



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 6162

SUBJECT: THE BISHOP'S SCHOOL. COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/SPECIAL USE PERMIT/PLANNED DEVELOPMENT PERMIT/PUBLIC RIGHT-OF-WAY VACATION/EASEMENT DEDICATIONS/EASEMENT ABANDONMENT/AMENDMENT TO SITE DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT NO. 41-0217 (PROJECT NO. 6162) to allow the removal of surrounding buildings and construct new facilities throughout the site. The proposed expansion will demolish nine existing building located at 7560-7564, and 7568-7570 Draper Avenue and 7536-7540, and 7545 Cuvier Street. These parcels will be incorporated into the existing 9.96 acre school site. Proposed development will be phased on the project site. Phase one consists of constructing the science building, subterranean parking garage, artificial turf athletic field over the subterranean garage, public right-of-way vacations, and expansion of the existing swimming pool. Subsequent development phases include construction of the arts and athletics building, library and relocating the tennis courts further north along Draper Avenue. The 9.96 acre project is located at 7607 La Jolla Boulevard, within Zone 5 (Multifamily Residential) and Zone 6 (Cultural) of the La Jolla Planned District, Coastal Overlay Zone, Beach Parking Impact Zone and the La Jolla Community Planning Area. Legal Description: Lots 1 through 10 inclusive, 12, 13, 36, 37, and 41 through 46 inclusive, in block 12 of La Jolla Park; Lots 1, and 25 thorough 37 inclusive, in block 13 of La Jolla Park; Lots 1 through 24 inclusive, in block 18 of La Jolla Park; and Lots 3 through 20 inclusive, in block 19 of La Jolla Park, in the City of San Diego, County of San Diego, Parcel Map No. 352. Applicant: The Bishop's School

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: archaeological resources and paleontological resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

1. The Mitigation, Monitoring and Reporting Program (MMRP) shall require a deposit of \$1,100.00 to be collected prior to the issuance of the Coastal Development Permit/Site Development Permit/Special Use Permit/Planned Development Permit/Amendment to Site Development and Coastal Development Permit No. 41-0217 to cover the City's costs associated with implementation of the MMRP.

HISTORICAL RESOURCES (ARCHAEOLOGY)

Prior to Preconstruction (Precon) Meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ERM
 - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring

program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**

3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
 - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
 - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

5. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

6. Identify Areas to be Monitored

- a. a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.

7. When Monitoring Will Occur

- a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

8. Monitor Shall be Present During Grading/Excavation

- b. a. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.

9. Discoveries

a. Discovery Process

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.

b. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

10. Human Remains

- a. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:
- b. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- c. Isolate discovery site
 1. Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- d. If Human Remains are determined to be Native American
 1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 2. The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 3. NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 4. The PI will coordinate with the MLD for additional coordination.
 5. Disposition of Native American human remains will be determined between the MLD and the PI, IF:

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-enter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
- e. If Human Remains are **NOT** Native American
 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.

11. Night Work

- a. If night work is included in the contract
 1. When night 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 nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

- b. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction**; 9.,a. & b, will be followed,

with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.

- 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, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

12. Notification of Completion

The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

Post Construction

13. Handling and Curation of Artifacts and Letter of Acceptance

- a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to MMC; 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.
- b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.

14. Final Results Reports (Monitoring and Research Design And Data Recovery Program)

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.

- b. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program shall be included as part of the Final Results Report.
 - c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.
15. Recording Sites with State of California Department of Park and Recreation
- a. The Archaeologist 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 Results Report.

PALEONTOLOGICAL RESOURCES

Prior to preconstruction (precon) meeting

16. Land Development Review (LDR) Plan Check

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

17. Letters of Qualification have been submitted to ERM

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

18. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC).

- a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

- b. MMC will provide Plan Check with a copy of both the first and second letter.

19. Records Search Prior to Precon Meeting

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

20. Monitor Shall Attend Precon Meetings

- a. Prior to beginning of any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
- b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

21. Identify Areas to be Monitored

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site / grading plan (reduced to 11x17) that identifies areas to be monitored.

22. When Monitoring Will Occur

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

23. Monitor Shall be Present During Grading/Excavation

- a. The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

24. Discoveries

a. Minor Paleontological Discovery

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

b. Significant Paleontological Discovery

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

25. Night Work

a. If night work is included in the contract

1. When night 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 nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

b. Minor Discoveries

1. All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** 24. a., with the exception that the RE will contact MMC by 9 A.M. the following morning.

c. Potentially Significant Discoveries

1. If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** 24.b., will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.

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, will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

26. Notification of Completion

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction

The Paleontologist shall be responsible for preparation of fossils to a point of Curation as defined by the City of San Diego Paleontological Guidelines.

27. Submit Letter of Acceptance from Local Qualified Curation Facility.

The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

28. If Fossil Collection is not Accepted, Contact LDR for Alternatives

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

29. Recording Sites with San Diego Natural History Museum

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

30. Final Results Report

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.
- b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Coastal Commission (47)

City of San Diego:

Councilmember Peters, District 1
Development Services Department
Library, La Jolla/Riford Branch

Historical Resources Board (87)

Jerry Schaefer, Ph.D. (209)

South Coastal Information Center (SCIC/SDSU) (210)

San Diego Historical Society (211)

San Diego Archaeological Center (SDAC) (212)

Save Our Heritage Organization (SOHO) (214)
Ron Christman (215)
Louis Guassac (215A)
San Diego County Archaeological Society (SDCAS) (218)
Kumeyaay Cultural Repatriation Committee (KCRC) (225)
Native American Distribution (Public Notice Only) (225A-R)
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
La Jolla Light (280)
La Jollans for Responsible Planning (282)
Patricia K. Miller (283)
Christopher Neils

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Mitigated Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Allison Raap

Allison Raap, Senior Planner
Development Services Department

January 16, 2003
Date of Draft Report

February 18, 2004
Date of Final Report

Analyst: Krebs



San Diego County Archaeological Society, Inc.

Environmental Review Committee

18 January 2004

RESPONSE TO COMMENTS

To: Ms. Laura Krebs
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration
The Bishop's School
Project No. 6162

Dear Ms. Krebs:

I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the PMND, initial study, the three historical assessment reports, and the two letter reports provided to us, we have the following comments:

1. Page 7 of the historical assessment report for 7545 Cuvier Street states that: "The area that included the African-American community was located north of Pearl Street, down Eads Avenue, Silver Street, Draper and Cuvier Streets. This section of La Jolla was considered to be undesirable because railroad tracks ran through this area and a refuse dump was located in the nearby vicinity." This information does not appear in the other two historical assessments, though they fall within the area described. The latter two reports should be revised accordingly. Also, the specific locations of the railroad tracks and dump should be given. The latter is particularly important and relevant to the archaeological monitoring program and must be made available to the project archaeologist. Indeed, the dumpsite should be recorded at the South Coastal Information Center, for the benefit of current and future researchers.
2. None of the three historical assessments mention or include the 1928-29 aerial photographs. While the Sanborn maps are certainly an appropriate set of documents to review, it is inappropriate to omit whatever information might be added by a review of those photographs. If nothing else, they contribute an additional time at which structures present are known. Beyond that, other patterns of land use and miscellaneous structures and features
- 3.

