



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: June 13, 2013

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

SAP No.: 24000090

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 has 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 July 3, 2013, to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Phil Lizzi, 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: ROSEVIEW TENTATIVE MAP

Project No. 191215 / **SCH No.** N/A

Community Plan Area: Peninsula

Council District: 2

Subject: Roseview Tentative Map: Right of Way Vacation, to vacate a portion of Locust Street and Tentative Map to create 2 new lots and a lot line adjustment to 4 existing lots located at 3045 and 3115 Tennyson Street and 3044 Sterne Street in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area in Council District 2 of the City of San Diego. This project site is not on any Hazardous Materials Lists.

Applicant: Joy Christensen

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): **PALEONTOLOGICAL RESOURCES**

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 Phil Lizzi at (619) 446-5159. 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 Morris Dye at (619) 446-5201.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 13, 2013.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department



Advance Planning &
Engineering Division
(619) 446-5460

MITIGATED NEGATIVE DECLARATION

Project No. 191215
SCH No. N/A

SUBJECT: Roseview Tentative Map: Right of Way Vacation, to vacate a portion of Locust Street and Tentative Map to create 2 new lots and a lot line adjustment to 4 existing lots located at 3045 and 3115 Tennyson Street and 3044 Sterne Street in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area in Council District 2 of the City of San Diego.

- 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): **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:

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

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

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

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

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

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

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

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

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

Paleontologist

Note:

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #191215 and /or Environmental Document #191215, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

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

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

Right of Way Vacation and Tentative Map

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on

the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

City Of San Diego

Central Library (81)

Point Loma/Hervey Branch Library (81Z)

Ron Carter, Fire Plan Review, Development Services Department

Thomas Bui, Engineering, Development Services Department
Polonia Majas, Planning, Development Services Department
Tony Kempton, Long Range Planning, Development Services Department
Ismail Elhamad, Transportation, Development Services Department
Mehdi Rastakhiz, Water, Public Utilities Department
Morris Dye, Project Manager, Development Services Department
Kevin Faulconer, Council Member District 2
Shannon Thomas, City Attorney
Terri Bumgardner, Senior Planner, Development Services Department
Jim Quinn, Geology, Development Services Department

Other Individuals/Organizations

Joy Christensen, Applicant
San Diego Natural History Museum (213)
Peninsula Community Planning Board (390)

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.



Terri Bumgardner, Senior Planner
Development Services Department

June 13, 2013

Date of Draft Report

Date of Final Report

Analyst: Lizzi

Initial Study Checklist

1. Project title/Project number: Roseview Tentative Map / 191215
2. Lead agency name and address: City of San Diego, 1222 First Avenue, San Diego, CA 92101
3. Contact person and phone number: Phil Lizzi, 619-446-5159
4. Project location: 3045 and 3115 Tennyson Street, San Diego, CA 92109
5. Project applicant/sponsor's name and address: Mark Peeling P.O. Box 80577, San Diego, CA 92138
6. General plan designation: Residential Multiple Dwelling Unit, RS-1-7
7. Zoning: Residential
8. Description of project:
Right of Way Vacation, to vacate a portion of Locust Street and Tentative Map to create 2 new lots and a lot line adjustment to 4 existing lots located at 3045 and 3115 Tennyson Street and 3044 Sterne Street in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 noticing area in Council District 2 of the City of San Diego.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project site is surrounded by residential uses.
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.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Greenhouse Gas Emissions | |
| <input type="checkbox"/> Biological Resources | | |

- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of 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.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

X

The development would not have a substantial adverse effect on a scenic vista as no designated scenic vistas have been identified within the project’s Area of Potential Affect (APE). Therefore, the project would not substantially affect a scenic vista.

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

X

The project is not located within an area of a scenic highway, substantial trees or any rock outcroppings.

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

X

The surrounding uses include residential multiple dwelling units and as such, the proposed project would not degrade the existing visual quality of the site or its surroundings.

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

X

The project would be required to comply with the underlying zone and the lighting regulations found in the Land Development Code (LDC) as well as the Uniform Building Code (UBC) which would ensure no potential to create significant light or glare impacts.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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?</p>				X
<p>The project is located on land that is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the proposed project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the proposed project would not convert farmland to non-agricultural uses.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>				X
<p>Please see II. a</p>				
<p>c) Conflict with existing zoning for,</p>				X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 area and the land surrounding the project is not zoned as forest land. 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? X

The project area and land surrounding the project is not designated forest land. Therefore, the project would not convert forest land to non-forest use.

