THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: 6/12/13
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
WBS No.: B-10165.02.06

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** 7/13/13, 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: Scripps Ranch Reservoir Slope Repair, Project No. 215568
Community Plan Area: Scripps Miramar Ranch Community Planning Area. Council District: 5

Subject: SITE DEVELOPMENT PERMIT (SDP) to allow repairs to a slope that was eroded from the release of treated water from the reservoir and to prevent any further erosion to the hillside. The project proposes to demolish the existing dissipator and excavate at least three feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls every 20 feet. A new energy dissipator structure would be constructed at the bottom of the hill with rip-rap placed downstream to further aid in energy dissipation. Once the installation is complete, the project proposes to re-grade the slope to repair the previous erosion problems and the recently excavated trench for the 18-inch RCP pipe and re-vegetate the disturbed project area.

The site is not included on any Government Code listing of hazardous waste sites.
Applicant: City of San Diego Public Utilities 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 6/12/13.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department

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

MITIGATED NEGATIVE DECLARATION

Project No. 215568
SCH No. Pending

SUBJECT: Scripps Ranch Reservoir Slope Repair: SITE DEVELOPMENT PERMIT (SDP) to allow for repairs to a slope that has eroded from the release of treated water from the reservoir and to prevent any further erosion to the hillside. The project proposes to demolish the existing dissipater and excavate at least three feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls every 20 feet. A new energy dissipater structure would be constructed at the bottom of the hill with rip-rap placed downstream to further aid in energy dissipation. Once the installation is complete, the project proposes to re-grade the slope to repair the previous erosion problems and to re-vegetate the disturbed project area.

The project site is located across the street from 12225 Spring Canyon Road between Riesling Drive and Cypress Canyon Park Drive. The project site is located within the RS-1-8 zone (Residential – single unit) as are surrounding properties to the north, east and south. The site is within the Scripps Miramar Ranch Community Planning Area, (Council District 5). Legal Description: Portions of Sections 26 & 27 Township 14 South, Range 2 West, of the San Bernardino Base and Meridian.

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. 215568, 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:

A. LAND USE – MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

I. Prior to Preconstruction Meeting:

a. Prior to Permit Issuance or Bid Opening/Bid Award, the ADD Environmental Designee shall verify that all Multi-Habitat Planning Area (MHPA) boundaries and limits of work have been delineated on all construction documents.

b. Prior to the first pre-construction meeting, the Applicant Department shall provide a letter of verification to the Mitigation Monitoring Coordination (MMC) Section stating that a qualified Biologist, as defined in the City of San Diego Biology Guidelines, has been retained to implement the project's MSCP Monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project.

c. At least 30 days prior to the pre-construction meeting, the qualified Biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

II. Prior to Bid Opening/Bid Award:

a. The qualified biologist (project biologist) shall attend the first preconstruction meeting and discuss the projects biological monitoring program.

b. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange constriction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

III. During Construction:

a. The Biological Monitor shall be present full-time during grading/excavation/trenching activities, which could result in impacts to biological resources as identified on the Biological Monitoring Exhibit.

b. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the RE to MMC the first day of monitoring, the last day of monitoring, monthly.

c. The Biological Monitor shall immediately notify MMC by phone of any unanticipated impacts outside the approved limits of work, and shall also submit written documentation to MMC within 24 hours by fax or e-mail with photos of the impacts to biological resources in context, if possible.

In addition the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented during construction:

d. Prior to initiation of any demolition and/or construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

e. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the Biological Survey Letter Report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.

f. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on the approved Exhibit A.

g. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from

the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.

h. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit A. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas. The project biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved Exhibit A.

i. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales and/or installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

j. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

LEAST BELL'S VIREO (State Endangered/Federally Endangered)

1. Prior to the preconstruction meeting the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

   NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, 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 WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE LEAST BELL'S VIREO. SURVEYS FOR THE THIS SPECIES 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 CONSTRUCTION. IF THE LEAST BELL'S VIREO IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED LEAST BELL'S VIREO HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

2. BETWEEN MARCH 15 AND SEPTEMBER 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 LEAST BELL'S VIREO OR 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 ANY 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

3. 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 LEAST BELL'S VIREO. 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 (SEPTEMBER 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 include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF LEAST BELL'S VIREO 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 15 AND SEPTEMBER 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR LEAST BELL'S VIREO 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.

SOUTHWESTERN WILLOW FLYCATCHER (Federally Endangered)

2. Prior to the preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the southwestern willow flycatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MAY 1 AND SEPTEMBER 1, THE BREEDING SEASON OF THE SOUTHWESTERN WILLOW FLYCATCHER, 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 WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE SOUTHWESTERN WILLOW FLYCATCHER. SURVEYS FOR THIS SPECIES 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 THE SOUTHWESTERN WILLOW FLYCATCHER IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MAY 1 AND SEPTEMBER 1, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED SOUTHWESTERN WILLOW FLYCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

BETWEEN MAY 1 AND SEPTEMBER 1, 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 SOUTHWESTERN WILLOW FLYCATCHER 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 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 SOUTHWESTERN WILLOW FLYCATCHER. 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 (SEPTEMBER 1).

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

B. IF SOUTHWESTERN WILLOW FLYCATCHER 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 MAY 1 AND SEPTEMBER 1 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR SOUTHWESTERN WILLOW FLYCATCHER 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.

B. **BIOLOGICAL RESOURCES**

I. Prior to Permit Issuance or Bid Opening/Bid Award:

a. The project shall mitigate for impacts to 0.31 acres of southern mixed chaparral habitat (0.28 acre inside the MHPA, 0.03 acre outside of the MHPA). The project proposes to mitigate for impacts to southern mixed chaparral through payment into the City's Habitat Acquisition Fund (HAF). Based upon the mitigation ratios in the City's Biological Guidelines (1:1 for impacts within the MHPA and .5:1 for impacts outside the MHPA) the total required mitigation would be .30 acres.

b. Biological Monitoring Requirements: All biological monitoring in or adjacent to wetlands (buffer) shall be conducted by a qualified wetland biologist knowledgeable of upland and wetland biology and ecology. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging

shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans.

II. Bird Mitigation:

a. If project grading is proposed in or adjacent to native habitat during the typical bird breeding season (i.e., Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pre-grading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to preconstruction meeting.

b. If active nests are detected, or considered likely, the report shall include mitigation 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.) to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

c. If construction would occur within the avian and raptor breeding season (generally defined as January 15th through September 15th), a pre-construction survey for active raptor and migratory bird nests should be conducted within approximately 48 hours prior to the start of construction. The results of the survey should be submitted to the City in the form of a written report, and should include the date(s) of the survey, the name(s) of the investigator(s), the total field time of the survey efforts, a description of the survey area(s), and if any active nests were found. If an active bird next were found, then all construction activities undertaken for the project shall comply with the regulatory requirements of the federal MTBA and CDFG Codes Sections 3503 and 3513.

d. If no nesting birds are detected per III.a. above, mitigation under III a. is not required.