1. The two assessments will be revised as recommended.
2. According to La Jolla, The Story of a Community, 1887-1987, "the dumping grounds were on Draper Street near Kline" (page 144), which would place them approximately one and a half blocks north of the project site. According to the La Jolla Journal Street Map of early La Jolla, railroad tracks were located one block west of the site on La Jolla Boulevard and two blocks north of the site on Prospect Street. The San Diego Electric Railway tracks were also located three blocks east of the site on Fay Avenue. A copy of this Map will be attached to each of the DPR forms on these properties which will be recorded with the South Coastal Information Center.
3. A search for such photographs will be undertaken and any new relevant information will be provided to the archaeology monitor.

may appear—all information that should be analyzed and provided to the project archaeologist responsible for the monitoring program.

4. 3. The historical assessment for 7545 Cuvier Street states that the church building present was built in 1943. Figure 6 in that report is labeled as being the 1949 Sanborn map. However, that map appears to be identical to Figure 6 in both of the other two historical assessments, in which it is described as the 1926 Sanborn map. This is a significant conflict. Please explain this conflict and revise the reports as necessary.
5. 4. Page 3 of the initial study makes passing mention that the structure at 7590 Draper Avenue is "proposed for relocation". Figure 2 of the initial study indicates this structure as "Existing Historic House Relocated under existing Development Permit #41-0217". No documentation on this historic structure appears elsewhere in the reports provided for this project, yet it is obviously to be impacted by this project. Please provide information on this structure and its relocation. If this relocation has not been made a condition of a previous project, it needs to be addressed as a condition of approval of this project.
6. 5. We concur with the mitigation measures for archaeological resources that are included in the PMND.

Thank you for providing these environmental documents to SDCAS for our review and comment.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Office of Marie Burke Lia, Attorney at Law
SDCAS President
File

RESPONSE TO COMMENTS

4. Figure 6 will be corrected in the two stated assessments.
5. The structure at 7590 Draper Avenue was the subject of Coastal Development and Site Development Permit #41-0217 which was approved on September 12, 2001. The structure, known as the La Jolla Reading Room, was designated as City Historical Landmark #447 on December 20, 2000, and on August 23, 2001, the Historical Resources Board voted to recommend approval of the Coastal Development and Site Development permit to relocate the Reading Room from 7590 Draper Avenue onto the Bishop's School Historic District section of the campus. A Mitigated Negative Declaration for Permit No. 41-0217 was finalized on August 8, 2001 and the permit was approved on September 12, 2001. The relocation, which was the subject of a Historical Monitoring Program, took place in July and August of 2003. The Historical Monitoring Report was submitted to the Historical Resources Board archives on September 2, 2003.
6. Comment noted.

LA JOLLA
Historical Society



February 5, 2004

Chris Zirkle, Assistant Deputy Director
City of San Diego
Development Services Department
1222 First Avenue, MS501
San Diego, California 92101

Re: The Bishop's School, Project No. 6162
Draft Mitigated Negative Declaration

Dear Mr. Zirkle:

The La Jolla Historical Society has been on the record for some time (since Oct. 2000) with the statement that the buildings at 7560-7564 and 7569-7570 Draper Avenue and 7536-7540, and 7545 Cuvier Street, in particular St. John Church of God in Christ, constituted an important historical area of La Jolla. (See documentation on the Reading Room, since moved from Draper to the Bishop's School.) This material evidently was not considered in your draft mitigated negative declaration.

In addition, recent information about the importance of the area as part of La Jolla's minority community has since been uncovered in the dissertation research by a UCSD PhD candidate. Unfortunately, the short time between receiving the above document and today's cut-off date prohibited presenting this information earlier.

There are several historic sites within Bishop's. We are concerned that they are not being considered. These include grounds, mature landscaping, and buildings. The Negative Declaration should include maps of the already designated sites with all the features included. Also the Draper and Cuvier buildings and cultural resources should be documented; their scale taken into consideration in the project's design; and, plaques erected where essential so that the community and its students will be aware of the area's history.

Sincerely,

Patricia R. Dahlberg
Executive Director

cw

RESPONSE TO COMMENTS

7. All correspondence and written materials submitted by the La Jolla Historical Society to City of San Diego staff or agencies on these buildings became part of the record which was reviewed and utilized, in addition to the Historical Assessments, for the preparation of the Mitigated Negative Declaration. In addition, research conducted at the La Jolla Historical Society archives provided information used in the historical assessments. However, the sites were determined not to be historically significant.
8. Refer to comment #7. The draft Mitigated Negative Declaration was distributed for public review on January 16, 2004.
9. A number of buildings on The Bishop's School campus have been designated as City of San Diego Historical Landmarks #324 and #353. The Historical Resources Board archives on these landmarks include maps and documentation of all significant features. These buildings will not be impacted by the proposed project, therefore were referenced in Table 1 – Development Summary within the Mitigated Negative Declaration.
10. The nine Draper Avenue and Cuvier Street buildings were documented by historical assessments which are available for review at the offices of Land Development Review Division. Further, Department of Parks and Recreation (DPR) forms on these buildings will be submitted to the South Coastal Information Center for recordation.

