covered former swimming pool, agricultural outbuildings, landscaping, asphalt and concrete parking areas and drive aisles, and site walls and fencing. The proposed project will maintain the existing Historic Resource, garage, and outbuilding 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 includes a pitched-roof, seemed siding, and porches and overhangs; and is differentiated from the designated Historic Resource because the school will be a single-story structure with architecture, color, and design that contrasts with the existing historic home two-story structure, with attic. Additionally, the siding on the existing house is horizontal and while the siding on the proposed school structure will be vertical. With the above referenced differences, the project has been determined to not adversely affect the designated resource because the Project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties - U.S. National Park Service and Municipal Code Section 143.0201 et seq and as evaluated in the Mitigated Negative Declaration No. 372555. The size of the facility and the architectural character of the new structure, which is respectful and complimentary of the historic house, and the limitation of the school population for up to 75 full time students is an appropriate development and use within the MF-1 Zone within Neighborhood 8. Adjacent land uses consist of residential to the east and the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty/staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District MF-1 Zone and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to "maintain the visual integrity of the valley" and recommends "a diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities." The Project will be compatible with the existing architectural character and scale of the neighborhood and as recommended by the design element of the Community Plan. Additionally, the low impact private school development and operation is more compatible to the surrounding land uses than would a conventional multi-family higher density project which would generate more traffic, larger structures of greater bulk and mass and result in other potentially adverse impacts associated with a multifamily residential development as permitted at the site.

The Project is located on a previously developed and utilized parcel. The Project will not encroach into any undisturbed areas or environmentally sensitive lands. A Mitigated Negative Declaration No. 372555 was prepared for this Project in accordance with California Environmental Quality Act ("CEQA") Guidelines. All of the information, studies, response to comments, etc. contained within the Mitigated Negative Declaration No. 372555 is specifically incorporated into these findings by reference. The Mitigated Negative Declaration No. 372555 concluded the proposed Project will not have a significant effect on the environment and that potentially significant project impact relating to cultural resources will be mitigated to a level below significant.

A Mitigation Monitoring and Reporting Program (MMRP) will be implemented to reduce potential historical resources (archeology) and paleontological impacts to a level below significance. Mitigation in the form of on-site monitoring for archeology and paleontology is required as the site is known to have subsurface resources. The proposed Project was found to not have a significant effect on the environment regarding these or other areas, and no mitigation measures were required other than for cultural resources. The proposed development will also not adversely affect environmentally sensitive lands.

The property does not contain sensitive plant or animal species and is located outside of the Multi-Habitat Planning Area and the designated wetlands and flood plain to the north and east. The project design complies with the Multi-Habitat Planning Area 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. (Also see CDP finding 1 above and CDP 3 and 4 below and SDP findings).

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 project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the

Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property, for the operation of a private school, 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 which is currently being utilized by Cal Coast Academy as administrative and support offices.

Specifically, the Project will not adversely affect the designated historic resource nor will it 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 and 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 and regulations will provide storm water infiltration, volume and sedimentation control, and cleansing and will reduce downstream pollution and sedimentation. Adjacent land uses consist of residential to the east and to the south the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty/staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to "maintain the visual integrity of the valley" and "A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities." The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan. Therefore, the proposed Project will conform with the City's Local Coast Program Land Use Plan and the regulations of the certified Implementation Program. (Also see CDP findings 1 and 2 above and 4 below and SDP findings).

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 project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy proposes the construction of a new single-story school building on the subject property, for the operation of a private school, 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. (Also see CDP findings 1-3 above and SDP findings)

# 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 project site is located at 11555 Clews Ranch Road in the Carmel Valley Planned District Ordinance MF-1 zone within Neighborhood 8 in the Carmel Valley community; and the Coastal Overlay Zone. Subject to the approval of a CDP and SDP, schools are permitted use within the MF-1 Zone. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property, for the operation of a private school, 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 which is currently being utilized by Cal Coast Academy as administrative and support offices.

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 Multi-Habitat Planning Area. A Multi-Habitat Planning Area Boundary Line Correction (MHPA BLA) received concurrence from the Wildlife Resource Agencies on July 30, 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 will not release the Owner from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. Plans submitted describing the proposed Project include notes requiring compliance with the MSCP Land Use Adjacency Guidelines.