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)
U.S. Environmental Protection Agency (19)
U.S. Army Corps of Engineers (26)

State of California
California Dept. of Fish & Game (32)
Regional Water Quality Control Board, Region 9 (44)

City of San Diego:
Councilmember Mark Kersey, District 5
Shannon Thomas (MS 59)
Wetland Advisory Board (171)

Engineering and Capital Projects
Dwayne Abbey (MS 908A)
Allison Sherwood (MS 908A)
Christine Rothman (MS 908A)

Development Services Department
Helene Deisher (MS 301)
Jeff Szymanski (MS 501)
Holly Smit-Kicklighter (MS 5A)
MMC (MS 1102B)

Library Dept.-Gov. Documents MS 17 (81)
Scripps Miramar Ranch Branch Library MS 17 (81FF)

Other:
Scripps Miramar Ranch Planning Group (437)
Beeler Canyon Conservancy (436)
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.

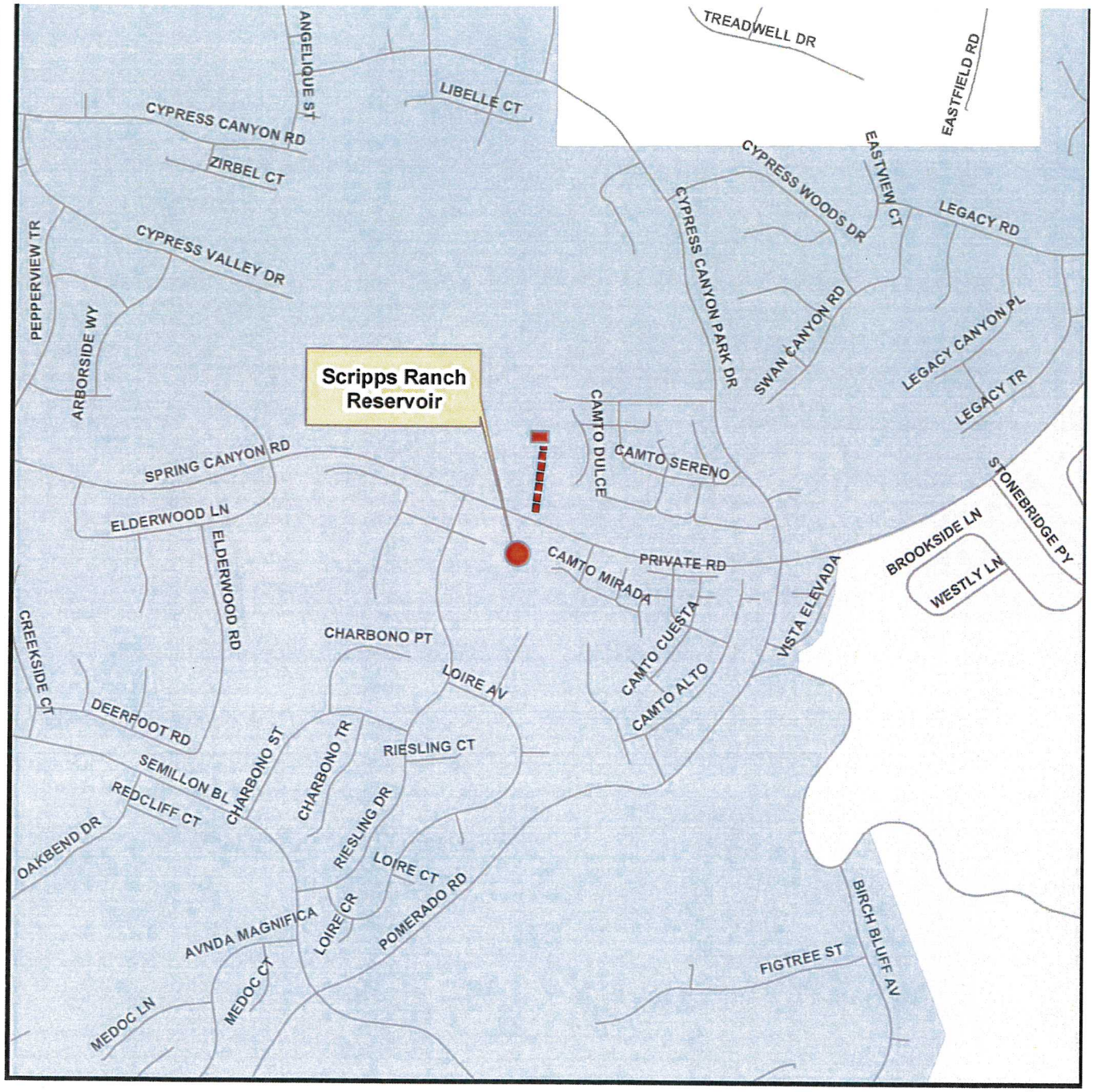
Jeff Szymanski, Senior Planner
Development Services Department

June 3, 2013
Date of Draft Report

Date of Final Report

Attachments:

Initial Study Checklist
Figure 1 - Location Map
Figure 2 - General Development Plan
Figure 3 - Revegetation Plan