- 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? X

No existing agricultural uses are located in proximity of the project site that could be affected by the project. Therefore, the project would not convert farmland to non-agricultural uses.

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? X

Development would result in temporary, construction- and demolition-related air quality impacts. These temporary impacts would result mainly from grading activities. Since grading activities are short-term and are regulated under the Air Pollution Control District's (APCD) rules 51 and 54 (dust-suppression), impacts would be considered less than significant. In addition, construction Best Management Practices (BMPs), such as watering for dust abatement,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would reduce construction dust emissions by 75 percent.

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

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)? X

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 potential impacts related to construction activities to a level to less than significant. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

- d) Create objectionable odors affecting a substantial number of people? X

Construction operations could temporarily increase the emissions of harmful pollutants, which could affect sensitive receptors adjacent to the proposed project. However, construction emissions would be temporary and implementation of construction BMPs would reduce potential impacts related to construction activities to minimal levels. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

IV. BIOLOGICAL RESOURCES –
Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 site is currently vacant but is surrounded by developed land. City of San Diego staff conducted a site visit and did not observe any sensitive biological resources onsite. In addition the project site does not provide a wildlife corridor, is not located adjacent to the City of San Diego's Multi-Habitat Planning Area or have any wetlands located onsite.

- 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? X

Please see IV. a.

- 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? X

Please see IV. a.

- 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? X

Please see IV. a. The project would not impact any known wildlife corridors and no sensitive biological resources exist around the project site.

- e) Conflict with any local policies or ordinances protecting biological resources, such a as tree X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preservation policy or ordinance?

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There would be no impact in this category.

- 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?

X

The project is not located in or directly adjacent to the City's Multi-Habitat Planning Area (MHPA) or any other conservation planning areas. Therefore the project does not have the potential to impact any habitat conservation plans.

V. CULTURAL RESOURCES – Would the project:

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

X

The project site is a very steep site minimizing the potential for historical resources (archaeology). In addition qualified City staff conducted a California Historic Resources Information Search (CHRIS) and concluded that this site didn't contain a significant site and did not have the potential to impact archaeological resources. Based upon this information it was determined that the future development of the site would not impact historical resources and mitigation would not be required.

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

X

Please see V. a.

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

X

The project is underlain by fill and under the fill lies the Cabrillo Formation. According to the City of San Diego Significance Thresholds this formation has moderate resource potential and monitoring is required for grading exceeding 10 feet in depth and 2,000 cubic yards of excavation. Incorporation of the mitigation measures outlined in Section V of the Mitigation Monitoring and Reporting Program would ensure that no impacts would occur.

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

Please see V. a. No mitigation would be required and impacts within this category would not occur.

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. X

San Diego has not experienced fault ruptures or major earthquakes within recorded earthquake history. No faults run through this property. It is underlain by Geologic Hazard Category 52 which is assigned as a low risk geologic hazard zone. Standard construction and engineering requirements would mitigate any potential impacts in this category.

- ii) Strong seismic ground shaking? X

The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The design of the proposed project would utilize proper engineering design and would utilize standard construction practices. There would be no impacts.

- iii) Seismic-related ground failure, including liquefaction? X

The design of any future projects would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides? Future development would not expose people or structures to the risk of loss, injury, or death involving landslides. The design of future development would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.				X
b) Result in substantial soil erosion or the loss of topsoil? Proper landscaping and site development in accordance with all applicable City zoning and regulatory requirements would eliminate the possibility of substantial soil erosion. Therefore, there would be no impact from soil erosion or loss of topsoil under the project.				X
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? The site is not located in an area known for landslides, lateral spreading, subsidence, or collapse. In addition, all future development would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.			X	
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? The design of the project would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? All development at the site would be integrated with the existing City of San Diego wastewater system. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.				X

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

X

The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report “CEQA and Climate Change” (CAPCOA 2009) to determine whether a GHG analysis would be required for submitted projects. The CAPCOA report references a 900 metric ton guideline as a conservative threshold for requiring further analysis and possible mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use associated with projects, and other factors.