The proposed Project will be developed on previously disturbed land and will not impact or develop on existing undisturbed open space and MHPA land. With regard to compatibility with surrounding uses including the commercial Clews horse Ranch, the trail, and the surrounding open space. The Owner agreed to limit student enrollment to 75-full-time-students, and will purchase one twelve-person van and one eight-person van to shuttle students to and from school; thereby reducing car traffic and noise on the road. Additionally, a written notice will be provided to school staff and the student's parents requiring signed acknowledgment by school staff and the student's parents that Clews Ranch Road is also used by horse and riders as well as farm vehicles. Adjacent land uses consist of residential to the east and the commercial and agricultural Clews Horse Ranch. The Clews Horse Ranch is a buffer to the open space to the east and south.

The Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty and staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District and Design Element

of the Neighborhood 8 Precise Plan which encourages careful design to "maintain the visual integrity of the valley" and "A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities." The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan.

Addressing the potential threat of a wildfire fire, a detailed FireWise2000 analysis was conducted and concluded there was not a significant fire hazard risk based on many factors and surrounding conditions. In addition, the Owner has volunteered to cancel classes on days when the National Weather Service issues a Red Flag Alert for the Coastal Zone Areas. Cal Coast also prepared an emergency and fire evacuation plan. The Owner will install a fire hydrant on the property. A noise study was also prepared for the Project, based upon proximity to the MHPA. The analysis determined the ambient noise from the existing uses in the area, predominantly from State Route 56, exceeds the noise that will be generated by the school. As such, the noise generated by the school will be less than the existing ambient noise levels today.

Because the private school is permitted with the approval of a CDP and SDP, and based upon all of the project features as discussed above and as contained within the conditions of approval and approved Exhibit "A" the Project will not adversely affect the applicable land use plans — Neighborhood 8 Precise Plan and Carmel Valley Community Plan. (Also see CDP findings and SDP findings 2-3 below)

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Cal Coast Academy (Project) proposes the construction of a new single-story school building of 5,340 square feet in size on the subject property for the operation of a private school, 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 is located on a previously developed and utilized parcel. Mitigated Negative Declaration No. 372555 was prepared for this Project in accordance with California Environmental Quality Act Guidelines. All of the information, studies, response to comments, etc. contained within the Mitigated Negative Declaration No. 372555 are hereby specifically incorporated into these findings by reference. The Mitigated Negative Declaration No. 372555 concluded the Project will not have a significant adverse effect on the environment and the only potential project impact, related to cultural resources, will be mitigated to a level below significant.

A Mitigation Monitoring and Reporting Program (MMRP) will be implemented to reduce potential historical resources (archeology) and paleontological impacts to a level below significance. Mitigation in the form of on-site monitoring for archeology and paleontology is required as the Project site is known to have subsurface resources. The Mitigated Negative Declaration No. 372555 also in response to comments, addressed concerns regarding land use compatibility with the adjacent Horse Ranch, potential impacts to wetlands, traffic, noise, Fire Protection Emergency Evacuation, and brush management. The Project was found to not have a significant effect on the environment regarding these or other areas, and no mitigation measures were required other than for cultural resources. The Project will also not adversely affect environmentally sensitive lands. 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 contains conditions addressing 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 not be detrimental to the public health, safety, and welfare.

The grading proposed in connection with the Project 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 and complies with the Multi-Habitat Planning Area Adjacency Guidelines while providing brush management zones consistent with the San Diego Municipal Code requirements. All brush management at the Project site 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 Project, as will necessary utilities such as electricity, water, and sewer.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed Project for this site contains specific conditions addressing 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 the review and approval of all construction plans by professional staff prior to construction to determine the construction of the Project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. In these ways the Project 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. (Also see CDP findings and SDP finding 1 above and 3 below)

2. 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 (Project) proposes the construction of a new single-story school building on the subject property of 5,340 square feet in size, for the operation of a private school,