Legend

- Scripps Ranch Reservoir
- Approx. 300 L.F. 18" RCP
- Energy Dissipater/Rip Rap

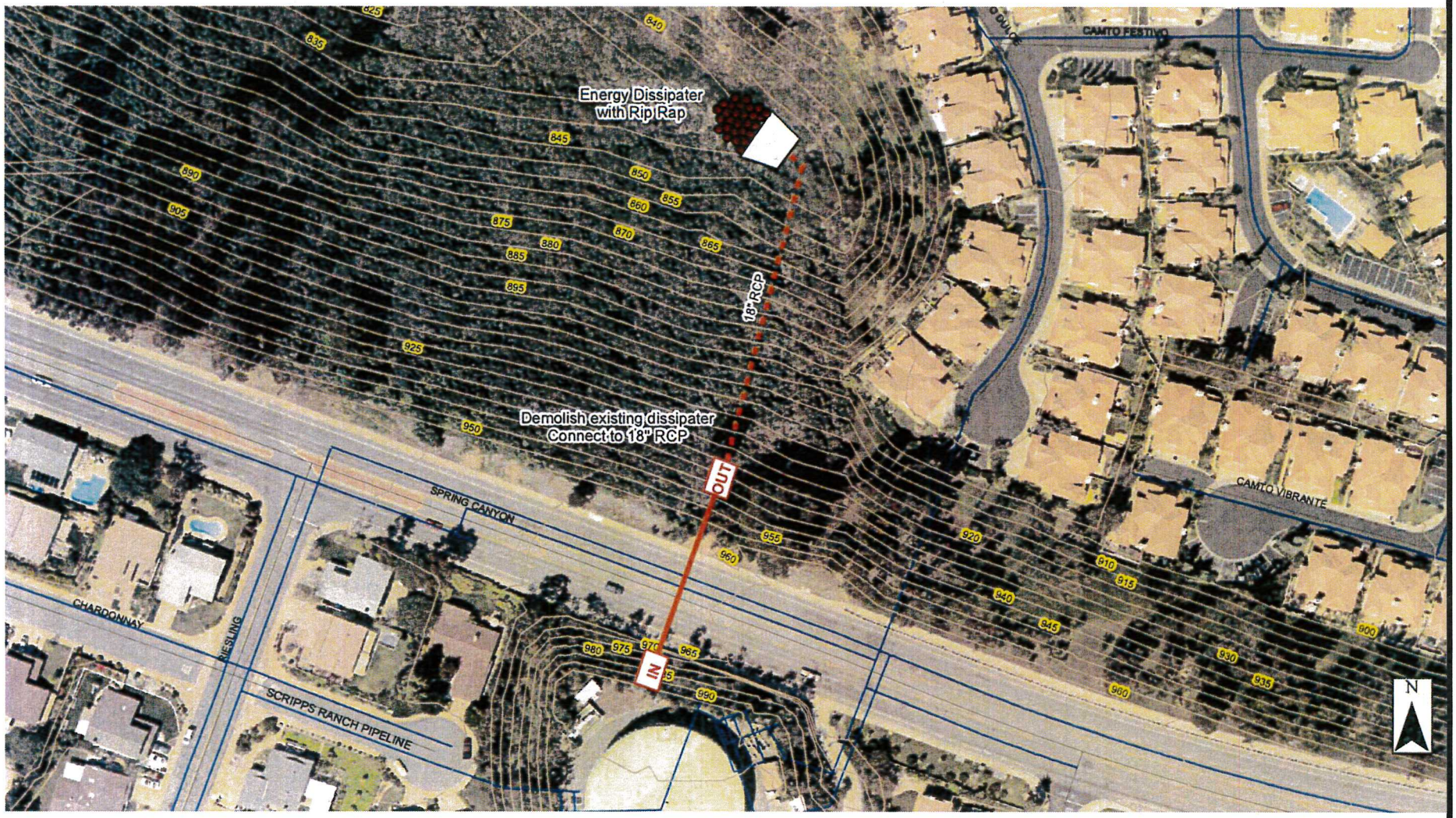
N
W E
S

No Scale

Location Map

Scripps Ranch Reservoir Drain Slope Repair
Project No. 215568
City of San Diego – Development Services Department

FIGURE
No. 1



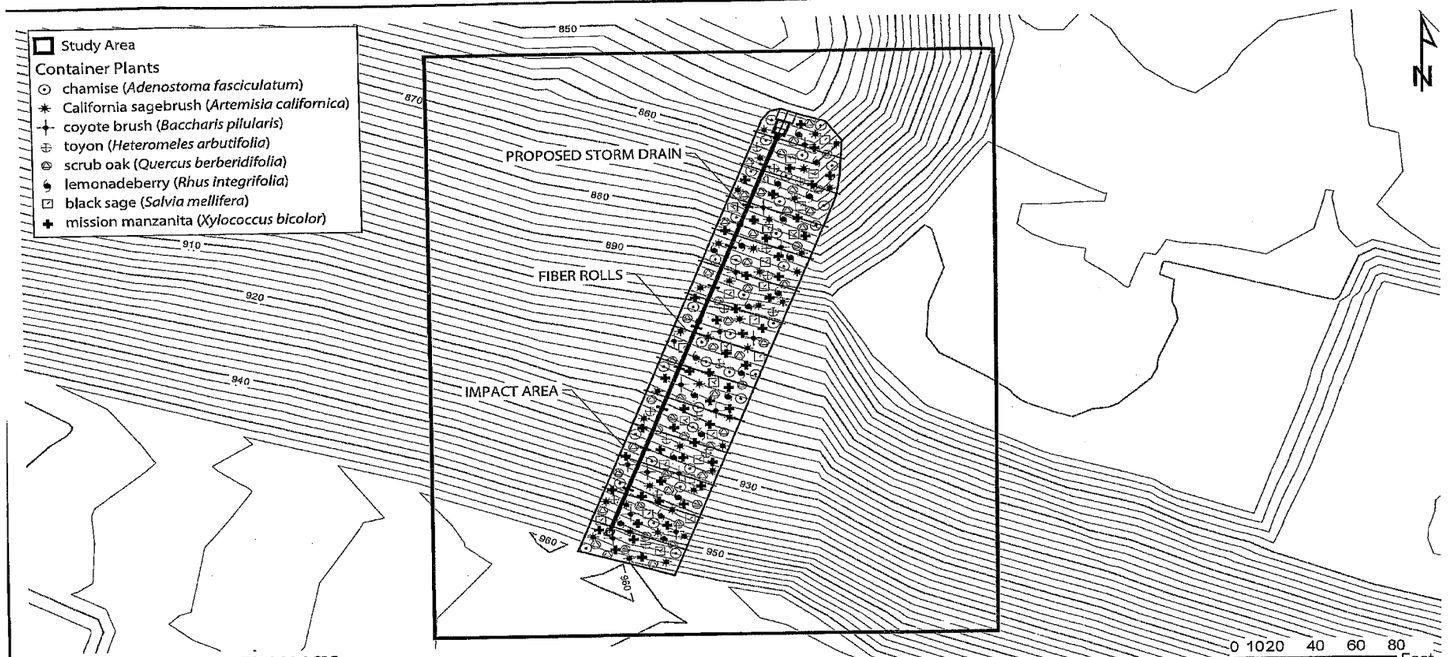
Site Map

Scripps Ranch Reservoir Drain Slope Repair/Project No. 215568

City of San Diego – Development Services Department

FIGURE

No. 2



IMPACTED AREA TO BE RESTORED: 0.31 ACRE
FIBER ROLLS INSTALLED EVERY 15' AND SHALL EXTEND AT LEAST 18" INTO ADJACENT VEGETATION

