THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: 2/26/14
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
WBS No.: B-11013.02.06

The City of San Diego Development Services Department has prepared a draft Mitigated Negative Declaration Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration and associated technical appendices have been placed on the City of San Diego web-site at **http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html. Your comments must be received by** 3/28/14, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.**

General Project Information: Project Name: Jean Drive Storm Drain Replacement, Project No. 261310
Community Plan Area: Kensington-Talmadge Community Plan Area of the Mid-City Community Plan. Council District: 9

Subject: SITE DEVELOPMENT PERMIT (SDP) to allow for the removal and abandonment of a failed 24-inch storm drain corrugated metal pipe (CMP), repair of extensive erosion around the failed pipe, and installation of a new 24-inch reinforced concrete pipe (RCP). Seventy-five feet (ft) of the failed 24-inch CMP would be slurry filled and abandoned, while 40 ft. of the CMP will be removed. The failed slope will be graded and filled using a combination of geogrid material (placed below the soil surface to provide structural integrity) and clean fill. The 200 ft. of new RCP would be installed approximately 100 to 150 ft. to the west and southwest of the failed CMP. The project also includes the removal of approximately 140 ft^2 of sidewalks and 25 ft. of curbs and gutters and the installation of 80 ft^2 of sidewalk and 45 ft. of curb and gutter. The new pipe would connect to the same inlet location as the failed CMP (at the north end of Miracle Drive), and then head west and discharge near the bottom of the canyon slope into an existing drainage channel. The new pipe would be placed below ground in an excavated trench, with cutoff walls spaced at approximately 15-foot intervals to stabilize the pipe within the hillside. A concrete energy dissipater structure and 9' x 8' of rip rap would be installed at the downstream end of the pipe to reduce discharge to non-erodible velocities. An approved erosion control revegetation plan addresses areas impacted by the project and the stabilization of the disturbed areas with native species appropriate to the surrounding areas. Staging for the project would be located within the street at the end of Miracle Drive. The project also includes a Traffic Control plan.

The site is not included on any Government Code listing of hazardous waste sites.
Applicant: City of San Diego Public Works – Engineering and Capital Projects Department.

Recommended Finding: **The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s):** Biological Resources and Land Use (MHPA Adjacency)

Availability in Alternative Format: To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft Mitigated Negative Declaration and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either a Compact Disk (CD), a hard-copy of the draft Mitigated Negative Declaration, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Helene Deisher at (619) 446-5223.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on 2/26/14.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department

City of San Diego
Development Services
Advance Planning & Engineering Division
(619) 446-5460

DRAFT
MITIGATED NEGATIVE DECLARATION

Project No. 261310
SCH No. Pending

SUBJECT: Jean Drive Storm Drain Repair: The project includes the removal and abandonment of a failed 24-inch storm drain corrugated metal pipe (CMP), repair of extensive erosion around the failed pipe, and installation of a new 24-inch reinforced concrete pipe (RCP). Seventy-five feet (ft) of the failed 24-inch CMP would be slurry filled and abandoned, while 40 ft. of the CMP will be removed. The failed slope will be graded and filled using a combination of geogrid material (placed below the soil surface to provide structural integrity) and clean fill. The 200 ft. of new RCP would be installed approximately 100 to 150 ft. to the west and southwest of the failed CMP. The project also includes the removal of approximately 140 ft^2 of sidewalks and 25 ft. of curbs and gutters and the installation of 80 ft^2 of sidewalk and 45 ft. of curb and gutter. The new pipe would connect to the same inlet location as the failed CMP (at the north end of Miracle Drive), and then head west and discharge near the bottom of the canyon slope into an existing drainage channel. The new pipe would be placed below ground in an excavated trench, with cutoff walls spaced at approximately 15-foot intervals to stabilize the pipe within the hillside. A concrete energy dissipater structure and 9' x 8' of rip rap would be installed at the downstream end of the pipe to reduce discharge to non-erodible velocities.

An approved erosion control revegetation plan addresses areas impacted by the project and the stabilization of the disturbed areas with native species appropriate to the surrounding areas. Staging for the project would be located within the street at the end of Miracle Drive. The project also includes a Traffic Control plan.

The project site is located on Jean Drive at Miracle Drive, south of Interstate I-8 and east of I-15, on City of San Diego owned lands. The project site is located within the OR-1-1 zone (Open Space – Residential) as well as the area to the north, east and west, areas to the south are zoned RS-1-7 (Residential). The site is within the Kensington-Talmadge Community Plan Map of the Mid-City Community Plan, (Council District 9). Legal Description: Unsectioned lands of the Mission San Diego Land Grant in Township 16 South and Range 2 West.