7846 Eads Ave.
P. O. Box 2085
La Jolla, CA 92038

Phone 858/459-5335
Fax 858/459-0226

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 6162

SUBJECT: THE BISHOP'S SCHOOL. COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/SPECIAL USE PERMIT/PLANNED DEVELOPMENT PERMIT/PUBLIC RIGHT-OF-WAY VACATION/EASEMENT DEDICATIONS/EASEMENT ABANDONMENT/AMENDMENT TO SITE DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT NO. 41-0217 (PROJECT NO. 6162) to allow the removal of surrounding buildings and construct new facilities throughout the site. The proposed expansion will demolish nine existing building located at 7560-7564, and 7568-7570 Draper Avenue and 7536-7540, and 7545 Cuvier Street. These parcels will be incorporated into the existing 9.96 acre school site. Proposed development will be phased on the project site. Phase one consists of constructing the science building, subterranean parking garage, artificial turf athletic field/sports deck over the subterranean garage, public right-of-way vacations, and expansion of the existing swimming pool. Subsequent development phases include construction of the arts and athletics building, library and relocating the tennis courts further north along Draper Avenue. The 9.96 acre project is located at 7607 La Jolla Boulevard, within Zone 5 (Multifamily Residential) and Zone 6 (Cultural) of the La Jolla Planned District, Coastal Overlay Zone, Beach Parking Impact Zone and the La Jolla Community Planning Area. Legal Description: Lots 1 through 10 inclusive, 12, 13, 36, 37, and 41 through 46 inclusive, in block 12 of La Jolla Park; Lots 1, and 25 thorough 37 inclusive, in block 13 of La Jolla Park; Lots 1 through 24 inclusive, in block 18 of La Jolla Park; and Lots 3 through 20 inclusive, in block 19 of La Jolla Park, in the City of San Diego, County of San Diego, Parcel Map No. 352. Applicant: The Bishop's School

I. PURPOSE AND MAIN FEATURES:

The proposal is a Coastal Development Permit / Site Development Permit / Planned Development Permit / Special Use Permit, subject to City Council approval (Process 5), to demolish existing structures and construct new facilities throughout the project site. The approval of this project would allow the demolition of nine existing buildings located at 7560-7564, and 7568-7570 Draper Avenue and 7536-7540, and 7545 Cuvier Street. The project would also include the redevelopment of the existing private school campus

with a science building, subterranean parking garage with artificial turf athletic field located above the garage, arts and athletics building, library building, relocation of tennis courts, reconfiguration of parking lot off of La Jolla Boulevard, expansion of existing pool, public right-of-way vacations and construction of a new alley connecting alleys east and west of Cuvier Street. The project would be constructed in phases with adequate parking and proper site drainage provided during all phases.

The project would require the removal of five residential buildings located along Draper Avenue and three residential buildings and one church located along Cuvier Street. (Table 1 – Development Summary).

Table 1: Development Summary

Buildings To Remain	Year Built	Buildings to be Demolished	Year Built
Scripps Hall	1909	Residence at 7560 Draper Ave.	1931
Bentham Hall	1912	Residence at 7562 Draper Ave.	1914
Gillman Hall	1916	Residence at 7564 Draper Ave.	1914
St. Mary's Chapel	1916	Residence at 7568 Draper Ave.	1926
Chapel Bell Tower	1930	Residence at 7570 Draper Ave.	1957
Wheeler Bailey Library	1934	Residence at 7536 Cuvier St.	1921/1926
Cummins Hall	1959	Residence at 7538 Cuvier St.	1952
Ellen Browning Scripps Hall	1968	Residence at 7540 Cuvier St.	1952
Athletic Center	1983	Church at 7545 Cuvier Street	1943
Performing Arts Center Addition	1996		

The project proposes no structural or exterior changes to Scripps Hall, Bentham Hall, Gillman Hall, St. Mary's Chapel, Chapel Bell Tower, Wheeler Bailey Library, Cummins Hall, Ellen Browning Scripps Hall, Athletic Center and the Performing Arts Center Addition. Refer to above table for the age of the respective buildings. These buildings are located at the northwestern portion of the site. None of the structures proposed for demolition were determined to be architecturally or historically significant. Refer to the *Historical Resources* discussion listed under Section IV of this Initial Study for more information.

The new science building would be located along Draper Avenue where buildings 7560-7564, 7568 and 7570 Draper Avenue are proposed for demolition. The new science building would be two stories, above basement, with an overall height of 28 feet from grade and would total 31,691 square-feet. The building would contain classrooms for biology, chemistry, physical science, physics, research labs, an auditorium style classroom, offices, three middle school rooms and restrooms on all floors.

The new subterranean parking garage would be located in the southern portion of campus. Entrance and exits would be off of Draper Avenue and La Jolla Boulevard. The garage would provide 247 parking spaces for cars (8 spaces of those being handicapped), 8 spaces for motorcycles and would total 89,700 square-feet. The new athletic field/sports deck would be located above the proposed subterranean parking garage. The

new field would consist of artificial turf, extending to the proposed new alley perpendicular to Cuvier Street, for an approximate total of 105,754 square-feet for the proposed athletic field/sports deck.

The new arts and athletics building would be located along Draper Avenue, north of the proposed science building, where building 7590 Draper Avenue is located (proposed for relocation), parking lot "D" and the three south tennis courts. The new arts and athletics building would be two stories, above basement, with an overall height of 28 feet from street level and would total 23,750 square-feet. The building would contain practice rooms, music library, strings room, orchestra room, jazz room, volunteer area, storage rooms, computer room, offices, meeting rooms, lobby, practice theater, basketball court and bathrooms on all floors.

The new library building would be located west of Wheeler Bailey Library. The new library building would be two stories, above basement, with an overall height of 27 feet from street level and would total 21,100 square-feet. The building would contain multimedia classroom, multimedia work rooms, art and music library, archives, music listening room, video library, video viewing rooms, library stacks, reading rooms, group study rooms, classroom, alumni room, fiction room and restrooms on all floors.

The relocated tennis courts would be situated over existing parking lot "B" and some of the existing tennis court area. Relocating the tennis courts will not reduce the number of courts, but would demolish one onsite parking lot.

The applicant proposes to reconfigure parking lot "A" located off of La Jolla Boulevard to provide better circulation for student drop-off / pick-up and bus loading / unloading. The new parking lot will allow for 11 parking spaces for cars (one space for handicapped parking) and a bus loading zone.

The applicant also proposes to construct a new alley bordering the southern property line of the campus. The new alley will connect existing alleys located east and west of Cuvier Street.

The exterior elevations of the science building, arts and athletic building, and the library building indicate the use of stucco and plaster, trellis columns, and vinyl clad windows with colors matching the existing buildings on campus.

Proposed grading would consist of 60,500 cubic yards of cut and 1,500 cubic yards of fill for a maximum depth of cut of 25 feet. Approximately 59,000 cubic yards of material will be exported offsite. The project proposes a retaining wall along the southern property line with a maximum height of 14 feet.

The proposed project would require a total of 193 parking spaces. The existing outdoor parking spaces located within parking lots "B", "C", and "D" will be eliminated and 247 parking spaces would be constructed in the subterranean parking garage. Surface parking lot "A" will also provide 11 parking spaces.

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 Street, 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 for the existing developed site is relatively flat and gently slopes to the southwest with a grade difference of approximately 19 feet.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review of the project and determined to be significant.