NOTES COMMON TO PLANTING AREAS

- * CONTAINER PLANT TAGS SHALL BE SUBMITTED TO THE PROJECT BIOLOGIST PRIOR TO INSTALLATION OF CONTAINER STOCK.
- * CONTAINER PLANTS SHALL BE PLACED WITHIN REVEGETATION CORRIDOR AT THE LOCATIONS RECOMMENDED AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST.
- ** SEED TAGS SHALL BE SUBMITTED TO THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- ** THE SEED MIX IS COMPRISED OF NATIVE PLANT SPECIES. ANY POTENTIAL SUBSTITUTIONS MUST BE APPROVED BY THE PROJECT BIOLOGIST PRIOR TO APPLICATION OF SEED.
- *** % PLS IS THE MINIMUM PERCENT PURE LIVE SEED PER POUND OF SEED. THE PERCENTAGE IS CALCULATED BY MULTIPLYING THE PERCENT SEED PURITY BY PERCENT SEED GERMINATION, WHICH SHALL BE THE METHOD USED BY THE PROJECT BIOLOGIST TO DETERMINE SEED QUALITY, UNLESS THE BIOLOGIST SPECIFICALLY REQUEST THE %PLS METHOD TO BE USED.

CONTAINER PLANT MATERIALS

Species	Common Name	Unit Size	Quantity
Adenostoma fasciculatum	*chamise*	1-gallon	35
Artemisia californica	*California sagebrush*	1-gallon	40
Baccharis pilularis	*coyote brush*	1-gallon	15
Heteromeles arbutifolia	*toyon*	1-gallon	15
Quercus berberidifolia	*scrub oak*	1-gallon	50
Rhus integrifolia	*lemonadeberry*	1-gallon	20
Salvia mellifera	*black sage*	1-gallon	25
Xylococcus bicolor	*mission manzanita*	1-gallon	50
Total:			250

HYDROSEED SLURRY COMPONENTS

Product	Lbs/Acre
Cellulose Fiber Mulch	2,000
Hydropost Compost	2,000
Humate Tri-C Organic Soil Conditioner	500
SoilBuster Pelletized Calcium Sulfate Gypsum Alternative	1,200
Super Tack	150

HYDROSEED SEED PALETTE (0.31 ACRE)

Species	Common Name	Density Lbs./Acre	Minimum % PLS*	Lbs. PLS/Acre	Total Lbs. PLS for 0.31 Acre
Artemisia californica	California sagebrush	2	7.5	0.15	0.05
Bromus carinatus "Cucamonga"	Cucamonga brome	5	85	4.25	1.32
Salvia mellifera	black sage	2	35	0.70	0.22
Trifolium tridentatum	tomcat clover	5	85	4.25	1.32
Vulpia microstachys	small fescue	4	85	3.40	1.05
Total:		18 Lbs./Acre		12.75 Lbs./Acre	3.95 Lbs./Acre

* PURE LIVE SEED

TABLE 1: SUCCESS CRITERIA*

PARAMETER	PERCENT VEGETATION COVER		PLANT SURVIVAL	
	HYDROSEED		CONTAINER PLANTS**	
PERFORMANCE STANDARD - IMPACT AREA	YEAR 1: 25 MONTHS:	50 PERCENT 100 PERCENT	YEAR 1: 25 MONTHS:	100 PERCENT 80 PERCENT

* SEE GENERAL REVEGETATION NOTE #4 IF LOWER PERCENT APPROVED BY PROJECT BIOLOGIST.
** CONTAINER PLANTS NOT MEETING PLANT SURVIVAL SUCCESS CRITERIA, AS VERIFIED AND RECOMMENDED BY THE PROJECT BIOLOGIST, SHALL BE REPLACED AND MAINTAINED AT CONTRACTOR'S EXPENSE UNTIL THE SUCCESS CRITERIA HAS BEEN MET.

TABLE 2: SUMMARY AND SCHEDULE FOR MAINTENANCE, MONITORING, AND REPORTING FOR PROJECT

PERIOD	ACTIVITY FOR PROJECT BIOLOGIST/CONTRACTOR	BIOLOGIST SITE VISIT FREQUENCY	SUBMITTALS/ CHECKLIST	REPORTING FREQUENCY
REVEGETATION INSTALLATION	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.	AS NEEDED OR AT LEAST ONCE EVERY TWO WEEKS.	SITE OBSERVATION REPORTS (S.O.R.) PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT SUCCESSFUL INSTALLATION (AS DETERMINED BY THE PROJECT BIOLOGIST)
120 DAY PEP	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	MONTHS 1 & 2 - BIWEEKLY, MONTHS 3 & 4 - AT LEAST ONCE A MONTH	S.O.R.'S PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	AT THE END OF PEP**
25-MONTH LONG TERM MAINTENANCE & MONITORING	PROJECT BIOLOGIST WILL BE RESPONSIBLE FOR MONITORING/ LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE.	EVERY 3 MONTHS	S.O.R.'S PREPARED BY THE BIOLOGIST (BASED ON THE REVEGETATION PLAN CRITERIA)	EVERY 3 MONTHS YEAR 1** 25 MONTHS**

NOTE: IF 25 MONTH SUCCESS CRITERIA ARE NOT MET, THE M&M PROGRAM WILL BE EXTENDED AS REQUIRED, QUARTERLY MAINTENANCE AND MONITORING WITH YEARLY REPORTING SHALL CONTINUE AS NEEDED.
** PEP, 1 YEAR AND 25 MONTH FINAL REPORT(S) REQUIRED TO INCLUDE ABOVE INFORMATION.

GENERAL REVEGETATION NOTES:

1. REVEGETATION OF THE PROJECT AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
2. REVEGETATION OF THE SITE IS TO BE PERFORMED WITH A COMBINATION OF A LIMITED QUANTITY OF NATIVE CONTAINER PLANTINGS AND AN APPLICATION OF A NATIVE SEED MIX HYDROSEED SLURRY.
3. THESE PLANS ARE TO BE USED AS A GENERAL GUIDE WITH THE FINAL PLANT LAYOUT TO BE DETERMINED ON-SITE BY THE PROJECT BIOLOGIST.
4. SEED MIX USED FOR EROSION CONTROL SHALL ACHIEVE 50 PERCENT (OR AS APPROVED BY THE PROJECT BIOLOGIST AND CITY REPRESENTATIVE BASED ON SITE CONDITIONS IF LESSER % COVERAGE) SOIL COVERAGE WITHIN 25 MONTHS OF BEING INSTALLED AFTER THE 120 DAY PLANT ESTABLISHMENT PERIOD (PEP). AT THE END OF YEAR 1, PLANT COVERAGE SHALL MEET 100 PERCENT COVERAGE, AS VERIFIED BY THE PROJECT BIOLOGIST (TABLE 1).
5. INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO THOSE LISTED IN THE CITY'S LANDSCAPE STANDARDS ARE PROHIBITED; AND NATIVE PLANT SPECIES SHALL BE USED IN NATURALIZED AREAS.
6. REVEGETATION AND EROSION CONTROL TIMING -- ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE TO AVOID POTENTIAL IMPACTS TO NESTING BIRD SPECIES AND TO TAKE ADVANTAGE OF COOLER SEASONAL TEMPERATURES AND INCREASED PRECIPITATION.
7. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL ABOVE GROUND EROSION CONTROL BMPS DAMAGED DURING THE 120 PEP AND 25 MONTH MAINTENANCE AND MONITORING PERIOD. ANY ABOVE GRADE EROSION CONTROL MEASURES SUCH AS BUT NOT LIMITED TO SILT FENCING, GRAVEL BAGS AND/OR FIBER ROLLS SHALL BE REMOVED BY THE CONTRACTOR AND AS DIRECTED BY THE PROJECT BIOLOGIST FOLLOWING ACCEPTANCE OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD BY CITY REPRESENTATIVE AND PROJECT BIOLOGIST.
8. CONTRACTOR SHALL REMOVE ALL TRASH AND/OR DEBRIS FROM THE REVEGETATION SITE PRIOR TO AND FOLLOWING THE REVEGETATION INSTALLATION, AND UNTIL THE END OF THE 25 MONTH MAINTENANCE AND MONITORING PERIOD.

SITE PREPARATION:

1. NON-NATIVE HERBACEOUS, SHRUB, AND TREE SPECIES CURRENTLY OCCUPYING AREAS OF THE PROJECT AREA THAT WERE PREVIOUSLY DISTURBED, SHALL BE REMOVED OR TREATED WITH HERBICIDE.
2. NON-NATIVE SPECIES WITH VEGETATION THAT OVERHANGS POTENTIAL RESTORATION AREAS MAY BE TRIMMED OR PRUNED TO PROVIDE INCREASED LIGHT AND LIMIT SEED-DROP ONTO NEARBY AREAS. ALL TRIMMING OF NON-NATIVE VEGETATION SHALL BE PERFORMED IN THE PRESENCE OF THE PROJECT BIOLOGIST TO ENSURE THAT THERE ARE NO IMPACTS TO NESTING BIRDS IF TRIMMING IS PERFORMED BETWEEN THE MONTHS OF FEBRUARY AND SEPTEMBER.
3. ALL NON-NATIVE SPECIES TO BE TREATED, REMOVED, TRIMMED, OR PRUNED WILL BE FLAGGED IN ADVANCE BY THE PROJECT BIOLOGIST. THE APPLICANT'S LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT BIOLOGIST REGARDING IDENTIFICATION OF EXOTIC WEED SPECIES TO BE REMOVED/TREATED.
4. IF EROSION CONTROL MATERIALS SUCH AS SILT FENCING AND FIBER ROLLS REMAIN ON SITE PRIOR TO PLANTING, THEY MUST BE IN A SERVICEABLE CONDITION PRIOR TO THE RESTORATION IMPLEMENTATION AND SHOULD REMAIN IN PLACE. IF THEY ARE DEGRADED HOWEVER, THEY SHOULD BE REPLACED PRIOR TO PLANTING AND HYDROSEEDING THE AREA, AND SHALL REMAIN UNTIL VEGETATION HAS BEEN ESTABLISHED.
5. IF NO EROSION CONTROL MATERIALS ARE IN PLACE FOLLOWING CONSTRUCTION, FIBER ROLLS SHOULD BE INSTALLED AT 15-FOOT INTERVALS ALONG THE SLOPE AND EXTEND AT LEAST 18 INCHES INTO ADJACENT VEGETATION.

TEMPORARY IRRIGATION:

1. AT THE DISCRETION OF THE BIOLOGIST, TEMPORARY IRRIGATION WILL BE APPLIED AS FOLLOWS.
2. TEMPORARY IRRIGATION VIA TRUCK WATERING (HAND WATERING OR ALTERNATE METHOD SUCH AS DRI-WATER GEL PACS APPROVED BY BIOLOGIST) SHALL BE PROVIDED FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATIVE COVER THAT PREVENTS SOIL EROSION. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS. PROJECT BIOLOGIST AND LANDSCAPE CONTRACTOR SHALL MONITOR TO DETERMINE SUCCESS AND ADDED REQUIREMENT FOR TEMPORARY IRRIGATION.
3. IRRIGATION SHALL BE PERFORMED IN A MANNER THAT AVOIDS RUNOFF, SEEPAGE, AND OVERSPRAY ONTO ADJACENT PROPERTIES, NON-IRRIGATED AREAS, WALLS, ROADWAYS, OR STRUCTURES.
4. THE WATER DELIVERY RATE SHALL BE MATCHED TO THE SLOPE GRADIENT AND THE PERCOLATION RATE OF SOIL.
5. IRRIGATION SHALL DELIVER WATER SUFFICIENTLY AND UNIFORMLY AND SHALL BE APPROPRIATE TO THE NEEDS OF THE PLANT MATERIALS. RECOMMENDED REFERENCE MATERIALS FOR IRRIGATION SYSTEMS DESIGN ARE LISTED IN THE APPENDIX "A" OF THE CITY'S LANDSCAPE STANDARDS.
6. OVERWATERING AS EVIDENCED BY SOGGY SOILS, CONTINUALLY WET PAVEMENT, STANDING WATER, RUNOFF IN STREET GUTTERS AND OTHER SIMILAR CONDITIONS SHALL BE PREVENTED.
7. DURING TRUCK WATERING OF THE SITE, THE TRUCK SHALL STAY ON THE PERMANENT ACCESS PATH AT THE TOP OF THE SLOPE AND SHALL NOT INRIGATE BEYOND THE REVEGETATION BOUNDARY.
8. IF DRIWATER GEL-PACS ARE USED, 3 GEL-PACS SHOULD BE UTILIZED FOR EACH PLANTING. GEL-PACS SHOULD BE REPLENISHED EVERY 60-90 DAYS FOR THE FIRST YEAR THAT IMMEDIATELY FOLLOWS THE 120-DAY PEP.