CAPCOA identifies project types that are estimated to emit approximately 900 metric tons of GHG’s annually. This 900 metric ton threshold is roughly equivalent to 36,000 square feet of office space, 11,000 square feet of retail, 50 residential units, and 6,300 square feet of supermarkets. Since the project is proposing 3 residential units of development, it would result in emissions below the established 900 metric ton guideline. Therefore, no impacts are expected and no mitigation for GHG is required.

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

X

The project as proposed would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions in that it would be constructed in an established urban area with services and facilities available. In addition, as a result of this project, it would consistent with the underlying zone and land use designation.

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?

X

The proposed project is residential in nature and does not propose the use or transport of any hazardous materials beyond those used for everyday household purposes.

- b) Create a significant hazard to the public or the environment through

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Please see VIII. a.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

X

There are schools within a mile of the project area. However, please see VIII. a, impacts are not anticipated.

- 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?

X

The project site is not on any hazardous materials list and no impacts would result.

- 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 result in a safety hazard for people residing or working in the project area?

X

The project is not located within the boundary of an airport land use plan, and is not located within two miles of the adopted San Diego International Airport (Lindbergh Field). Therefore, there would be no impacts or flight hazards.

- 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?

X

This project is located in a developed neighborhood with no private airstrip located in the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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immediate vicinity.

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

X

The project would not alter the current emergency response or evacuation plan since the site would be an extension of a currently developed neighborhood.

- 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?

X

This project is located in a developed neighborhood and wildland fires would not adversely impact this site.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

X

All runoff would be routed to the existing stormwater system into the appropriate swale utilizing the City of San Diego's BMP's.

- 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)?

X

All future development would connect to the public water supply. Development would not rely directly on groundwater in the area and would not significantly deplete any resources.

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

X

The project would result in an increase in impervious surfaces, however submitted plans indicate that surface drainage would be conveyed to the existing storm drain system, and would therefore not substantially alter existing drainage patterns.

- 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?

X

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?

X

Future development under the approved permits would be in conformance with the City Stormwater Regulations which would prevent or effectively minimize construction runoff impacts. Therefore, the project would not contribute runoff water that would exceed the capacity of existing storm water drainage systems. See also IX. c.

- f) Otherwise substantially degrade water quality?

X

Future development under the approved permits would require conformance with the City's Stormwater Regulations and would prevent or effectively minimize water quality impacts and therefore, preclude substantial impacts to water quality. See also IX. c. e.

- g) Place housing within a 100-year flood hazard area as mapped on a

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
The project is not located in a 100-year or 500-year flood plain; therefore, no impacts would occur.				
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
See IX g.				
X. LAND USE AND PLANNING –				
Would the project:				
a) Physically divide an established community?				X
This project would be an addition to the existing residential uses located adjacent to the project site and would not divide 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?				X
Please see V. a. The proposed project would be consistent with the community plan and zoning.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
There would be no conflicts with habitat conservation plans. There would be no impacts.				
XI. MINERAL RESOURCES – Would the project?				
a) Result in the loss of availability of a known mineral resource that				X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be of value to the region and the residents of the state?

The area surrounding the project is 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?

X

The areas surrounding the project site is 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 locally important mineral resource recovery site.

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?

X

No excessive ground noise is anticipated and the current project and the subsequent project would not result in any substantial permanent increase in noise levels.

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

X

Please see XII.a.

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

X

Please see XII.a.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

X

Construction of the future proposed project would result in a temporary but less than significant

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase in the ambient noise levels in the project vicinity. 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? X

The project is not located within the boundary of an airport land use plan and would not introduce any new features that would expose people residing or working in the project area to excessive noise levels beyond those associated with the existing conditions.

- 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? X

The project is not located within proximity to a private airstrip. Furthermore, the project would not introduce any new features that would expose people residing or working in the project area to excessive noise levels beyond those associated with existing conditions. No impacts would result.