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(s): Biological Resources and Land Use (MHPA Land Use Adjacency). The project as presented now avoids or mitigates the potentially significant environmental effects identified and the preparation of an Environmental Impact Report (EIR) would not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):

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

1. Prior to Bid Opening/Bid Award 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 have been incorporated.

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.

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:

   Biologist

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) No. 261310, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, 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 that any other agency requirements or permits have been obtained or are in process 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 required.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on an 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.

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/Note*
General	Consultant Qualification Letters Meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction Meeting
Biology	Monitoring Report	Prior to Construction
Biology	Active Raptor & Migratory Bird Survey	Prior to Pre-construction

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

A. Mitigation – The project shall mitigate for impacts to 0.19 acres of scrub oak chaparral (Tier 1) all of which is located inside the MHPA. The project proposes to mitigate for impacts to scrub oak chaparral through payment into the City's Habitat Acquisition Fund (HAF). Based upon the mitigation ratios in the City's Biological Guidelines (2:1 for impacts within the MHPA) the total required mitigation would be .38 acres.

B. Biologist Verification -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

C. Preconstruction Meeting - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

D. Biological Documents - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

E. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, if applicable include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

F. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

G. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

H. **Education** –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification -** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

LAND USE (MHPA)

I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins intothe ecosystems of the MHPA.

C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

D. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.

E. **Barriers** - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

F. **Invasives-** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

G. **Brush Management** –New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP

Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

H. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher(3/1-8/15);. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit (FOR PUBLIC UTILITY PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED

BIOLOGIST; AND

II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may I

include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government
- U.S. Fish & Wildlife Service (23)

State of California
- California Dept. of Fish & Game (32)
- State Clearinghouse (46)

City of San Diego:
- Councilmember Marti Emerald, District 9
- Shannon Thomas (MS 59)
- Engineering and Capital Projects – Public Works
  - Jose Villa (MS 908A)
  - Michael Handal (MS 908A)
  - Juan Baligad (MS 908A)
- Development Services Department
  - Helene Deisher (MS 501)
  - Jeff Szymanski (MS 501)
  - Jeanne Krosch (MS 413)
  - Jack Canning (MS 501)
  - Patrick Thomas (MS 501)
  - Glen Spindell (MS 501)
  - Polonia Majas (MS 501)
  - Jeff Harkness (MS 413)
  - MMC (MS 1102B)

Library Dept.-Gov. Documents MS 17 (81)
Kensington-Normal Heights Branch Library MS 17 (81K)

Other:

Kensington Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Normal Heights Community Association (292)
Normal Heights Community Center (293)
Theresa Quiros (294)
John Stump (304)
Sierra Club (165)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182A)
San Diego Gas & Electric Co. (114)
San Diego Transit Corporation (112)
San Diego Audubon Society (167)

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated 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 draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.

Jeff Szymanski, Senior Planner
Development Services Department

February 24, 2014
Date of Draft Report

_____
Date of Final Report

Attachments:

Initial Study Checklist
Figure 1 - Location Map
Figure 2 – Site Map

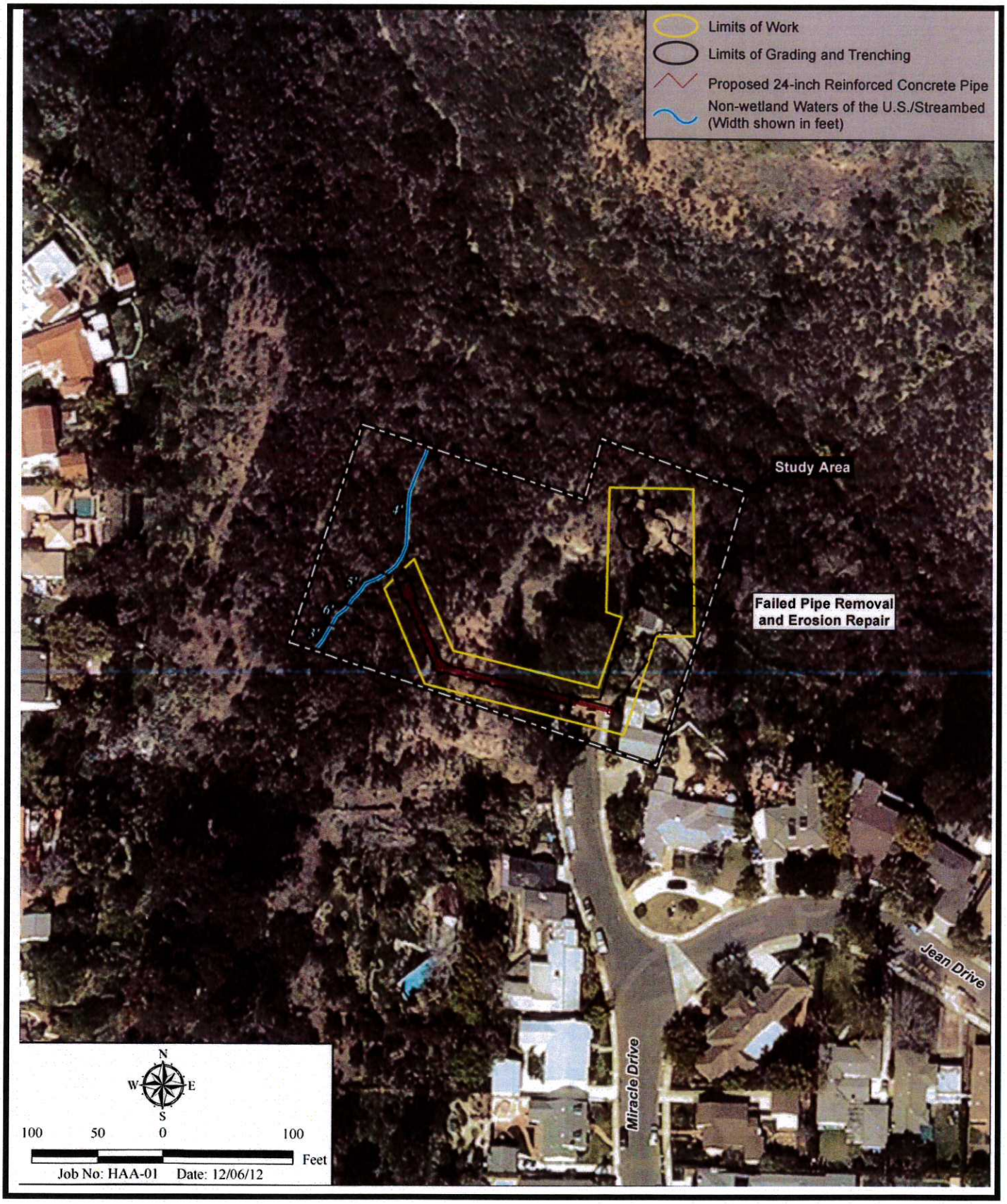
Location Map

Jean Drive Storm Drain Replacement/Project No. 261310

City of San Diego – Development Services Department

FIGURE

No. 1



Site Map

Jean Drive Storm Drain Replacement/Project No. 261310

City of San Diego – Development Services Department

FIGURE

No. 2

INITIAL STUDY CHECKLIST

1. Project Title/Project number: Jean Drive Storm Drain Replacement/Project No. 261310

2. Lead agency name and address: City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101

3. Contact person and phone number: Jeff Szymanski, Senior Planner, 619-446-5324

4. Project location: The project site is located on City of San Diego Open Space, at the intersection of Jean Drive and Miracle Drive and is south of Interstate I-8 and east of I-15.

5. Project Applicant/Sponsor's name and address: City of San Diego Public Works/Engineering & Capital Projects Department, 525 B Street Suite 750, MS 525B6, San Diego, CA 92101. Contact: Jose Villa (619) 533-6676.

6. General Plan designation: City of San Diego Open Space.

7. Zoning: The site is zoned OR-1-1 (Open Space – Residential).

8. Description of project: The project includes the removal and abandonment of a failed 24-inch storm drain corrugated metal pipe (CMP), the repair of extensive erosion around the failed pipe, and the installation of a new 24-inch reinforced concrete pipe (RCP). Seventy-five feet (ft) of the failed 24-inch CMP would be slurry filled and abandoned, while 40 ft. of the CMP would be removed. The failed slope would be graded and filled using a combination of geogrid material (placed below the soil surface to provide structural integrity) and clean fill. The 200 ft. of new RCP would be installed approximately 100 to 150 ft. to the west and southwest of the failed CMP. The project also includes the removal of approximately 140 square feet (ft^2) of sidewalks and 25 ft. of curbs and gutters and the installation of 80 ft^2 of sidewalk and 45 ft. of curb and gutter. The new pipe would connect to the same inlet location as the failed CMP (at the north end of Miracle Drive), and then head west and discharge near the bottom of the canyon slope into an existing drainage channel. The new pipe would be placed below ground in an excavated trench, with cutoff walls spaced at approximately 15-foot intervals to stabilize the pipe within the hillside. A concrete energy dissipater structure and 9' x 8' of rip rap would be installed at the downstream end of the pipe to reduce discharge to non-erodible velocities.

   An approved erosion control revegetation plan addresses areas impacted by the project and the stabilization of the disturbed areas with native species appropriate to the surrounding areas. Staging for the project would be located within the street at the end of Miracle Drive. The project also includes a Traffic Control plan.

   The project would require a Site Development Permit (SDP) for impacts to Environmentally Sensitive Lands (ESL) in the form of Biological Resources.