SEED MIXES:

1. THE SEED MIX IN TABLES IDENTIFIED SHALL BE APPLIED IN ALL NON HARDSCAPED AREAS DISTURBED BY THE PROJECT. THE SEED SHALL BE INSTALLED VIA HYDROSEED METHODS, UNLESS OTHERWISE DIRECTED BY THE PROJECT BIOLOGIST.
2. ALL SEEDS SHALL MEET THE MINIMUM % PURE LIVE SEED AS NOTED IN TABLES. IF MINIMUM % PURE LIVE SEED COUNT CANNOT BE MET CONTRACTOR TO COORDINATE AND OBTAIN WRITTEN APPROVAL FROM THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.
3. ALL SEEDS SHALL ORIGINATE FROM WITHIN A 25 MILE RADIUS OF THE PROJECT SITE OR CONTRACTOR TO PROVIDE EVIDENCE THAT THE SEED IS NOT AVAILABLE AND NOTIFY THE CITY REPRESENTATIVE AND THE PROJECT BIOLOGIST FOR ALTERNATIVE COMPLIANCE.

HYDROSEEDING PROCEDURES:

1. AREAS TO BE HYDROSEEDED SHALL INCLUDE ACCESS PATHS, WORK AREAS ADJACENT TO WATER PIPELINE AND STAGING AREA AND ALL OTHER AREAS DEVOID OF VEGETATION WITHIN THE LIMITS OF THE PROJECT. AN AREA APPROXIMATELY 0.22-ACRE IN SIZE HAS BEEN IDENTIFIED FOR HYDROSEEDING.
2. HYDROSEEDING SHALL BE PERFORMED AFTER ALL CONTAINER PLANTINGS HAVE BEEN INSTALLED IN ORDER TO LIMIT DISTURBANCE OF THE INTACT HYDROSEED MATRIX.
3. SEEDING SHALL OCCUR ONLY AFTER THE PROJECT BIOLOGIST HAS OBSERVED AND APPROVED THAT THE SITE HAS BEEN PROPERLY PREPARED.
4. CELLULOSE FIBER MULCH SHALL BE APPLIED AT THE MINIMUM RATE OF 2,000 POUNDS PER ACRE OR AS DIRECTED BY THE PROJECT BIOLOGIST.
5. HYDROPOST COMPOST SHALL BE APPLIED AT THE MINIMUM RATE OF 2,000 POUNDS PER ACRE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
6. HUMATE TRI-C ORGANIC SOIL CONDITIONER SHALL BE APPLIED AT THE MINIMUM RATE OF 500 POUNDS PER ACRE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
7. SOILBUSTER PELLETIZED CALCIUM SULFATE GYPSUM ALTERNATIVE SHALL BE APPLIED AT THE MINIMUM RATE OF 1,200 POUNDS PER ACRE, OR AS DIRECTED BY THE PROJECT BIOLOGIST.
8. SUPER TACK SHALL BE APPLIED AT THE MINIMUM RATE OF 150 POUNDS PER ACRE OR AS DIRECTED BY THE PROJECT BIOLOGIST.
9. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.
10. HYDROSEED SHALL BE APPLIED BETWEEN OCTOBER 1 AND NOVEMBER 1, PRIOR TO THE RAINY SEASON.

CONTAINER PLANT PROCEDURES:

1. IN ADDITION TO HYDROSEED IN THE TABLES, CONTRACTOR SHALL SUPPLY AND PLANT UP TO 250 (1) GALLON CONTAINER PLANTS PER ACRE OF NATIVE PLANTS AS SHOWN IN THE CONTAINER PLANT TABLE AT THE RECOMMENDATION AND UNDER THE DIRECTION OF THE PROJECT BIOLOGIST. PROJECT BIOLOGIST SHALL CONSIDER THE 120 PEP, 25 MONTH MAINTENANCE AND MONITORING PERIOD, SUCCESS CRITERIA, IN THE EVENT THAT ADDITIONAL CONTAINER PLANTS ARE RECOMMENDED BY THE BIOLOGIST FOR INSTALLATION.
2. CONTAINER PLANTS SHALL BE PROCURED FROM A NURSERY QUALIFIED TO PROPAGATE AND CARE FOR PLANT SPECIES. SOURCE FOR ANY NATIVE CONTAINER PLANT MATERIALS SHALL ORIGINATE WITHIN 25 MILES FROM THE COAST WITHIN SAN DIEGO COUNTY TO THE EXTENT PRACTICAL, OR AS DETERMINED BY THE PROJECT BIOLOGIST.
3. CONTAINER PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE AT THE APPROPRIATE TIME AND IN A HEALTHY AND VIGOROUS CONDITION. THE PROJECT BIOLOGIST WILL REJECT PLANT MATERIAL DELIVERED PRIOR TO ITS PLANTING DATE. SPECIMENS SHOWING EVIDENCE OF DISEASE, MISHANDLING, DEFECTS OR DAMAGE, OVER OR UNDERWATERING, OR OTHER DEFICIENCY AT THE TIME OF DELIVERY WILL BE REJECTED.
4. CONTAINER PLANTS WILL BE PLACED FOR PLANTING BY THE PROJECT BIOLOGIST IN THE REVEGETATION AREAS. THE SUGGESTED CONTAINER PLANT INSTALLATION PROCEDURE SHALL BE AS DIRECTED BY THE PROJECT BIOLOGIST.
5. EACH PLANTING HOLE WILL BE EXCAVATED TO A WIDTH THAT IS TWICE THE SIZE OF THE CONTAINER. THE DEPTH OF EACH HOLE SHALL BE EQUAL TO THE DEPTH OF THE ROOTBALL. APPROXIMATELY ONE GALLON OF WEED-FREE TOPSOIL SHOULD BE DEPOSITED INTO THE PIT, FOLLOWED BY TWO DRIWATER DELIVERY TUBES, AND CONTAINER PLANTING. THE PLANT SHALL THEN BE POSITIONED SO THAT THE SURFACE OF THE ROOTBALL IS AT GROUND LEVEL.
6. THE HOLE SHALL BE BACKFILLED WITH AN EQUAL COMBINATION OF NATIVE SOIL AND WEED-FREE TOPSOIL, AND AN EARTHEN WATERING BASIN SHALL BE CREATED IN A TWO FOOT DIAMETER AROUND EACH ROOTBALL. THE PLANT SHALL THEN BE WATERED IN BY HAND IMMEDIATELY AFTER PLANTING.
7. IF DRIWATERS ARE TO BE USED, THREE 90-DAY GEL-PACS SHOULD IMMEDIATELY BE INSTALLED INTO THE DELIVERY TUBE AND CAPPED TO PREVENT DISTURBANCE BY ANIMALS IN THE CANYON.