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)? X

Project development would be consistent with the Peninsula Community Plan and would not result in the extension of roads or infrastructure into developed areas. The project would allow residential construction but would not induce substantial population growth in the area.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project would construct 3 residential dwelling units and would not result in the displacement of any existing housing, or otherwise affect existing housing in any way that would necessitate the construction of replacement housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
See XII.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				X
The project area is currently urbanized and adequately served by existing fire facilities.				
ii) Police Protection				X
See IXV.i. The project would not physically alter any police protection facilities.				
iii) Schools				X
See IXV.i. The project would not physically alter any schools. Additionally, the proposed project would not substantially increase demand for schools in the area.				
v) Parks				X
The project would not physically alter any active parks. Therefore, the proposed project would not create demand for new parks or other recreational facilities.				
vi) Other public facilities				X
The project would not substantially increase the demand for electricity, gas, or other public facilities. The project would utilize the public facilities in the area to service the proposed				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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multiple dwelling units.

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? X

This project would not require any expansion of existing recreational facilities. Development of the site would result in minimal additional use of existing facilities in the area including parks or other recreational areas.

- 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? X

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? X

Construction of the proposed project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, a Traffic Control Plan would be implemented during construction so that traffic circulation would not be substantially impacted. Therefore, the project would not result in an increase of traffic which is substantial in relation to existing traffic

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

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? X

Construction of the project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, the Traffic Control Plan would be implemented during construction so that traffic would not exceed cumulative or individual level of service.

- 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? X

This project is not located in any airport land use plan and would not adversely affect any air traffic in the area.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? X

The project would be designed to meet City design standards and, therefore, would meet existing levels of safety requirements and would not substantially increase hazards in this category. There would be no impacts.

- e) Result in inadequate emergency access? X

Construction of the project would temporarily affect traffic circulation within the project's APE and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that there would be adequate emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

It is anticipated that the project, once completed would not have the potential to conflict with any alternative transportation programs. Please see XVII a-e.

XVII. UTILITIES AND SERVICE

SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? X

The proposed development and would neither exceed the existing wastewater facilities nor require additional facilities to be constructed. Development of the site would have sufficient water supplies available and would not exceed or create a demand for new wastewater or stormwater facilities.

- 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? X

See XVII a.

- 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? X

See XVII a.

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

See XVII a.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider 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?				X

See XVII a.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
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The construction of the project would generate waste associated with demolition and construction activities. 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. Operational waste would also be disposed in accordance with the requirements set forth in the Municipal Code and other laws. It is not anticipated that the project would affect the permitted capacity of the landfill serving the project area.

g) Comply with federal, state, and local statutes and regulation related to solid waste?				X
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Operational waste associated with the development of the site would be disposed in accordance with the requirements set forth in the Municipal Code and other solid waste regulations and laws.

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				X
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the major periods of California history or prehistory?

This project is located in a developed neighborhood and would not degrade the quality of the surrounding environment. The project site is located in an area that would not contain archaeological resources and does not require mitigation for Historical Resources (Archaeology). Biological resources are not present on the project site and would not require mitigation. As proposed the project would not have the potential to cause substantial adverse effects on the environment.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

X

Because of the finite nature of the construction, operations associated with the project and the Paleontological Monitoring proposed as part of the project, there would not be a considerable incremental contribution to any cumulative impacts. The incremental effects of the project would not be considerable when considered in connection with the effects of past, current, and probable future projects. Mitigation measures incorporated in Section V of the Mitigation Monitoring and Reporting Program would mitigate any potential impacts to below a level of significance.

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

X

No environmental impacts would occur as a result of this project which would cause adverse impacts to human beings either directly or indirectly. Therefore, as proposed the project would not have the potential to cause substantial adverse effects on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan.
- Community Plan, Peninsula Community Planning Area
- Local Coastal Plan.

II. Agricultural Resources & Forest Resources

- 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

- 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. Cultural Resources (includes Historical Resources)

___ City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

___ Historical Resources Board List.

___ Community Historical Survey:

___ Site Specific Report:

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: “Report of Geologic Reconnaissance Proposed Tentative Parcel Map Sterne Street and Locust Street, San Diego, California” by Christian Wheeler Engineering March 5, 2009.

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.

X 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, dated November 10, 2010,
http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X Site Specific Report: “Roseview Tentative Map Water Quality Technical Report”
Christensen Engineering and Surveying March 16, 2010 revised on December 6, 2010
and February 5, 2013.