9. Surrounding land uses and setting. Briefly describe the project's surroundings: The surrounding area consists of a combination of existing residential development, ornamental and native vegetation and steep canyon slopes in the Mid-City Community Plan. The site and surrounding area is designated and zoned Residential and Open Space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☐	Recreation
☒	Biological Resources	☒	Land Use/Planning	☐	Transportation/Traffic
☐	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Geology/Soils	☐	Noise	☒	Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been

addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I) AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The project is not located within a designated scenic vista as outlined in the Mid-City Community Plan. The proposed 24-inch concrete pipe and cut-off walls would be located below ground and not visible from any public viewing areas. 75% of the energy dissipater would be buried by the slope and after the implementation of the revegetation plan it is anticipated that the remaining 25% would be screened by vegetation. In addition, the rip rap is recessed to match the outlet flow line of the concrete energy dissipater and also would not be visible. As such, project implementation would not affect public views including scenic vistas.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The project is not located within or adjacent to a state scenic highway. As such, project implementation would not result in such an impact.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

Please see I) a). The project would not degrade the visual quality and character of the site. An approved erosion control revegetation plan addresses the project's impacted areas. The plan outlines the stabilization of the disturbed areas with native species that are appropriate and would match the surrounding area. A concrete energy dissipater and rip rap would be installed to reduce discharge to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

non-erodible velocities. The color of the finished concrete for the dissipater would be adobe which blends with the surrounding natural environment. Furthermore, the exposed dissipater is expected to be screened after the rehabilitation of the slope and implementation of the revegetation plan. Currently the area directly surrounding the failing infrastructure consists of non-native habitat and bare eroding soil. Once the project is completed this area would be re-graded and re-vegetated and the overall visual quality would improve. As such, project implementation would not result in a substantial degradation of the site and/or its surroundings.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? ☐ ☐ ☐ ☒

The project proposes the removal and abandonment of 115 linear ft. of 24-inch CMP, the installation of 200 ft. of new RCP and a new energy dissipater structure as well as rip-rap. Also proposed is the removal of 140 ft^2 of sidewalk and 25 ft. of curbs and gutters to be replaced with 80 ft^2 of sidewalk and 45 ft. of curbs and cutters. These structures are not a new source of substantial light or glare. The eroded areas would be re-graded and re-vegetated. As such, the project would not adversely affect day or nighttime views in the area.

II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the storm drain project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not result in the conversion of farmland to non-agricultural uses.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

Please see II a).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

The project site is not located on forest land and would not cause forest land to be rezoned. Therefore, the project would not conflict with existing zoning for forest land.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

See II c).

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project would not involve a change in land use and would not impact farmland or forestland.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

The project would primarily replace and rehabilitate a failing storm drain. Other than periodic maintenance, the project would not generate additional trips to this facility once constructed, and operational needs for the trunk sewer would be minimal. However, emissions would occur during the construction phase of the project and could increase the amount of harmful pollutants

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

entering the air basin.

As such, the contractor would be required to implement Best Management Practices (BMPs) specifications as required in the City's Whitebook. Typical dust suppression BMPs would consist of watering for dust abatement which would reduce dust emissions by 75%. As such, the storm drain project would not be inconsistent with the region's air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Please see III. a).

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and implementation of BMPs would reduce temporary dust impacts. Additionally, the scope and nature of the project would not result in an increase in Vehicle Miles Traveled (VMTs) and associated emissions. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment in the region under applicable federal or state ambient air quality standards.

d) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Operation of construction equipment and vehicles could generate odors associated with fuel combustion. However, these odors would dissipate into the atmosphere upon release. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				

The repair of the slope would occur in an area containing native and sensitive biological resources along with ornamental and non-native vegetation. Therefore, a biological survey report (HELIX Environmental Planning, Inc., August 2013) was prepared to assess the impacts of the project on these sensitive habitats. The biological assessment included: general biological survey, vegetation mapping, jurisdictional delineation and rare plant surveys. The biological survey report is available for review at the offices of the Advanced Planning and Engineering Division.

The sensitive habitat located on site include, scrub oak chaparral (Tier I), chamise chaparral (Tier IIIA) and developed land. Project implementation would result in impacts totaling 0.19 acres to scrub oak chaparral (Tier I) which includes three summer-holly individuals and approximately 145 Nuttall's scrub oak. These impacts are within the MHPA and are associated with the removal of the failed CMP, repair of associated eroded areas, trenching and construction access for placement of the new pipe as well as construction of cleanouts, cutoff walls, and an energy dissipating structure. Impacts would be minimized to the greatest extent practicable during construction, and actual impacts may be less than analyzed in this document. Impacts to scrub oak chaparral, a sensitive vegetation community, are considered significant and require mitigation. No other sensitive vegetation communities would be impacted by the project.

