



THE CITY OF SAN DIEGO

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 698140
Addendum to MND No. 6162
SCH No. N/A

SUBJECT: BISHOPS SCHOOL AMENDMENT: SITE DEVELOPMENT PERMIT (SDP), COASTAL DEVELOPMENT PERMIT (CDP), Vacation, PLANNED DEVELOPMENT PERMIT (PDP), and an amendment to an existing Conditional Use Permit (CUP) to update the Master Plan for The Bishop's School. Proposed phased developments include (Phase 1) new batting cages and practice field on 7552, 7554 and the 7556 property, (Phase 2) new three-story, 27,762 square foot Creative Science / Visual Arts building, (Phase 3) new three-story, 29,689 square foot Athletic Center and one-story 653 square foot tennis pavilion, (Phase 4) new three-story, 13,120 square foot Athletics Building. **LEGAL DESCRIPTION:** PARCEL 1 OF PARCEL MAP NO. 19523, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 8, 2004 AS INSTRUMENT NO. 2004-0635867 OF OFFICIAL RECORDS) AND the added property at 7552, 7554, 7556 Draper Avenue: LOTS 34 AND 35 IN BLOCK 12 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 352, FILED ON MARCH 22, 1987 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Applicant: Domus Studio, David Pfeifer

I. SUMMARY OF PROPOSED PROJECT

Amendment to an existing Conditional Use Permit (CUP) to update the Master Plan for The Bishop's School. The proposed new development addition utilizes both existing property areas and an additional parcel (APN 350-442-20-00) contiguous with its east and southern boundaries, which is to be converted from residential to private school use. Since The Bishop's School will now own both properties on both sides of the 50-foot length of the alley behind the added parcel, the project would also require a vacation of this section of the alley. Student enrollment, which is set at a maximum of 800 students in its current CUP, will not change.

Proposed phased developments include (Phase 1) new batting cages and practice field on 7552, 7554 and 7556 property, (Phase 2) new three-story, 27,762 square foot Creative Science / Visual Arts building, (Phase 3) new three-story, 29,689 square foot Athletic Center and one-story 653 square foot tennis pavilion, (Phase 4) new three-story, 13,120 square foot Athletics Building. These facilities

are to support the curriculum and programs at The Bishop's School and will not result in an increase number of students, traffic or other impacts. These facilities will allow the programs that already exist to function concurrently and not conflict.

The campus already has a surplus of parking. The required parking necessary as a result of the construction of the proposed facilities can be accommodated by the already existing parking on campus without the need for additional parking spaces.

The 11.48 acre site is split between the La Jolla Planned District Zone 5 (LJPD-5) and the La Jolla Planned District Zone 6 (LJPD-6). Overlay Zones applicable to the site include, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and Transit Area Overlay Zone.

Grading quantities include 10,700 cubic yards of excavation to a maximum depth of 20 feet and 300 cubic yards of fill to a maximum depth of 1 feet at specific locations. The grading is required to prepare the site for development and also for the basement levels at each of the three-story buildings. Best Management Practices (BMPs), such as watering to suppress dust during construction and fiber rolls to contain water runoff will be implemented in order to reduce construction related nuisances. Required paleontologic monitoring will be provided during excavation activities.

The submitted elevation drawings depict two story buildings (third story is below grade and not visible, where applicable) consistent with the existing neighboring structures. Arches, deep overhangs and storefronts complement the existing architecture with enhanced pedestrian exterior courtyards, promenades and gates providing access to the public ROW.

A Landscape Plan that was reviewed and approved by the City's Landscape Planning staff and includes a combination of the following: street trees (Orchid Tree, Gold Medallion, Jacaranda, New Zealand Christmas Tree, Trumpet Tree and Brisbane Box), accent trees, shade trees, accent palms and screening shrubs (Pygmy Date Palm, New Zealand Flax, Pitoosporum, Indian Hawthorn, Photinia, Pink Powder Puff, Austrian Fern Tree), in addition to ornamental shrubs, ground cover and vines.

II. ENVIRONMENTAL SETTING

The proposed development is located within the La Jolla Community Planning Area. The project site is within Zone 5 (Multifamily Residential) and Zone 6 (Cultural) of the La Jolla Planned District. The project site is located at 7607 La Jolla Boulevard, north of Pearl Steet, south of Prospect Street, west of Draper Avenue and east of La Jolla Boulevard. The project is surrounded on the north, south, east and west by residential properties. The topography of the existing developed school site is relatively flat and gently slopes to the southwest with a grade difference of approximately 19 feet.