MAINTENANCE REQUIREMENTS:

1. REVEGETATION AREA SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS (TABLE 2). ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE (AT END OF 120 DAY PEP) AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY REPRESENTATIVE.
2. PRIOR TO FINAL APPROVAL, THE CITY REPRESENTATIVE MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO REPLANTING AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE, IN CONSULTATION WITH THE PROJECT BIOLOGIST.
3. THE 120 PEP FOLLOWS HYDROSEED APPLICATION. THE PEP AND START OF 25 MONTHS MAINTENANCE AS WELL AS ACCEPTANCE FOLLOWING THE MAINTENANCE PERIOD IS DETERMINED BY CITY REPRESENTATIVE IN CONSULTATION WITH PROJECT BIOLOGIST.
4. ALL PLANTS WILL BE GUARANTEED THROUGHOUT A 120-DAY PEP. WHERE MICRO-HABITAT CONDITIONS ARE MORE FAVORABLE FOR GROWTH OF A DIFFERENT NATIVE SPECIES OF SIMILAR CHARACTER, PLANT SUBSTITUTIONS, AS DIRECTED BY THE PROJECT BIOLOGIST, MAY BE MADE FROM THE LIST OF PLANTS ORIGINALLY SELECTED FOR ON-SITE PLANTING.
5. WEEDING AND/OR HERBICIDE APPLICATION SHALL BE DONE REGULARLY BY THE CONTRACTOR. WEEDING SHALL BE DONE AT A MINIMUM OF BIWEEKLY UNTIL THE END OF THE 120 DAY PEP, AND MONTHLY THROUGHOUT THE 25 MONTHS OF MAINTENANCE. CONTRACTOR SHALL OBTAIN APPROVAL FROM CITY REPRESENTATIVE AND PROJECT BIOLOGIST PRIOR TO HERBICIDE APPLICATION, AND APPLY HERBICIDE PER MANUFACTURER'S RECOMMENDATION AND ANY STATE OF CALIFORNIA GUIDELINES. HERBICIDE SHALL BE SUPERVISED OR APPLIED BY A PERSON POSSESSING A PESTICIDE APPLICATORS LICENSE ISSUED BY THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. HERBICIDE SHALL BE USED ONLY FOR HARD TO CONTROL WEEDS INCLUDING, BUT NOT LIMITED TO HOTTENTOT FIG (*CARPOBROTUS EDULIS*), GIANT REED (*ARUNDO DONAX*), TAMARISK (*TAMARIX SPP.*), BERMUDA GRASS (*CYNODON DACTYLON*), AND PAMPAS GRASS (*CORTADERIA SELLOANA*).
6. CONTRACTOR SHALL CONTROL WEEDS AS IDENTIFIED BY THE PROJECT BIOLOGIST SUCH THAT NO WEED COVER EXCEEDS 5% OF THE PROJECT SITE, BEFORE THEY EXCEED TWELVE INCHES (12") IN HEIGHT, AND BEFORE THEY SET SEED.

SCRIPPS RANCH RESERVOIR SLOPE REPAIR PROJECT (#WBS B-10165.02.06)
REVEGETATION PLAN _____
Adam Behle - Project Biologist

Revegetation Plan
Scripps Ranch Reservoir Drain Slope Repair/Project No. 215568
CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

FIGURE
No. 3

INITIAL STUDY CHECKLIST

1. Project Title/Project number: Scripps Ranch Reservoir Slope Repair/Project No. 215568

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 land owned by the City of San Diego on portions of Assessors Parcel Numbers 319-020-17, 320-153-47, and 320-151-62. The project is located across the street from 12225 Spring Canyon Road between Riesling Drive and Cypress Canyon Park Drive.

5. Project Applicant/Sponsor's name and address: City of San Diego Public Works/Engineering & Capital Projects Department, 600 B Street, MS 908A, San Diego, CA 92101. Contact: Dwayne Abbey (619) 533-5154.

6. General Plan designation: The Scripps Miramar Ranch Community Plan designates the project area as Open Space.

7. Zoning: The site is zoned RS-1-8 (Residential).

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.): The project is required to repair a slope that was eroded from the release of treated water from the reservoir and to prevent any further erosion to the hillside. The project proposes to demolish the existing dissipator and excavate at least three feet into the hillside in order to connect 300 feet of new 18-inch reinforced concrete pipe (RCP) to the existing drain line with headwalls every 20 feet. A new energy dissipator structure would be constructed at the bottom of the hill with rip-rap placed downstream to further aid in energy dissipation. Once the installation is complete, the project proposes to re-grade the slope to repair the previous erosion problems and the recently excavated trench for the 18-inch RCP pipe and re-vegetate the disturbed project area.

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

9. Surrounding land uses and setting. Briefly describe the project's surroundings: The project site consists of a steep slope located along the north side of Spring Canyon Drive in the Scripps Miramar Ranch Community Planning area. The 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 would not impact any designated scenic vista as outlined in the Scripps Miramar Ranch Community Plan. The majority of the work would occur within an open area between residential developments. The proposed 18-inch concrete pipe and dissipator would be below ground and not visible from the street. The project would re-grade and re-vegetate the disturbed area. 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? ☐ ☐ ☐ ☒

The project would improve the visual quality and character of the site in the area of the reservoir. The outlet would be moved 300 feet further down slope. Additional dissipation improvements would be added so that future erosion would be prevented. The improvements would not be visible and the area of existing erosion would be re-graded and re-vegetated. 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 300 linear feet of 18-inch concrete pipe, a new energy dissipator structure as well as rip-rap. 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

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

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 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.

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 zoning of the project site does not impact 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? ☐ ☐ ☐ ☒

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 ☐ ☐ ☐ ☒

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

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 not involve any future actions that would generate emissions as a result of the proposed use (e.g. vehicle miles traveled, etc). The project proposes to demolish the existing dissipator, install 300 linear feet of 18-inch concrete pipe, install a new energy dissipator structure with rip-rap. The slope would be re-graded and re-vegetated. However, emissions would occur during the construction phase of the project. The emissions would be minimal and would only occur temporarily during construction. During grading activities, dust suppression methods would be implemented.

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 Best Management Practices (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 ☐ ☐ ☐ ☒

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

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 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. Therefore, a biological survey report (Merkel and Associates, January 2013) was prepared to assess the impacts of the project on these sensitive habitats. The biological assessment included: vegetation mapping, sensitive species surveys, a wetland delineation, and a general wildlife survey. 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, Southern Mixed Chaparral, Coastal and Valley Freshwater Marsh and Southern Willow Scrub. Project implementation would result in permanent and/or temporary impacts totaling 0.31 acres to southern mixed chaparral (Tier IIIA habitat) with .28 acres of impacts occurring inside the MHPA and .02 acres of impacts occurring outside the MHPA. These impacts would occur as a result of construction activities that include the staging area, 50-foot cleared access path, pipe replacement, headwalls, and dissipater structure installation. Barrel cactus was also identified on site but not within or near the project's development footprint. No other sensitive biological habitats would be impacted.