Mitigation would occur through habitat mitigation implemented either by purchase of Tier I credit acceptable to the City's Development Services Department or by payment into the Habitat Acquisition Fund (HAF). Based upon the mitigation ratios (2:1 for impacts within the MHPA) in the City's Biological Guidelines the total required mitigation would be .38 acres. The mitigation measure for the payment into the HAF is included in section V of the MND and would reduce the impacts to below a level less than significance. No impacts to sensitive animal species are anticipated.

This project proposes the removal of vegetation on site, this potentially could impact nesting birds, therefore a pre-construction survey would be required as discussed in Section V of the Mitigated Negative Declaration.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The Biological Letter Report did not identify impacts to riparian habitat. However, non-wetland Waters of the US/Streambed (3-6 feet in width) is noted west of the end of the pipe. No impacts to jurisdictional areas would occur and no mitigation measures are proposed.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

See IV. b).

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

See IV b). The project would not significantly disrupt wildlife usage of the MHPA. The project occupies a small footprint and disturbance would be temporary, after which disturbed areas would be revegetated.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

The proposed project would result in impacts totaling .19 acres to scrub oak chaparral (Tier I habitat) as a result of the removal of the failed CMP, repair of associated eroded areas, trenching and construction access for placement of the new pipe as well as construction of cleanouts, cutoff walls, and an energy dissipating structure.

The project proposes to mitigate for impacts either by purchase of Tier I credit acceptable to the City's Development Services Department or by payment into the Habitat Acquisition Fund (HAF).

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

As specified in the MSCP Subarea Plan, existing utility lines, including water drainpipes in the case of the proposed project, are considered a compatible use within the MHPA. The entire canyon area to where the storm drain is located and outfalls is within the MHPA, so avoidance of impacts to the MHPA was not possible. The project has been designed to minimize environmental impacts by using the minimum feasible trench width for installing the new pipe, adding an energy dissipation structure to reduce outflows to non-erodible velocities, and proposing to revegetate disturbed areas with native species appropriate to the surrounding habitat, as described in the project's revegetation plan (HELIX 2013). Furthermore, the project would not impact any wetlands or MSCP covered species. All project impacts to sensitive biological resources would be mitigated in accordance with City Biology Guidelines.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? ☐ ☐ ☐ ☒

A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the project site and one-mile radius. No on-site archaeological resources were identified; however, several sites were identified within the one-mile radius. Based upon the location of the project on a steep slope along with the lack of previously recorded resources impacts to archaeological resources are not anticipated and mitigation would not be required.

Therefore, the project would not cause a substantial adverse change in the significance of a historical resource, would not result in a significant impact to historical resources, and would not result in a significant adverse impact to archaeological resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☐ ☒

See V. a).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

The project does not require trenching depths that exceed the City of San Diego's CEQA Significance Thresholds. Therefore no impact would occur to paleontological or unique geologic resources and no mitigation is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see V. a), impacts to historical resources including human remains, are not anticipated and mitigation is not required.

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒

i) A *Geotechnical Investigation* report was prepared by Southern California Soil & Testing, Inc., dated September 13, 2012, which included geotechnical field exploration and laboratory testing. The field exploration included one test boring on Miracle Drive and the manual e xcavation of four (4) test pits. Based on the results of the investigation, the new drain system and slope repair as proposed are feasible provided the geotechnical recommendations are followed. Therefore, the proposed project would not expose people or structures to adverse geotechnical effects.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The report evaluated the project for seismic safety. The site is located in Geologic Hazards Category 53 according to the City of San Diego *Seismic Safety Study*. Hazards Category 53 is assigned to areas that have level or sloping terrain with unfavorable geologic structure with a low to moderate risk. However, the report determined that the geologic risk can be considered low. Based on the Report, design and construction of the new pipe and slope repair are feasible, provided the recommendations presented in the report are followed.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

As mentioned above, the project area lies within Geologic Hazard Category 53. Category 53 is not associated with areas that have been identified as having liquefaction issues. Impacts from seismic related ground failure such as liquefaction are not anticipated.

iv) Landslides?	☐	☐	☐	☒

See VI. iii). In addition, the proposed storm drain alignment descends a 2:1 (horizontal:vertical) and flatter slope comprise of the fill and very old paralic deposits. The slope has an adequate factor-of-safety in respect to gross stability.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

See VI iii). In addition, the analysis in the report concludes that materials encountered at planned storm drain line depths would provide adequate support for the pipe although loose, soft and otherwise unsuitable materials should be anticipated locally in the fill. Existing soils free of organic debris and rocks greater than 4 inches in maximum dimensions generally are expected to be suitable for use as trench backfill. The proposed project would remove and abandon the existing 24-inch CMP and install a new 24-inch RCP (with cut off walls) approximately 100 to 150 ft to the west and southwest of the failed CMP. The eroded area located at the outlet of the existing storm drain would be backfilled. In addition an approved erosion control revegetation plan addresses areas impacted by the project and the stabilization of the disturbed areas with native species appropriate to the surrounding areas.