III. SUMMARY OF ORIGINAL PROJECT

MND No. 698140 analyzed a CDP, SDP, Planned Development Permit, Vacation and Easement Abandonment to allow the removal of surrounding buildings and the construction of new facilities throughout the project site. The proposed expansion would demolish nine existing buildings located at 7560—7564, and 7568-7510 Draper Avenue and 7536-7540, and 7545 Cuvier Street.

Phase one of the original project consisted of construction the science building, subterranean parking garage, artificial turf athletic field over the garage, public right of way vacations, and expansion of the existing swimming pool. Subsequent development phases include construction of the arts and athletic building, library and relocation of the tennis courts further north along Draper Avenue.

IV. ENVIRONMENTAL DETERMINATION

Various CEQA documents have been prepared for different projects within the Bishop's School property including, EIR No. 94-0335, MND 41-0217 and MND 6162. The EIR was prepared due to the project's direct impact to the historically significant Bentham Hall building in addition to cumulative impacts to surrounding historic buildings. MND 41-0217 was prepared for the Bishop's Reading Room project, which proposed to relocate the historically significant Bishops Reading Room building to a lot at 7607 La Jolla Boulevard. These documents are incorporated by reference.

The above CEQA documents were primarily focused on historic buildings while The Bishop's School MND No. 6162 was comprehensive in scope and had project components that are included in the current proposal. The City previously prepared and certified the The Bishop's School MND No. 6162 and based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;

- b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the project.

Table 1 Impact Assessment Summary				
Environmental Issues	MND	Project	New Mitigation?	Project Resultant Impact
Aesthetics	No Impact	No new impacts	No	No Impact
Agricultural Resources	No Impact	No new impacts	No	No Impact
Air Quality	No Impact	No new impacts	No	No Impact
Biology	No Impact	No new impacts	No	No impact
Energy	No Impact	No new impacts	No	No Impact
Geology/soils	No Impact	No new impacts	No	No Impact
Historic Resources	Less than significant with mitigation	No new impacts	No	Less than significant with mitigation
Human Health/Public Safety	No Impact	No new impacts	No	No impact
Hydrology Water Quality	No Impact	No new impacts	No	No impact
Land Use	No Impact	No new impacts	No	No impact

Noise	No Impact	No new impacts	No	No impact
Paleontological Resources	Less than significant with mitigation	No new impacts	No	Less than significant with mitigation
Population and Housing	No Impact	No new impacts	No	No impact
Public Services	No Impact	No new impacts	No	No Impact
Transportation	No Impact	No new impacts	No	No Impact
Utilities	No Impact	No new impacts	No	No impact
Water Conservation	No Impact	No new impacts	No	No Impact
Mandatory Findings of Significance	Less than significant with mitigation	No new impacts	No	Less than significant with mitigation
Paleontological Resources	Less than significant	No new impacts	No	No impact
Human Health/Public Safety	Less than significant	No new impacts	No	Less than significant

Aesthetics/Neighborhood Character

Bishop's School MND No. 6162

The MND identified the project would not obstruct any vista or scenic view from a public viewing area. The project would not create a negative aesthetic, create bulk or use materials and styles which would be incompatible with surrounding development. Additionally, the project would not substantially alter the existing character of the area including the loss of any distinctive landmark tree(s) or a stand of mature trees, substantially change the topography or ground surface relief features of the site or cause the loss of unique geologic or physical features of the project site. Therefore, impacts were identified as less than significant.

Project

The project is located within a site which is developed with a school and would continue to operate as such. There are no designated scenic vistas or view corridors identified at the project site. The project is compatible with the surrounding development and does not conflict with the La Jolla Community Plan. The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration result.

Agricultural Resources

Bishop's School MND No. 6162

The project is located at a developed school site and the school would continue to operate as such. The school property does not contain agricultural lands and the project would not convert agricultural lands.

Project

The project is located within a site which is developed with a school and would continue to operate as such. The school property does not contain agricultural lands and the project would not convert agricultural lands.

Air Quality

Bishop's School MND No. 6162

The MND identified that the project would not substantially deteriorate ambient air quality. MND No. 6162 further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the project would not result in the creation of dust. Lastly, the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the MND concluded that the project would not result in air quality impacts.

Project

The project would not result in air emissions that would substantially deteriorate ambient air quality, create objectionable odors, or dust. The project would not expose sensitive receptors to substantial pollutant concentrations. The project would be consistent with the General Plan, community plan, and the underlying zoning designations. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS.