Archaeological Resources

The project site is located approximately 950 feet southeast of the San Diego Coast, on the west side of Interstate 5, north of Pearl Street, which has a high potential for archaeological resources. The project site is located within ½ mile of numerous recorded archaeological sites and the proposed project could have a significant impact on any archaeological resources. Therefore, mitigation is required. The mitigation measures are outlined in Section V. of the Mitigated Negative Declaration. These mitigation measures would reduce potential archaeological resources impacts to below a level of significance.

Paleontological Resources

According to the Geology of San Diego Metropolitan Area, California (1975), published by the California Division of Mines and Geology, the project site is underlain by Bay Point Formation (La Jolla Quadrangle). This geologic formation has produced diverse fossil assemblages of marine invertebrates and terrestrial vertebrates. The Bay Point Formation is assigned a high paleontological resource sensitivity (Deméré, August 1994).

The project proposes approximately 60,500 cubic yards of soil cut and grade cut depths of approximately 25 feet. According to the City's *Paleontological Guidelines* (July 2002), over 1,000 cubic yards of grading at depths greater than 10 feet into formations with a high paleontological resources sensitivity rating would constitute a potentially significant impact to paleontological resources, and mitigation would be required. The mitigation measures are outlined in Section V. of the attached Mitigated Negative Declaration. These mitigation measures would reduce potential paleontological resources impacts to below a level of significance.

The following environmental issues were considered during review of the project and determined to not be significant.

Geology

The project site is located within Geologic Hazard Category 52 as shown on the City's Seismic Safety Study Geologic Hazard Maps. Geologic Hazard Zone 52 is characterized by level areas, gently sloping to steep terrain, favorable geologic structure with low risk. Geotechnical reports have been prepared for the proposed project. "*Geologic Hazards, Reconnaissance Study, The Bishop's School Master Plan, 7607 La Jolla Boulevard, La Jolla, California 92037*" dated November 19, 2002; "*Response to City of San Diego Review Comments, 5182 The Bishop's School*" dated May 13, 2003. Both reports were prepared by Kleinfelder, Inc. These reports are available for review in the offices of Land Development Review.

According to the reports, approved by City Geology staff, the proposed project is not likely to have a significant geological constraint on the proposed construction. The reports recommend comprehensive geotechnical evaluation, including subsurface exploration, laboratory testing, and corrosion testing to be conducted prior to design and construction. Provided the recommendations presented are followed, no mitigation will be required.

Historical Resources (Architecture)

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years in age, regardless of whether they have been altered or continue to be used.

The California Environmental Quality Act (CEQA) requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects which may result from the project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Based on a review of City directories, it was determined that existing residences at 7560-7562, 7564, 7568, 7570 Draper Avenue; 7536, 7538-7540, 7545 Cuvier Street were more than 45 years old. Because the proposed project would impact the existing residences, historical evaluations were required which included sufficient archival research in order to make a determination of a historical significance of the properties. The historical research and historical evaluation reports are available for review at the offices of the Land Development Review Division.

Historical Assessment of the 7560-7562, 7564, 7568 and 7570 Draper Avenue Buildings, La Jolla, California 92037, dated August, 2002; Historical Assessment of the 7536, 7538-7540 Cuvier Street Buildings, La Jolla, California 92037, dated August 2002; Historical Assessment of the St. John Church of God in Christ, 7545 Cuvier Street, La Jolla, California 92037, dated October 2003; The Bishop's School Master Plan and 7568

Draper Avenue, La Jolla, Response to City of San Diego staff comments, dated May 15, 2003; and *Landscape Review @ 7568 & 7570 Draper Avenue, La Jolla, California*, dated May 20, 2003. The historical evaluation reports were prepared by Kathleen Crawford, M.A. and Scott A. Moomjian, Esq. The response to comment letter was prepared by Maria Burke Lia and the Landscape Review was prepared by E. Robert Bichowsky.

Based on the historical evaluations and the landscape review, it was determined that the residences located at 7560-7562, 7564 Draper Avenue and 7536, 7538-7540, 7545 Cuvier Street do not qualify for nomination to the California Register of Historical Resources and/or National Register of Historic Places. Also, the residences and trees located at 7568 and 7570 Draper Avenue do not qualify for nomination to the California Register of Historical Resources and/or National Register of Historic Places. The properties are not associated with a significant historic event or events; no historically significant persons have been associated with the properties and they are not listed on any local register. Furthermore, the design of the buildings are not distinctive and does not appear to represent the work of a master architect or craftsman, nor are the properties likely to yield important information relevant to local, state or national history. Therefore, the proposed project would not result in a significant impact and no mitigation is required.

Transportation/Parking

A Traffic Evaluation was prepared for the proposed project by Urban Systems Associates, Inc. (Draft, May 27, 2003) to analyze the proposed increase in trip generation for the project. Revised Traffic Evaluations were also prepared by Urban Systems Associates, Inc. (June 18, 2003; October 7, 2003; and November 26, 2003). These reports are available for review in the offices of Land Development Review. Traffic generated by the proposed project was estimated using *The City of San Diego Trip Generation Manual*. The proposed project would generate 2,301 daily trips with 497 AM peak hour trips and 254 PM peak hour trips. This is an increase in 207 daily trips, 49 AM peak hour trips and 25 PM peak hour trips from the existing project conditions.

The proposed project would construct a 247 parking space subterranean garage, reconfigure the surface parking lot off of La Jolla Boulevard, and increase the enrollment of the school by 65 students. These proposed changes would reduce the congestion on Draper Avenue, Cuvier Street, Pearl Street and La Jolla Boulevard. The traffic evaluations concluded that the proposed project would likely improve existing or future circulation within the area of the school, therefore no mitigation is required.

Water Quality/Hydrology

A Water Quality Technical Report and Drainage Study were prepared for the proposed project by Project Design Consultants (September 2003) to analyze water quality impacts and site hydrology associated with the proposed project. These reports are available for review in the offices of Land Development Review. These reports present which Best Management Practices (BMPs) will be utilized pre- and post-construction and also provides a long-term solution to water quality.

The proposed project is located in the Penasquitos Watershed and in the Scripps Hydrologic Unit (906.30) and is a tributary to the Pacific Ocean. The project drains northwesterly into existing onsite storm drainpipe systems and inlets. The proposed project will improve current drainage conditions by replacing existing drainage systems

with larger drainpipe and/or providing additional drainpipe and inlets onsite. The project has been divided into four drainage basins for the proposed expansion of the campus. The proposed project will not impact the existing storm drain system or neighboring properties. Post-construction runoff will be directed into the existing drainage system or any new segments of the onsite drainage system.