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?	☐	☐	☐	☒

Project implementation would not result in such an impact. See VI. iii).

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Project implementation would not result in such an impact. See VI. iii).

e) Have soils incapable of adequately supporting the use of septic tanks or	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The project does not propose any septic tanks or alternative waste disposal methods.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

Grading of the slope with heavy machinery would minimally increase the amount of harmful pollutants entering the air basin. However, construction BMPs, such as watering for dust abatement, would reduce construction dust emissions by 75 percent.

The proposed project would replace an existing failed slope. Estimated construction duration is three months and once constructed the project would not generate additional trips. With the implementation of project BMPs during construction, the relatively short construction duration and the lack of operational emissions the project would not result in the release of substantial greenhouse gas emissions.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

See VII. a). The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

The project proposes the removal of a CMP and installation of a new RCP, removal of sidewalks, curbs and gutters. The failed slope area would be filled using a combination of geogrid material and clean filled. It is not anticipated that any hazardous materials would be discovered during project implementation and therefore, no significant hazards would be created. No mitigation is required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

See VIII. a).

The project is not within one-quarter mile of an existing school. It is not anticipated that any hazardous materials would be discovered during project implementation and therefore, no significant hazards would be created to the public as indicated.

d) 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, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The project site is not located on a list of hazardous materials sites and therefore implementation of the project would not create a significant hazard to the public or environment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project is not located within the vicinity of a private airstrip. As such, the project would not result in a safety hazard for people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

It is not anticipated that the project would interfere with an adopted emergency response or evacuation plan. The storm drain repairs would be conducted within the existing canyon and a Traffic Control Plan was developed to address any traffic issues associated with the sidewalk, curbs and gutters work in the public right of way.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒

The majority of the project site is located within an open hillside area surrounded by residential development. The project proposes to re-grade and re-vegetate the eroded slope once work on the 24-inch RCP pipeline, cutoff walls, energy dissipater and rip rap is complete. The proposed structures are not flammable and the re-vegetation plan would blend with the existing slope landscape palette. As such, project implementation would not expose people or structures to fires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☐ ☒

Based on the City of San Diego Storm Water Standards section 2.3, the project is exempt from requirements for permanent BMPs because the project has been determined to be a repair project.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project does not propose the use of groundwater nor would it impact groundwater during grading activities. Furthermore, the project would not introduce a substantially large amount of new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

The proposed project to install 200 feet of 24-inch concrete pipe, cutoff walls, energy dissipater and rip-rap is for the purpose of preventing any further erosion to the slope. The site would be re-graded and revegetated once work has been completed in order to repair existing erosion problems. The existing storm drain alignment has been designed such that the storm drain outlet now extends to the nearest well-defined natural drainage channel which can adequately convey the discharge. There is no increase in flows due to the project.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☐	☒

See IX. c).

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

The existing storm drain alignment has been designed such that the storm drain outlet would now extend to the nearest well-defined natural drainage channel which can adequately convey the discharge. The proposed condition shall have a slightly increased outflow velocity, however, the proposed hydraulic energy dissipater would reduce the discharge to non-erodible velocities. The underground storm drain system would be adequate to convey the drainage produced by the 100-year storm.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

See IX. a).

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The project would result in 200 feet of reinforced concrete pipe, cutoff walls, energy dissipater and rip-rap and does not propose any habitable structures.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒

The project site is located in Zone X as per Federal Emergency Management Agency (FEMA) (Sept 2010). Zone X refers to areas outside of the 0.2% annual chance floodplain and describes areas with a minimal risk of flood. The project does not propose any structures that would impede flood flows. The new pipe would connect to the same inlet location as the failed CMP but would then head west and discharge near the bottom of the canyon slope into an existing drainage channel.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

The project would result in 200 feet of reinforced concrete pipe storm drain, cutoff walls, energy dissipater and rip-rap. Therefore, project implementation would not result in the division of an established community.

b) 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, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The project includes the upgrades to existing public infrastructure and is consistent with the policies, goals and recommendations of the General Plan and Mid-City Community Plan. Therefore, it would not conflict with any land use planning document for the community.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

The proposed project is located mostly within the MHPA. Utilities within the Preserve are required to comply with the Subarea Plan MHPA Design Guidelines for Road and Utilities (City of San Diego 1997). Rip-rap is not typically allowed in the MHPA; however it has been determined that rip-rap is the least damaging energy dissipater to the environment in the long term and thus would be allowed in the MHPA in this specific case.