X. Land Use and Planning

___ City of San Diego General Plan.

___ 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.

___ Site Specific Report:

XII. Noise

___ Community Plan

X 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 General Plan.

___ Site Specific Report:

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.

___ Site Specific Report:

XIV. Population / Housing

X City of San Diego General Plan.

___ Community Plan.

___ Series 11 Population Forecasts, SANDAG.

___ Other:

XV. Public Services

X City of San Diego General Plan.

___ Community Plan.

XVI. Recreational Resources

___ City of San Diego General Plan.

___ 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.

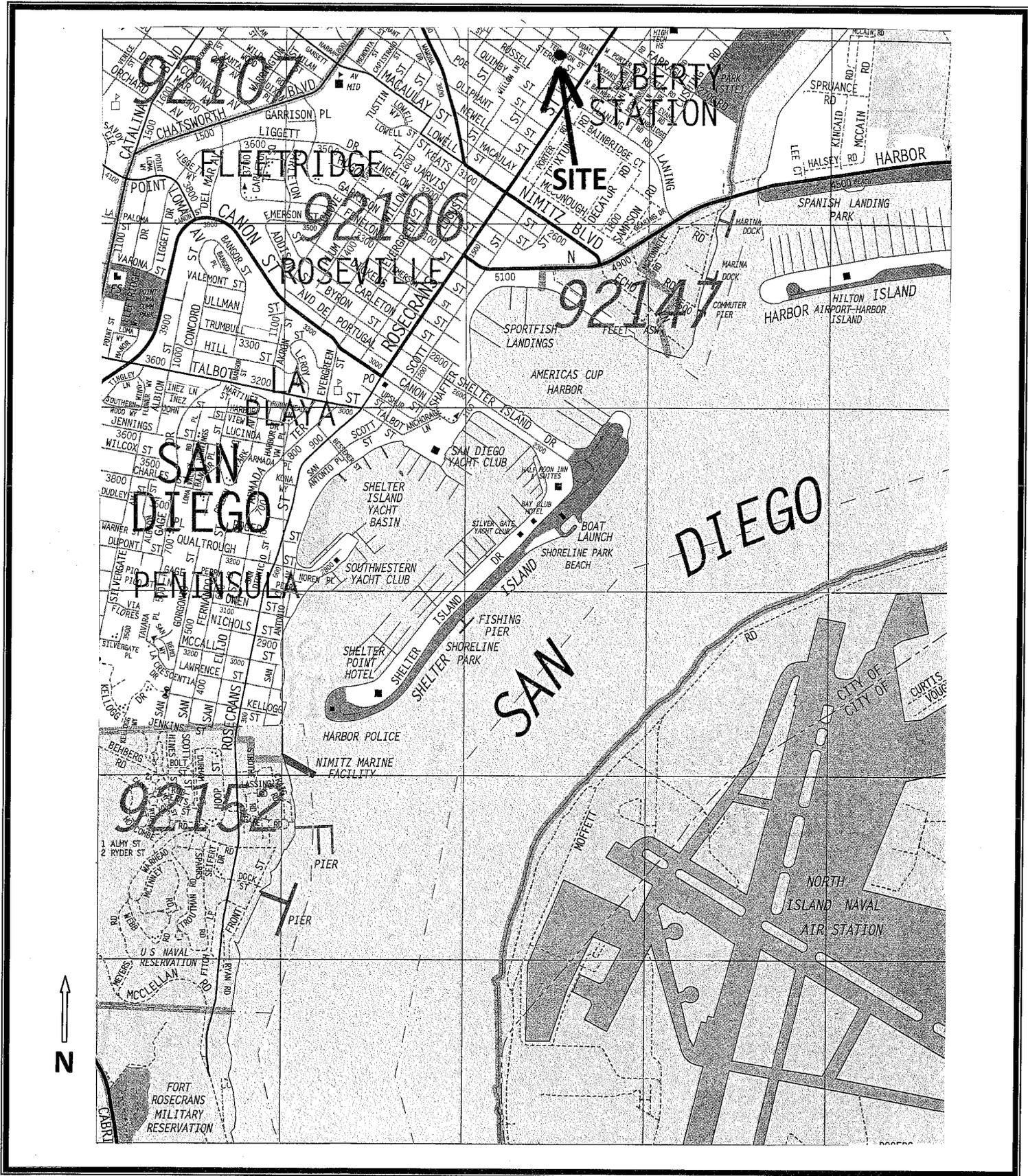
___ Site Specific Report:

XVIII. Utilities

___ _____

XIX. Water Conservation

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



Roseview Tentative Map

Location Map

Environmental Analysis Section Project No. 191215

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



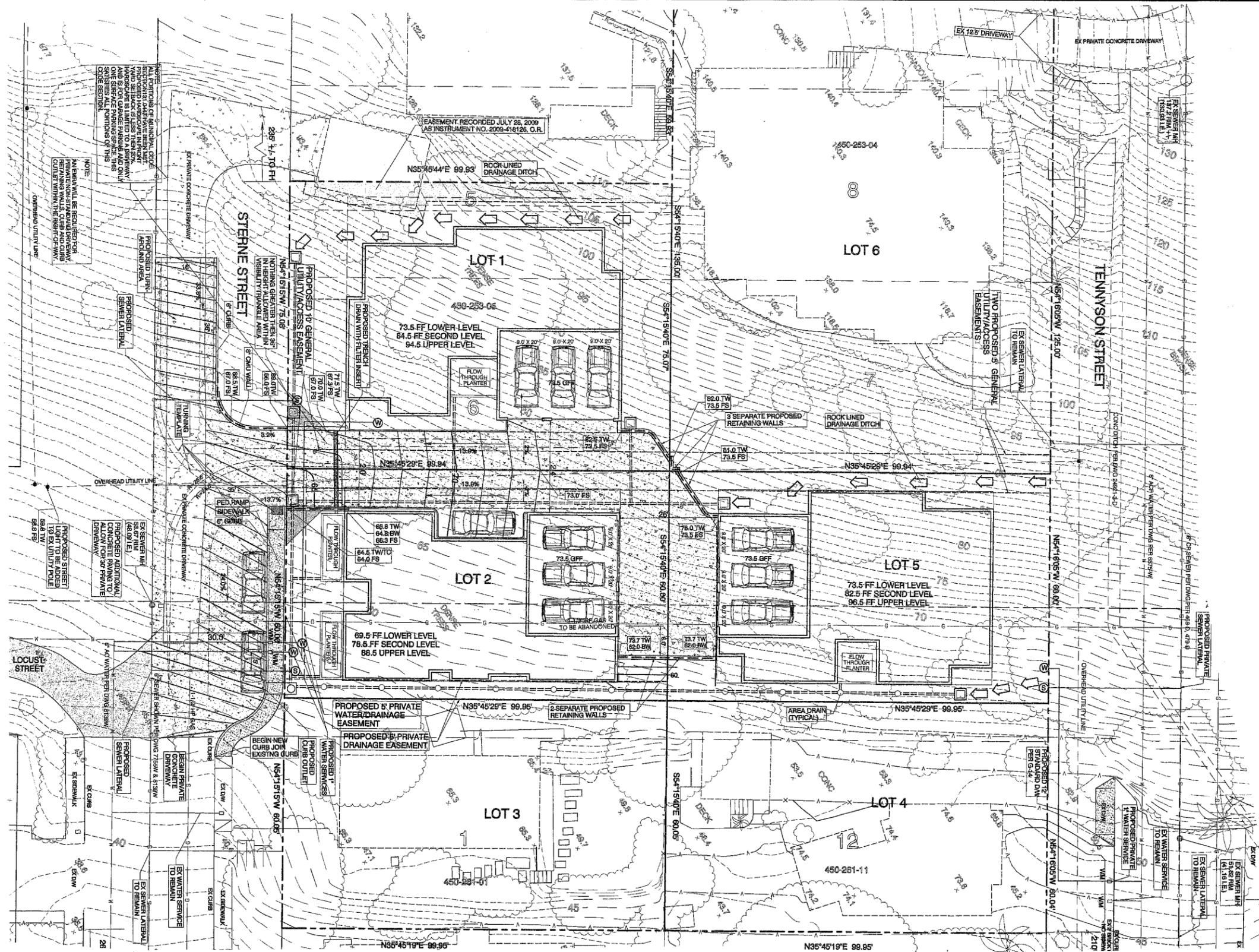


Figure
2