Short-Term (Construction) Emissions

Construction-related activities would be temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The facility, in the long-term operation, would not typically be associated with the creation of such odors nor would it be anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Biology

Bishop's School MND No. 6162

The existing school site is fully developed and lacks sensitive biological resources. No impacts would occur.

Project

This project is located on the same developed property that was described in the Bishop's School MND. The additional parcel (APN 350-442-20-00) identified in the project description is also developed and lacks sensitive biological resources. Therefore, impacts to biological resources would not occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impacts, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Energy

Bishop's School MND No. 6162

The MND identified the project would not result in the use of excessive amounts of fuel or energy. Therefore, no impact was identified.

Project

Development of the project would not result in any new or more severe impacts related to electrical power or fuel consumption. The project would be required to meet the mandatory energy standards of the current California energy code. Additionally, construction of the project would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, however, construction would be temporary and short-term in duration. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Geology/Soils

Bishop's School MND No. 6162

The MND identified that the project site is in a Geological Hazard Category 52 as shown on the City's Seismic Safety Study Maps. Geologic Zone 52 is characterized by level areas, gently sloping to steep terrain, favorable geologic structure with low risks. Geotechnical reports were prepared for the project, and according to the previous reports the project is not likely to have a significant geological constraint on the proposed construction.

Project

Similarly, the proposed project is located on the same projects site with the same geologic conditions identified in MND No. 6162.

Additionally, the project would be constructed consistent with proper engineering design in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from regional geologic hazards would be reduced to an acceptable level of risk. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Historical Resources

Bishop's School MND No. 6162

The MND identified no archaeological sites had been recorded within the project's boundaries or within a one-mile radius. However, due to the project's location in close proximity to various recorded resources, there was a potential that archaeological resources would be impacted during ground disturbing activities. Therefore, a qualified archaeologist or archaeological monitor was required to be present during the ground disturbing activities. With implementation of the historical resources' mitigation measures, impacts were reduced to below a level of significance.

Project

The project location is still considered sensitive for archaeological resources as identified in the 2004 MND. The mitigation requirement to include archaeological monitoring during ground disturbing activities will be required for the proposed project.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Human Health/Public Safety/Hazardous Materials

2004 Bishop's School MND

It was determined that the project would not result in the creation of any health hazard. The project would not expose people to potential health hazards, nor result in a future risk of an explosion or release of hazardous substances. Therefore, no impacts were identified.

Project

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed at the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese List. Therefore, the project would not create a significant hazard to the public or the environment. No impacts would result.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project,

they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Hydrology/Water Quality

Bishop's School MND No. 6162

No significant water quality impacts were identified in the MND. The MND determined that any increase in runoff associated with the project would not adversely impact the regional storm drain facilities.

Project

A drainage study (Michael Baker, August 2022) was conducted and determined that the project would not substantially alter the existing drainage pattern across the site and will not increase water surface elevations. Similar to the previously approved project, the current project would not substantially alter on or off-site drainage patterns and impacts would not occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Land Use

Bishop's School MND No. 6162

The MND identified that the project would be consistent with the community plan and zoning designations. Further, the project was found to not be in conflict with the goals, objectives and recommendations of the community plan or the adopted environmental plans for the area, nor was it in conflict with adopted environmental plans for the area. Lastly, the project was not identified as being within an airport land use plan and would not result in an inconsistency with aircraft accident potential.

Project

The project is located within a site which is developed with an existing school and is surrounded by commercial and residential development and the project site would continue to operate as a school facility. The project would be consistent with the General Plan, Community Plan and underlying zone designations. The project would not substantially

change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as the site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). No significant impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Noise

Bishop's School MND No. 6162

The 2004 MND identified that the project would result in minor noise during construction but not at a significant level and that no significant net increase to the existing noise level would occur.

Project

The City's Noise Ordinance, Section 59.5.0401, Noise Abatement and Control regulates operational noise generated by on-site sources and provides sound level limits for various land uses by the time of day. The Noise Ordinance further identifies that the sound level limit at a location on a boundary between two land use zones is the arithmetic mean of the respective limits for the two zones.