The project has been designed to minimize environment impacts by using the minimum feasible trench width for installing new pipe, adding an energy dissipation structure to reduce outflows to non-erodible velocities, and proposing to revegetate disturbed areas with native species appropriate to the surrounding habitat. All project impacts to sensitive biological resources would be mitigated in accordance with City Biology Guidelines.

Potential indirect effects from lighting, drainage, invasives/landscaping, noise, edge treatments/fences from project construction and operation must not adversely affect the MHPA. More specifically, the project implementation would not require the installation of lighting, either temporary or permanent, as all work would occur during daylight hours. The project would comply with MHPA Adjacency Guidelines regarding lighting and no significant indirect impacts resulting from lighting would occur.

The project would maintain the current status quo and not result in added impacts from drainage or toxins. The proposed pipe would be more stable than the failed pipe due to the addition of cutoff walls, and also would incorporate an energy dissipation structure to reduce outflows to non-erodible velocities. The design conforms to regional standards and the City's Drainage Design Manual. In addition, BMPs would be implemented during project construction to control runoff, erosion, and contaminants, as necessary. Therefore, no indirect impacts resulting from drainage or impaired water quality would occur from project implementation.

Noise from such sources as grubbing, earthwork and construction would be a temporary impact to local wildlife. Indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). Also, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those areas clearly delineated.

No staging/storage areas would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. Landscape plantings would consist of only native plant species, the temporarily disturbed areas would be revegetated as well with native as per the project's approved erosion control revegetation plan.

XI. MINERAL RESOURCES – Would the project?

a) Result in the loss of availability of a known mineral resource that would	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

be of value to the region and the residents of the state?

The areas surrounding the project are not being used for the recovery of mineral resources. Similarly, these areas surrounding the project site are not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the project would not result in the loss of availability of a known mineral resource.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒

The project would not result in the loss of the availability of a locally important mineral resource. There are no existing quarries within close proximity to the site. As such, project implementation would not impact the operations of any existing quarries.

XII. NOISE – Would the project result in:

a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☐ ☒

Construction of the project would result in a temporary increase in the ambient noise levels in the project vicinity. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is completed. No sensitive receptors (e.g., school) occur in the immediate area that would be affected by project construction noise.

b) Generation of excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☐ ☒

See XII. a).

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☐ ☒

Although the project site is subject to noise typical of an urban neighborhood, such as residential traffic on local streets, the project in and of itself is not noise generating and therefore the noise conditions that exist today would be the same condition with the project.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☐	☒

See XII. a).

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project is not located within the vicinity of a private airport; therefore, people residing or working in the area of the project would not be exposed to excessive airport noise.

XIII. POPULATION AND HOUSING – Would the project:

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)?	☐	☐	☐	☒

The project does not propose any residential structures. The project proposes to repair an existing situation where erosion has occurred. The project proposes to install 200 feet of reinforced concrete pipe, associated cutoff walls, energy dissipater and rip-rap, however these improvements would not induce population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Project implementation would not displace any housing. Therefore, the construction of housing elsewhere would not be necessitated.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

See XIII. b).

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

i) Fire Protection ☐ ☐ ☐ ☒

The project would not alter any fire protection response times, facilities or impact the operation of fire personnel.

ii) Police Protection ☐ ☐ ☐ ☒

The project would not alter any police protection response times, facilities or impact the operation of police personnel.

iii) Schools ☐ ☐ ☐ ☒

The project would not physically alter any schools.

v) Parks ☐ ☐ ☐ ☒

The project would not physically alter any parks.

vi) Other public facilities ☐ ☐ ☐ ☒

The project would not result in the increased demand for electricity, gas, or other public facilities. The project would improve existing infrastructure (storm drain pipe) and would not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

impact any other public facilities.

XV. RECREATION –

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?	☐	☐	☐	☒

The project would not result in the building of residential units and would therefore not result in an increase in demand for recreational facilities.

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?	☐	☐	☐	☒

See XV. a).

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

The sidewalk component which also includes curbs and gutters is located within the public right-of-way and therefore traffic control plans would be implemented in accordance with contract specifications. These measures would ensure that no conflicts would occur with the effectiveness of the circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
measures, or other standards established by the county congestion management agency for designated roads or highways?				
See XVI. a).				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
This project does not have the bulk and scale to result in a change in air traffic patterns.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
The project does include work within the public right-of-way and therefore traffic control plans would be implemented in accordance with contract specifications. No such hazards resulting from a design feature would occur.				
e) Result in inadequate emergency access?	☐	☐	☒	☐
The project does include work within the public right-of-way and therefore traffic control plans would be implemented in accordance with contract specifications. Adequate emergency access would be maintained throughout construction.				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
The project would not conflict with any such plans.				
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project would not result in an increase in the intensity of the use and would not exceed wastewater treatment requirements.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☐ ☒