The project site will incorporate source control BMPs to include reduction of impervious areas, slope protection via landscaping, materials storage, trash storage and efficient irrigation. Structural treatment BMPs will be used to treat storm flow of the redeveloped area to include filtration systems and hydrodynamic separator systems. The report concluded that the proposed construction and post-construction BMPs address mitigation measures to protect water quality.

Prior to the issuance of any grading permit, the City Engineer shall verify that comprehensive permanent post-construction water quality best management practices (BMPs), consistent with those shown on Exhibit "C," are incorporated into the construction drawings to reduce the amount of pollutants (e.g., oil, grease, pesticides) and sediments discharged from the site, satisfactory to the City Engineer. BMPs shall include the use of site design control, source control, filtration systems and hydrodynamic separator systems, as shown on Exhibit "C" and detailed in Water Quality Technical Report, The Bishop's School, City of San Diego, September 2003, prepared by Project Design Consultants. Equivalent alternative available technologies may be approved as BMPs by the City Engineer in lieu of, or in addition to, those shown on Exhibit "C." All permanent BMPs shall be maintained in accordance with the applicable manufacturer specifications. Spot checks may be made by the City Engineer to ensure that BMPs are being properly maintained. These measures will ensure that impacts to Water Quality are reduced to below a level of significance.

V. RECOMMENDATION:

On the basis of this initial evaluation:

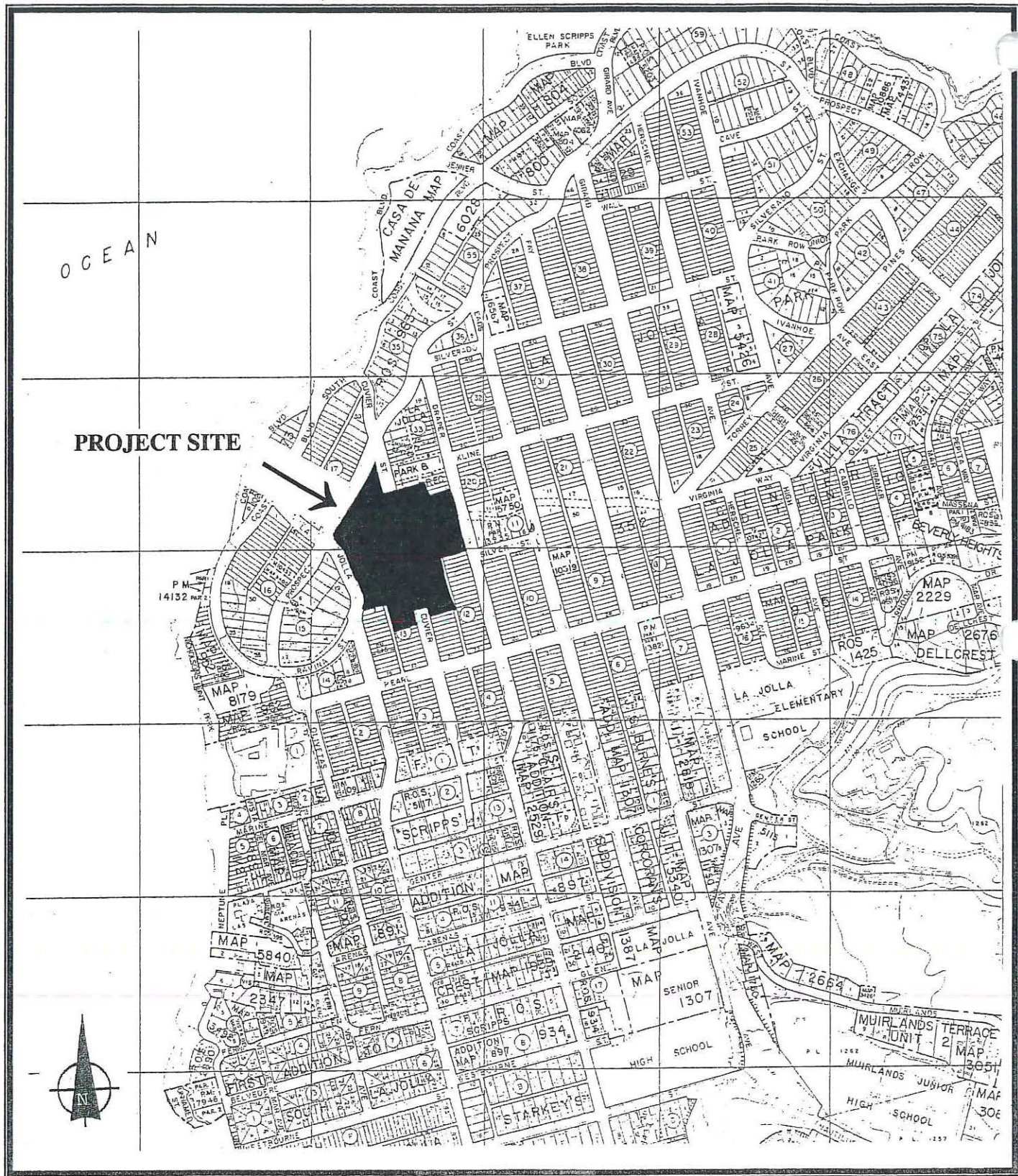
_____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

 X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Krebs

Attachments: Figure 1 – Location Map
 Figure 2 – Existing Site Plan
 Figure 3 – Proposed Site Plan
 Figure 4 – Science Building Exterior Elevations
 Figure 5 – Arts and Athletics Building Exterior Elevations
 Figure 6 – Library Exterior Elevations
 Initial Study Checklist