The City Noise Ordinance also regulates noise associated with construction activities. Construction is prohibited between the hours of 7 p.m. and 7 a.m., and on Sundays and legal holidays except in the case of an emergency. Section 59.5.0404 of the Noise Ordinance limits construction noise to an average sound level of 75 dBA at the affected property line during the 12-hour period between 7 a.m. and 7 p.m.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Paleontological Resources

Bishop's School MND No. 6162

The project site is underlain by Bay Point Formation. This geologic formation is sensitive for paleontological resources. The previous project proposed approximately 60,500 cubic yards

of soil cut to a depth of 25 feet. Based on the City's CEQA Threshold the amount of proposed grading would result in an impact to this sensitive resource. In order to reduce the impact to below a level of significance paleontological monitoring was required as a mitigation measure.

Project

Grading quantities include 10,700 cubic yards of excavation to a maximum depth of 20 feet and 300 cubic yards of fill to a maximum depth of 1 foot at specific locations. The grading is required to prepare the site for development and also for the basement levels at each of the three-story buildings. Similarly, to the 2004 project the grading quantities exceed the threshold and the paleontological mitigation measure from MND No. 6162 will be carried forward for the current project.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Population and Housing

Bishop's School MND No. 6162

The MND identified the project would not alter the planned location, distribution, density or growth rate of the population area and therefore no impacts were identified and a substantial increase in population would not occur.

Project

The project site is located in an established neighborhood and is surrounded by commercial and residential development. The project is located within a site which is developed with a school and would continue to operate as such. The project would not increase population growth in the area, either directly or indirectly and would not divide the community. No impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Public Services

Bishop's School MND No. 6162

Public services, such as fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other

governmental services were identified to be adequate for the area. The project did not have an effect upon or result in the need for new or altered governmental services; therefore, no impact was identified.

Project

The project site is developed and located within an urbanized area. Fire protection and police protection services are provided. The project would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur, and no mitigation measures are required.

Further, the project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services, nor would the project significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Transportation/Circulation

Bishop's School MND No. 6162

A traffic evaluation (November 2003) was prepared that showed that the project would increase by 207 from the existing conditions; however, with the proposed site improvements, including restriping and a parking garage, it was determined that the project would likely improve existing and future circulation in the area.

Project

DSD Transportation Development staff reviewed the project and was able to determine that the project would not result in significant additional student enrollment capacity and that the project would be presumed to have a less than significant impact as a small project generating less than 300 ADT.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impacts, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Utilities

Bishop's School MND No. 6162

Alteration to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were already available. Therefore, the project did not result in a need for new systems or require substantial alterations to existing utilities; no impact was identified.

Project

Adequate services are available to serve the site, and the project would not require the construction or expansion of existing facilities. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate a significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project.

A Waste Management Plan (Dudek, June 2023) was prepared to address the combination of debris generated from both the demolition and new construction associated with the project. The Plan determined that the project would provide sufficient refuse and recycling containers to comply with City ordinances and that the project would not result in significant impacts.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Water Conservation

Bishop's School MND No. 6162

The MND identified the project would not result in the use of excessive amounts of water or landscaping that would be non-drought resistant vegetation. The projects landscaping was determined to be in conformance with the Landscape Technical Manual. No impact was identified.

Project

The project landscaping plan has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would be required to comply with San Diego Municipal Code Section 142.0413 (Water Conservation). Additionally, the project would utilize drought tolerant plants. Therefore, no impact was identified.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Mandatory Findings of Significance

Bishop's School MND No. 6162

Impacts associated with Cultural (Archaeology) and Paleontological resources are individually significant and when taken into consideration with other past projects in the vicinity, may contribute to a cumulative impact; specifically with respect to non-renewable resources. However, with implementation of the mitigation measures, any information associated with these resources would be collected catalogued and included in technical reports available to researchers for use on future projects, thereby reducing the cumulative impact to below a level of significance.

Project

The project is located within the same vicinity of the project that was analyzed in MND 6162 and would be subject to the same Archaeological and Paleontological monitoring requirements. Implementation of the mitigation measures would require that information associated with these resources would be collected catalogued and included in technical reports available to researchers for use on future projects, thereby reducing the cumulative impact to below a level of significance.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

A. GENERAL REQUIREMENTS - PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

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

Archaeological monitor, Paleontological monitor and Native American monitor

Note:

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #698140 and /or Environmental Document # 698140 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

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

NONE

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Paleontological Resources	Monitoring Report(s)	Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

ARCHAEOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a

focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

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.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area

reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax

- by 8AM of the next business day.
 - b. Discoveries
 - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
 - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
 - The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation

Paleontological Resources

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any

personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

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

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

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

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

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the

Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

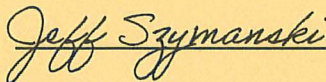
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VII. IMPACT SIGNIFICANCE