The project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☐ ☒

The project would not result in a substantial impact to the drainage pattern. This storm drain project would improve the existing conditions. The existing failed 18-inch CMP would be replaced with a new 24-inch RCP also the failed slope would be graded and filled. To reduce further erosions a concrete energy dissipater structure and rip rap would be installed at the downstream end of the pipe to reduce discharge to non-erodible velocities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☐ ☐ ☐ ☒

The project would not increase the intensity of use of the site and would therefore be served by the existing water supplies available to the site.

e) Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☐ ☒

The proposed project would result in the replacement and installation of a storm drain pipe. The project would have no impact on the current demand on existing wastewater commitments.

f) Be served by a landfill with sufficient permitted capacity to accommodate ☐ ☐ ☒ ☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) the project's solid waste disposal needs?				

Construction of the project would likely generate minimal waste. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Operation of the project would not generate waste and, therefore, would not affect the permitted capacity of the landfill serving the project area.

h) Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☐	☒

See XVII. f). Any solid waste generated during construction related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.

XVIII. 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?	☐	☒	☐	☐

The project is located in a canyon surrounded by a developed urbanized neighborhood and would not degrade the quality of the surrounding environment. Implementation of the MMRP would reduce potential impacts to biological, land use and planning resources to below a level of significance. The proposed project would impact 0.19 acres of scrub oak chaparral all of which is inside the MHPA. Mitigation would occur through habitat mitigation implemented either by purchase of Tier I credit acceptable to the City's Development Services Department or by payment into the Habitat Acquisition Fund (HAF). Potential impacts associated with bird breeding season may result due to project construction. Implementation of the MMRP would reduce potential impacts to these resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?

The project may result in minimal dust and GHGs during the construction process. However, these emissions would be relatively minor and would not be considerable. When viewed in connection with the effects of other projects in the area, construction activities do not have the potential to be cumulatively considerable.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

As stated previously, potentially significant impacts have been identified for Biological Resources. The proposed project is located within an open space area that is part of a fully developed residential area of San Diego. The project is consistent with the planning objectives of the communities in which it is located. Mitigation has been included in Section V of this MND to reduce impacts to below a level of significance. As such, project implementation would not result in substantial adverse impacts to human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Local Coastal Plan.

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

_X_ City of San Diego General Plan.

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

___ California Agricultural Land Evaluation and Site Assessment Model (1997)

___ Site Specific Report:

III. AIR QUALITY

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

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. BIOLOGY

_X_ 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.

_X_ 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.

_X_ Site Specific Report: Biological Resources Letter Report, HELIX Environmental Planning, Inc., August 16, 2013 and Revegetation Plan, Helix Environmental Planning, Inc., December 13, 2012.

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

_X_ City of San Diego Historical Resources Guidelines.

___ City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey:

___ Site Specific Report:

VI. GEOLOGY/SOILS

___ 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: A Geotechnical Investigation, prepared by Southern California Soil & Testing, Inc., dated September 13, 2012

VII. GREENHOUSE GAS EMISSIONS

___ Site Specific Report:

VIII. HAZARDS AND HAZARDOUS MATERIALS

_X_ San Diego County Hazardous Materials Environmental Assessment Listing

____ San Diego County Hazardous Materials Management Division

____ FAA Determination

____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.

____ Airport Land Use Compatibility 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, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

_X_ Site Specific Report: Drainage & Hydrology Study, prepared by Von Reiter Group, SLBE, SBE, Civil Engineering Consultants, dated October 1, 2012, revised May 1, 2012

X. LAND USE AND PLANNING

_X_ City of San Diego General Plan.

_X_ Community Plan: Mid City Community Plan

___ Airport Land Use Compatibility Plan:

_X_ City of San Diego Zoning Maps

____ FAA Determination

XI. MINERAL RESOURCES

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

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

____ California Geological Survey - SMARA Mineral Land Classification Maps.

XII. NOISE

_X_ Community Plan

___ San Diego International Airport Master Plan CNEL Maps.

____ MCAS Miramar ACLUP

____ 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.

_X_ City of San Diego General Plan.

XIII. PALEONTOLOGICAL RESOURCES

_X_ City of San Diego Paleontological Guidelines.

____ Deméré, 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.

XIV. POPULATION / HOUSING

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Series 11 Population Forecasts, SANDAG.

___ Other:

XV. PUBLIC SERVICES

_X_ City of San Diego General Plan.

_X_ Community Plan.

XVI. RECREATIONAL RESOURCES

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

_X_ City of San Diego General Plan.

_X_ Community Plan.

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

___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:

XVIII. UTILITIES

_X_ City of San Diego General Plan.

_X_ Community Plan.

____ Site Specific Report:

XIX. WATER CONSERVATION

_X_ City of San Diego General Plan.

_X_ Community Plan.

____ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.