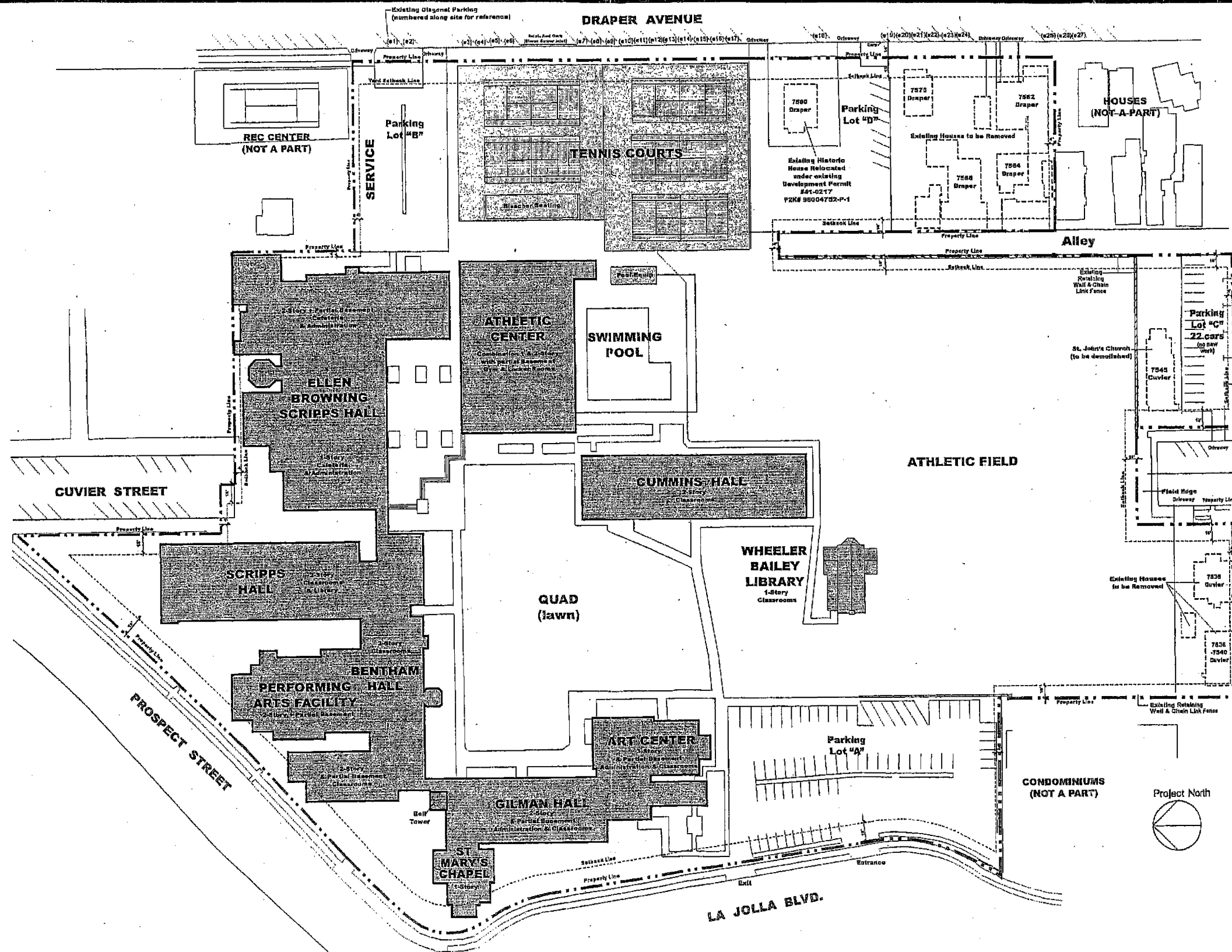
The Bishop's School



Location Map

Environmental Analysis Section Project No. 6162
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
 1



The Bishop's School



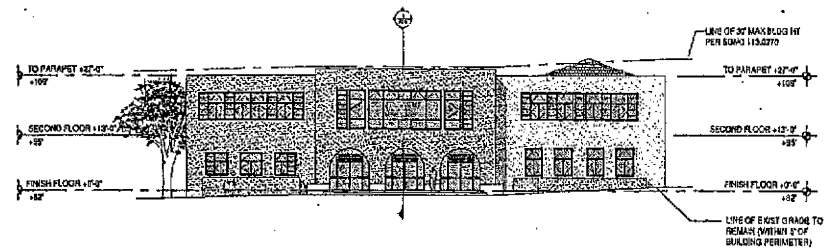
Existing Site Plan

Environmental Analysis Section

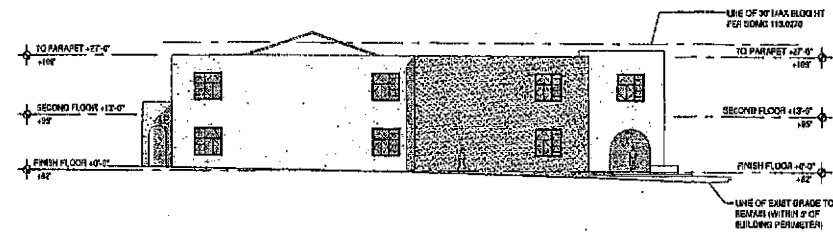
Project No. 6162

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

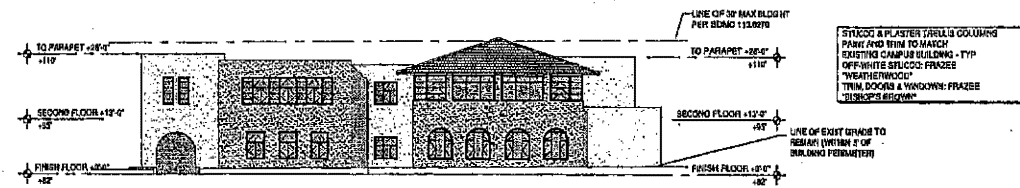
Figure
2



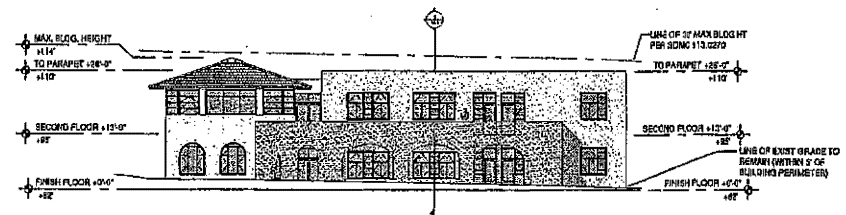
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



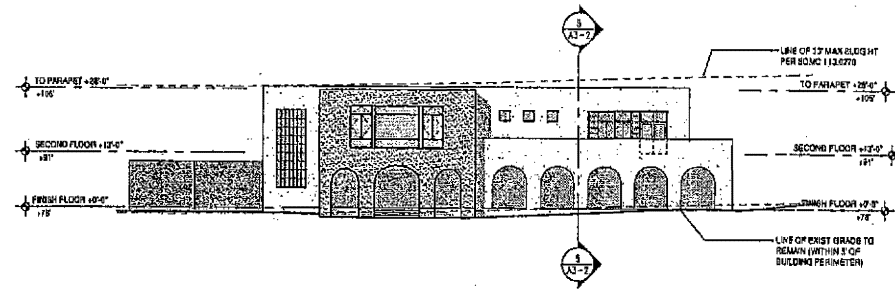
EAST ELEVATION

The Bishop's School



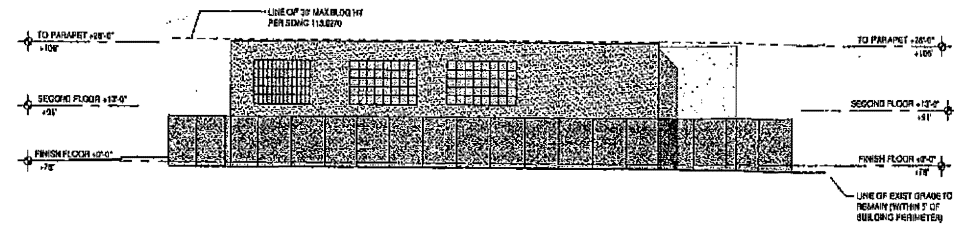
Science Building Exterior Elevations
 Environmental Analysis Section Project No. 6162
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure



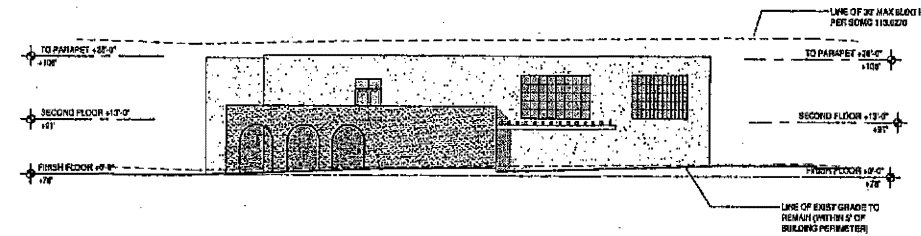
WEST ELEVATION

STUCCO & PLASTER TYPICAL COLUMN
 PAINT AND TRIM TO MATCH
 EXISTING CHURCH BUILDING - TYP
 O.P. WHITE STUCCO: FRAISE
 WEATHERWOOD
 TRIM, DOORS & WINDOWS: FRAISE
 BUSHIPS BROWN



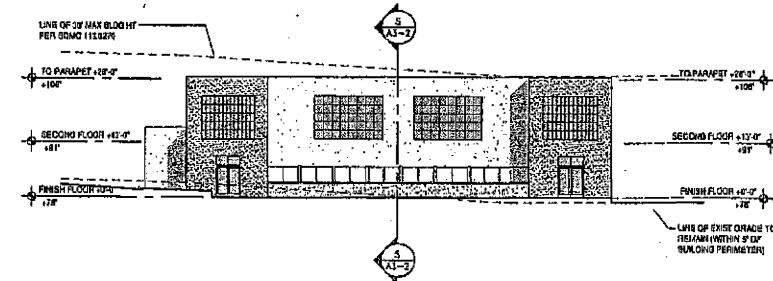
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

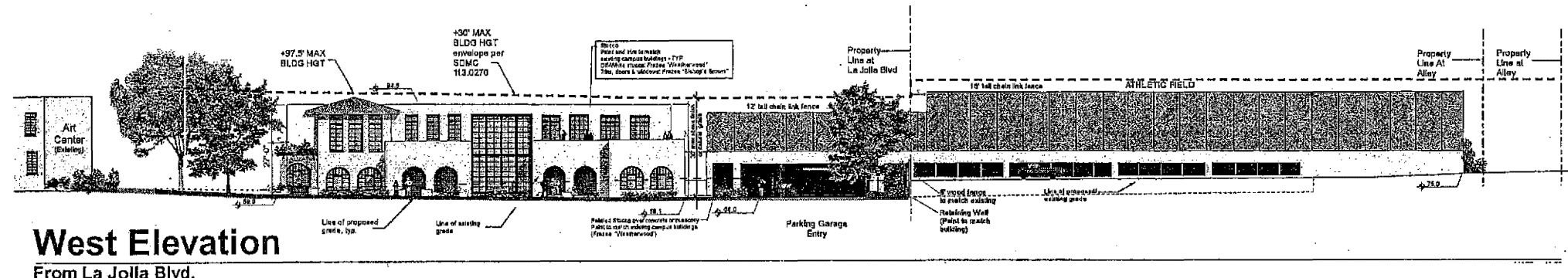
SCALE: 1/16" = 1'-0"



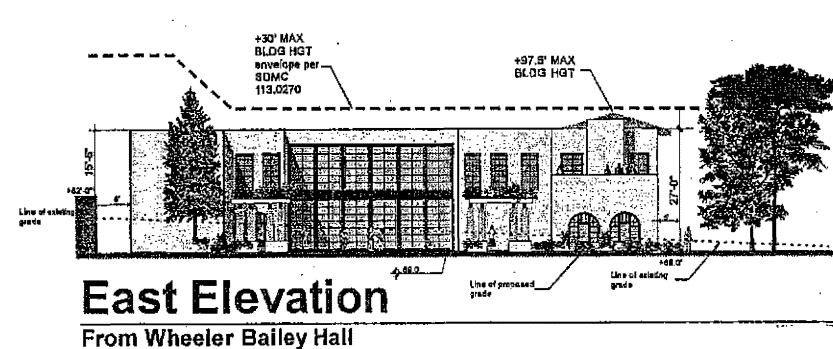
EAST ELEVATION

The Bishop's School

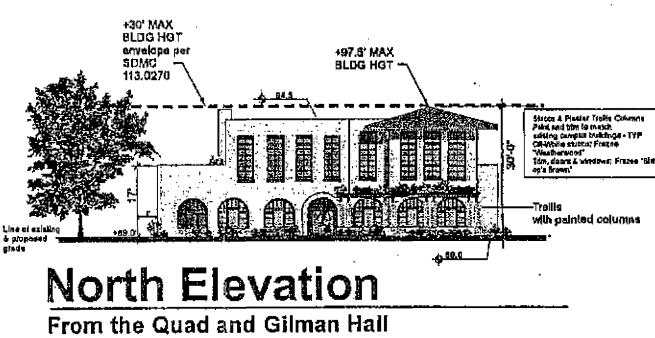




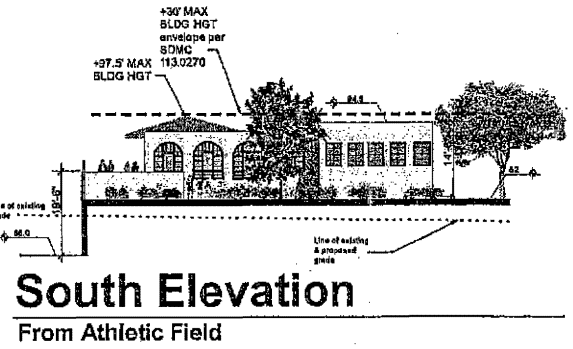
West Elevation
From La Jolla Blvd.