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum also identifies that all significant project impacts would be mitigated to below a level of significance, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the MMRP, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

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Jeff Szymanski, Senior Planner
Development Services Department

10/5/2023

Date of Final Report

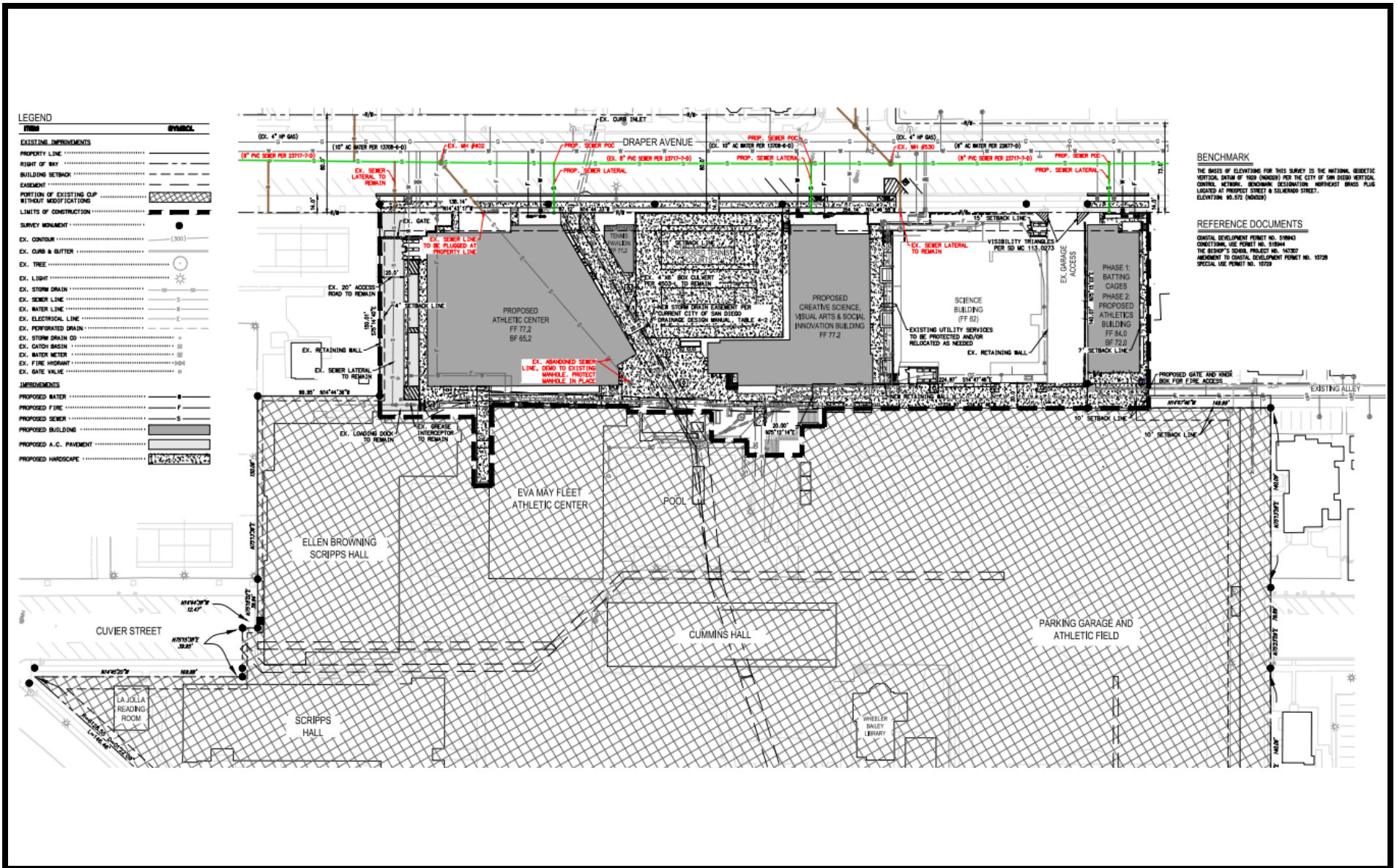
Analyst: Jeff Szymanski

Attachments: **Figure 1: Location Map**
Figure 2: Site Plan
References
Mitigated Negative Declaration No. 6162



Location Map

Bishops School/698140
Development Services Department



Site Plan
 Bishops School\ 698140
 Development Services Department

FIGURE
No. 2