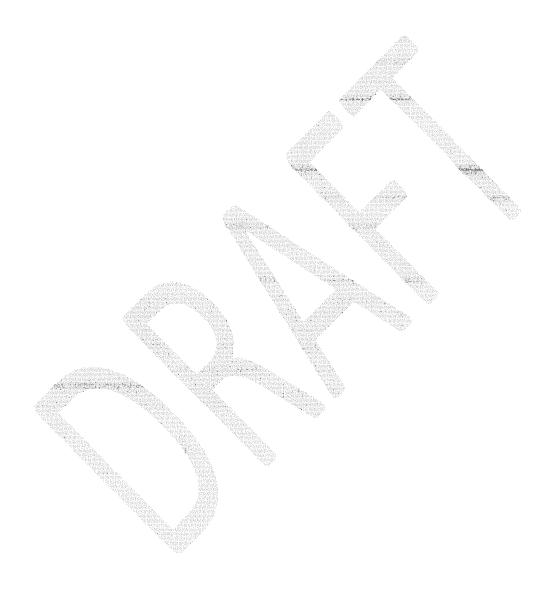
addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch which is currently being utilized by Cal Coast Academy as administrative and support offices. The Project site is within 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 Project proposes to construct a low impact single story school classroom to accommodate up to 75 full time students with approximately 14-18 faculty and staff. The design and materials utilized for the roof, walls, windows, and trim are compatible with the surrounding uses and consistent with the recommendations of the Carmel Valley Planned District MF-1 Zone and Design Element of the Neighborhood 8 Precise Plan which encourages careful design to "maintain the visual integrity of the valley" and "A diversity of orientations and placements should be utilized for individual structures to take advantage of views, open space, circulation and parking facilities." The Project will be compatible with the existing architectural character and scale of the neighborhood and the design element of the Community Plan and surrounding uses. The use of the site as a school is appropriate and consistent with the permitted uses of, and the purpose and intent of the MF-1 zone development regulations as subject to the issuance of a Site Development Permit and Coastal Development Permit. The Project complies with all relevant regulations of the Land Development Code and no deviations are requested or required to approve the Project. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code. (Also see CDP findings and SDP findings 1-2 above)

BE IT FURTHER RESOLVED that, and based on the testimony at the hearing and the various reports, studies and correspondence in the public record, all of which is incorporated herein by reference, and based on the findings hereinbefore are hereby adopted by the Planning Commission and Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions set forth in Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350, copies of which are incorporated herein, attached hereto, and made a part hereof.

John S. Fisher Development Project Manager Development Services

Adopted on: July 23, 2015



#### 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] PLANNING COMMISSION

This Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 is granted by the Planning Commission 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 and the operation of a private school that will accommodate up to a maximum of 75 full time students grades  $6^{th} - 12^{th}$  on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch, already being used for Cal Coast administrative functions described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2015, on file in the Development Services Department.

The project shall include:

a. Construction of a new single-story school building and the operation of a private school that will accommodate up to a maximum of 75 full time students grades  $6^{th} - 12^{th}$  on the subject property, addition of parking, private road improvement, landscaping, retaining walls and other minor improvements on a site with a designated historical

resource, Historic Resources Board Site No. 391-Mount Carmel Ranch already being utilized for Cal Coast administrative functions;

- 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 July 9, 2018.
- 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" conditions(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

Attachment 8

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 firerated, 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 onsite 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.

#### **VOLUNTARY CONDITIONS REQUESTED BY THE OWNER/PERMITTEE:**

- 45. The Owner/Permittee agrees to operate a student van-shuttle system between Carmel Country Road and the project site which will operate for a half hour before school starts and operate a half hour after school ends to reduce amount of traffic on the private driveway which serves the school and the neighboring Clews Horse Ranch.
- 46. The Owner/Permittee agrees to close on days when the National Weather Service issues a Red Flag Alert for the coastal areas of San Diego.
- 47. The Owner/Permittee agrees to limit recess activities and such activities will be limited to the courtyard of the new building.
- 48. The Owner/Permittee agrees that physical education and associated sports will be conducted off-site.
- 49. Except as required by Federal, State, and/or Local Building Officials or Emergency Responders and required for Public Safety, the Owner/Permittee will not install outside alarms or bells for school activities.

#### **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 Planning Commission of the City of San Diego on July 23, 2015 by Planning Commission Resolution No. PC-2015-CXV.

Permit Type/PTS Approval No.: Coastal Development Permit No. 1308349 and Site Development Permit No. 1308350 Date of Approval: July 23, 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 unusal 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 lengthly 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 vehicluar 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 difficultly 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.
- 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.
- 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 lowimpact 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

Frisco White, AIA, Chair

Council District 1 cc:

> 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) reque	ested: Neighborhood Use Permit 🔀 Coastal Development Permit	
Neighborhood Development Permit Site Development Perm Variance Tentative Map Vesting Tentative Map Map V	nit Planned Development Permit Conditional Use Permit Waiver Land Use Plan Amendment • Other	
Project Title	Project No. For City Use Only	
Cal Coast Academy	<del>377944</del> 3725	
roject Address:		
11555 Clews Ranch Road, San Diego, CA 92130		
art I - To be completed when property is held by Individua	al(s)	
ove, will be filed with the City of San Diego on the subject property low the owner(s) and tenant(s) (if applicable) of the above reference to have an interest in the property, recorded or otherwise, and state dividuals who own the property). A signature is required of at least of the Assistant Executive Director of the San Diego Redevelopment evelopment Agreement (DDA) has been approved / executed by the anager of any changes in ownership during the time the application	edge that an application for a permit, map or other matter, as identified y, with the intent to record an encumbrance against the property. Please list cad property. The list must include the names and addresses of all persons the type of property interest (e.g., tenants who will benefit from the permit, all one of the property owners. Attach additional pages if needed. A signature in Agency shall be required for all project parcels for which a Disposition and in City Council. Note: The applicant is responsible for notifying the Project is being processed or considered. Changes in ownership are to be given to on the subject property. Failure to provide accurate and current ownership	
lame of Individual (type or print):	Name of Individual (type or print):	
Owner Tenant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency	
treet Address:	Street Address:	
city/State/Zip:	City/State/Zip:	
hone No: Fax No:	Phone No: Fax No:	
ignature : Date:	Signature: Date:	
lame of Individual (type or print):	Name of Individual (type or print):	
Owner Tenant/Lessee Redevelopment Agency	Owner Tenant/Lessee Redevelopment Agency	
treet Address:	Street Address:	
Sity/State/Zip:	City/State/Zip:	
hone No: Fax No:	Phone No: Fax No:	
ignature: Date:	Signature : Date:	

Project Title: Cal Coast Academy	Project No. (For City Use Only) 312555
Part II - To be completed when property is held by a corporati	on or partnership
Legal Status (please check):	and feithe leicht en thrift. Die erste sich die Hill beleife Ausgebriebe die eine Die Hille Hilbert gebeite der
Corporation Limited Liability -or- General) What State	? Corporate Identification No
By signing the Ownership Disclosure Statement, the owner(s) ack as identified above, will be filed with the City of San Diego on the sthe property. Please list below the names, titles and addresses of otherwise, and state the type of property interest (e.g., tenants when a partnership who own the property). A signature is required of property. Attach additional pages if needed. Note: The applicant is ownership during the time the application is being processed or companies at least thirty days prior to any public hearing on the subjinformation could result in a delay in the hearing process. Additional process.	subject property with the intent to record an encumbrance against all persons who have an interest in the property, recorded or o will benefit from the permit, all corporate officers, and all partners at least one of the corporate officers or partners who own the responsible for notifying the Project Manager of any changes in ensidered. Changes in ownership are to be given to the Project ect property. Failure to provide accurate and current ownership
Corporate/Partnership Name (type or print): Cal Coast Academy-RE Holding,LLC	Corporate/Partnership Name (type or print):
⊠ Owner	Owner Tenant/Lessee
Street Address: 11555 Clews Ranch Road	Street Address:
City/State/Zip: San Diego, CA 92130 Phone No: Fax No:	City/State/Zip:
Phone No: Fax No: (858) 481-0882	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Jan Dunning	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature Date: 5/15/14	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

PROJECT DATA SHEET		
PROJECT NAME:	Cal Coast Academy (Project No. 372555)	
PROJECT DESCRIPTION:	New single-story school building, off-street parking, and associated improvements on a site with a designated historical resource	
COMMUNITY PLAN AREA:	Carmel Valley	
DISCRETIONARY ACTIONS:	CDP & SDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Natural Open Space	

## **ZONING INFORMATION:**

**ZONE:** CVPD – MF1 (Multi-Family)

HEIGHT LIMIT: 50 feet, or 4 stories, whichever is less / 29-feet, 2-inches proposed

LOT SIZE: 6,000 sq.ft. minimum lot size / 43,426 sq.ft. existing

FLOOR AREA RATIO: 0.75 maximum / 0.23 proposed

FRONT SETBACK: N/A

SIDE SETBACK: WEST: 23 feet for 50%, 5 feet for remainder; EAST: 5 feet;

SOUTH: 19

feet for 50%, 5 feet for remainder; NORTH: 5 feet

STREETSIDE SETBACK: N/A REAR SETBACK: N/A

PARKING: 16 spaces required / 24 spaces provided

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	CVREP/Open Space	CVREP/Open Space
SOUTH:	Natural Open Space	Equestrian Facility/Residential
EAST:	CVREP/Open Space	CVREP/Open Space
WEST:	CVREP/Open Space	CVREP/Open Space
DEVIATIONS OR VARIANCES REQUESTED:	N/A	
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.	