East Elevation
From Wheeler Bailey Hall



North Elevation
From the Quad and Gilman Hall



South Elevation
From Athletic Field

The Bishop's School



Library Exterior Elevations
Environmental Analysis Section **Project No. 6162**
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Initial Study Checklist

Date: April 2003

Project No.: 6162

Name of Project: The Bishop's School

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>No such public views would be obstructed.</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>No such impacts are anticipated.</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>Proposed project would be compatible with surrounding development.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>Proposed project would be consistent with the character of the area.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such loss would occur. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>No substantial change in topography would occur.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such impact would occur.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>Proposed project would not result in substantial light or glare.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Proposed project would not shade other properties.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>Existing site is developed and located within in a developed neighborhood - no such loss would occur.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>Existing site is developed and is located within a developed neighborhood – no such loss would occur.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such conflict or obstruction would occur.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>No such violation would occur.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>No such exposure would occur.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>Proposed project would not create objectionable odors.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Proposed project would not exceed 100 pounds of particulate matter per day.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>No such alteration would occur.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No such alteration would occur</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No reduction of any unique, rare, endangered, sensitive or fully protected species of plants or animals would occur. No such resources on site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. A substantial change in the diversity of any species of animals or plants? <u>No substantial change would occur.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>No introduction of invasive species plants would occur.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No interference would occur.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>No such impact would occur.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No such impact would occur.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>No such conflict would occur.</u>	—	—	<u>X</u>

V. ENERGY – Would the proposal:

A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>Proposed project would not result in the use of excessive amounts of fuel or energy.</u>	—	—	<u>X</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in the use of excessive amounts of power? <u>Proposed project would not result in the use of excessive amounts of power.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>No such increase would occur.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>Proposed project would not create unstable conditions. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No such alteration would occur. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>Refer to Initial Study Discussion.</u>	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No such impact would occur. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such impact would occur.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No such site is mapped on the project site. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

A. Create any known health hazard (excluding mental health)? <u>No such health hazard would occur.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>No such exposures would occur. The proposed project would have the associated pool chemicals stored within the storage building with appropriate safety measures in place</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>No such risk would occur.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>Proposed project is not located on a site which is included on a list of hazardous materials sites.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>No such hazard would occur.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>No such increase would occur. Refer to Initial Study Discussion</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>The increase in impervious surfaces on the site will increase the 100-year storm event by 4 cubic feet per second (cfs). The increased flow will not adversely impact the regional storm drain facilities or surrounding offsite properties. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>No such alteration would occur. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>No such discharge would occur.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>No such impact would occur.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>No such inconsistency would occur.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>No such conflict would occur.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>No such conflict would occur.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>Proposed project would not physically divide an established community.</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Proposed project is not located within any aircraft accident potential zone.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>Some minor noise during construction is anticipated.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>No significant net increase to the existing noise level would occur.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Proposed project is consistent with the approved La Jolla Community Plan.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>No such inducement would occur.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>No such displacement would occur. The project proposes to demolish nine residences adjacent to the project site. However, the proposed demolition will not require the construction of replacement housing elsewhere.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>No such alteration would occur.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>No additional fire protection services would be required.</u>	—	—	<u>X</u>
B. Police protection? <u>No additional police protection would be required.</u>	—	—	<u>X</u>
C. Schools? <u>No change to existing schools would occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Existing access to recreational areas would not be affected.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Existing services would remain unaffected.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>No such increase in use would occur</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>Proposed project does not require recreational facilities to be constructed.</u>	—	—	<u>X</u>

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation? <u>The project would not significantly exceed community plan allocation. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>Adequate parking would be provided on site. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project would not impact existing or planned transportation system.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Project would not alter present circulation movements. Refer to Initial Study Discussion.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Project would not conflict with the adopted policies, plans or programs supporting alternative transportation models.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
B. Communications systems? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
C. Water? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
D. Sewer? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>No change in drainage patterns is anticipated.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Existing service would remain unaffected.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Use of excessive amounts of water? <u>No such impact would occur.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be in compliance with the San Diego Landscape Technical Manual.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The project would not impact any biological resources. The project potentially would have a significant impact on prehistoric, historic and paleontological resources, but project impacts are mitigated to below a level of significance.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project would not result in an impact to long-term environmental goals.</u>	—	—	<u>X</u>

Yes Maybe No

C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
The proposed project would not result in cumulative impacts.

— — X

D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
The project would not result in any substantial adverse effects to human beings.

— — X

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

Site Specific Report: _____.

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: _____.

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

Community Plan - Resource Element.

California Department of Fish and Game, California Natural Diversity Database, "State

and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

___ City of San Diego Land Development Code Biology Guidelines.

___ Site Specific Report: _____.

V. Energy

___ _____.

VI. Geology/Soils

X City of San Diego Seismic Safety Study.

___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

X Site Specific Report: "Geologic Hazards, Reconnaissance Study, The Bishop's School Master Plan, 7607 La Jolla Boulevard, La Jolla Area, California 92037" dated November 19, 2002, and "Response to City of San Diego Review Comments, The Bishop's School" dated May 13, 2003. Both reports were prepared by Kleinfelder, Inc.

VII. Historical Resources

X City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

X Historical Resources Board List.

X Community Historical Survey:

X Site Specific Report: "Historical Assessment of the 7536, 7538-7540 Cuvier Street Buildings, La Jolla, California 92037", dated August 2002; "Historical Assessment of the 7560-7562, 7564, 7568, and 7570 Draper Avenue Buildings, La Jolla, California 92037", dated August 2002; "The Bishop's School Master Plan and 7568 Draper Avenue, La Jolla", letter report dated May 15, 2003 and "Historical Assessment of the St. John Church of God in Christ, 7545 Cuvier Street, La Jolla, California 92037", dated October 2003. All reports were prepared by Kathleen Crawford, M.A. and Scott A. Moomjian, Esq.

VIII. Human Health / Public Safety / Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- Site Specific Report: _____.

IX. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- Site Specific Report: Water Quality Technical Report, The Bishop's School, City of San Diego, CA dated September 2003 and Preliminary Drainage Study, The Bishop's School, Special Use Permit (SUP) and Private Development Plan (PDP) dated September 2003. Both Reports were prepared by Project Design Consultants.

X. Land Use

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Airport Comprehensive Land Use Plan
- City of San Diego Zoning Maps
- FAA Determination

XI. Noise

Community Plan

Site Specific Report: _____

San Diego International Airport - Lindbergh Field CNEL Maps.

Brown Field Airport Master Plan CNEL Maps.

Montgomery Field CNEL Maps.

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

City of San Diego Progress Guide and General Plan.

Site Specific Report: _____

XII. Paleontological Resources

City of San Diego Paleontological Guidelines.

Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

Site Specific Report: _____

XIII. Population / Housing

City of San Diego Progress Guide and General Plan.

Community Plan.

Series 8 Population Forecasts, SANDAG.

Other: _____