Based on the City's Significance Determination Guidelines Under CEQ (2011), impacts to Tier IIIA habitats (southern mixed chaparral) would be considered significant for impacts totaling more than 0.1 acres. Therefore, this direct impact would be considered significant under CEQA. The project proposes to mitigate for impacts to the resource through payment into the City's Habitat Acquisition Fund (HAF). Based upon the mitigation ratios in the City's Biological Guidelines the total required mitigation would be .3 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.

Avian surveys were negative for least Bell's vireo, California gnatcatcher, and Southwestern willow flycatcher. However, the site provides suitable habitat for both the Southwestern willow

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

flycatcher and the least Bell's vireo. Therefore, Section V of the MND includes pre construction surveys for these species if construction were to occur in their breeding season.

Implementation of the mitigated measures identified above will ensure that impacts are mitigated to below a level of significance.

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? ☐ ☒ ☐ ☐

As mentioned above Freshwater Marsh and Southern Willow Scrub habitat exists on site. It is anticipated that the proposed project would avoid direct impacts to jurisdictional wetlands and non-wetland resources within the study area. However, project impacts are proposed in the vicinity of onsite jurisdictional wetlands and non-wetland resources (within the adjacent southern mixed chaparral habitat/wetland buffer only) and could potentially result in inadvertent impacts to these resources.

Due to the nature of the project which would consist of the repair of a storm drain on eroded slope temporary impacts to the wetland buffer may occur and is unavoidable. Measures to avoid impacts to the buffer are provided in the Mitigation, Monitoring and Reporting Program as recommended in the Biological Letter Report. Implementation of avoidance measures would ensure that no impacts to wetlands and/or wetland functions and values would occur as a result of the project. In addition to the measures discussed above all work within the wetland buffer would be monitored by a wetland biologist and would ensure that direct impacts to riparian habitat would not occur.

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 ☐ ☐ ☒ ☐

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

native wildlife nursery sites?

See IV b). Due to the relatively small scale and location of the proposed project impacts, the project is not expected to significantly impact a wildlife corridor or alter the movement of wildlife and thus would not be considered significant under CEQA.

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

The project would result in permanent and/or temporary impacts to southern mixed chaparral (Tier IIIA habitat) as a result of construction activities that include the staging area, 50 foot cleared access path, pipe replacement, headwalls, and dissipater structure installation.

Based on the City's Significance Determination Guidelines Under CEQA, revised version (2011), impacts to Tier IIIA habitats (southern mixed chaparral) would be considered significant for impacts totaling more than 0.1 acres. The proposed project would impact 0.31 acres of southern mixed chaparral (0.28 acres inside the MHPA, 0.03 acres outside the MHPA); therefore, this direct impact would be considered significant under CEQA. The project proposes to mitigate for impacts to southern mixed chaparral through payment into the City's Habitat Acquisition Fund (HAF). The proposed mitigation would reduce the proposed impacts to a level less than significant.

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? ☐ ☒ ☐ ☐

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 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). Although rip-rap is not typically allowed in the MHPA, it was determined that for this case, rip-rap is the least damaging energy dissipater to the environment in the long term primarily due to the lack of any needed routine maintenance and thus would be allowed in the MHPA in this specific case. In addition, the periodic release of water from the reservoir into the MHPA is consistent with the Subarea Plan since the water is already treated prior to release. Because a small portion of the proposed project is adjacent to the MHPA, the project would conform to the Land Use Adjacency Guidelines (City of San Diego 1997). The proposed project is consistent with the City MSCP Subarea Plan including the Design Guidelines and the Land Use Adjacency Guidelines.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not cause a substantial adverse change in the significance of a historical resource, will not result in a significant impact to historical resources, and will 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 geologic deposit /formation/rock unit underlying the project area is Pomerado Conglomerate which is of a high sensitivity rating with a grading threshold for required monitoring of greater than 1000 cubic yards and 10 feet or more in depth. Current project plans do not call for 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.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see Va, 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				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	☐	☐	☐	☒

A geotechnical investigation was prepared by Allied Geotechnical Engineers, Inc., dated February 28, 2012, and included geotechnical field exploration and laboratory testing. The field exploration included the excavation of two (2) manually excavated test pits to a depth of between 5 to 6 feet below existing ground surface. Based on the results of the investigation, the new drain system and slope repair as proposed are feasible provided typical geotechnical recommendations are followed. Therefore, the proposed project would not expose people or structures to adverse geotechnical effects.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

In addition the report evaluated the project for strong seismic ground shaking. Based on known (published) geologic information, fault surface rupture is not considered to pose a significant geologic hazard to the proposed project. The computer program EQFAULT (Blake, 2000) was used to approximate the distance of known faults to the site. A summary of the seismic source characteristics of seven known active faults that are located within approximately 50 miles from the project site is presented in the Report. It is the opinion of the authors of the Report that the major seismic hazards affecting the project area would be seismic-induced ground shaking. The project site will likely be subject to moderate to severe ground shaking in response to a local, more distant large magnitude earthquake occurring during the life of the planned facilities. 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.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

The report also evaluated the project for geologic issues including soil liquefaction. The analysis concluded that considering the well-consolidated nature of the underlying soil

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

materials and the absence of a shallow permanent water table beneath the site, the potential for seismic-induced soil liquefaction or ground settlement is considered negligible. Furthermore, a review of the State of California Seismic Hazard Zones (2009) and City of San Diego Seismic Safety Study Geologic Hazards and Faults map (1995) indicates that the site is not located in an area that is considered susceptible to soil liquefaction during a seismic event.

iv) Landslides? ☐ ☐ ☐ ☒

See VI (iii). In addition, a review of the published geologic maps indicate that the project site is not located on or below any known (mapped) ancient landslides (Kennedy, 1975a and City of San Diego, 1995).

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

See VI (iii). In addition, the analysis concludes that the existing topsoil materials are considered unsuitable for use as backfill materials and should not be used for backfill of the pipe extension excavation and/or slope repair. The project would demolish the existing dissipator, install 300 feet of new 18-inch reinforced concrete pipe with headwalls, install a new energy dissipator structure with rip-rap and repair the eroded slope. The majority of the grading/excavation would occur with the trenching for the new pipe.

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

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

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? ☐ ☐ ☒ ☐

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 35,000 square feet of office space, 11,000 square feet of retail, 50 single-family residential units, 70 multi-family residential units and 6,300 square feet of supermarkets.

The Urbemis Model (2007 9.2.4) was utilized to generate GHGs emissions estimates for the project. The model utilizes project information (e.g. total construction months, project type, construction equipment, grading quantities and the total disturbance area, etc.) to quantify GHG emissions from heavy-duty construction equipment, haul trucks, and worker commute trips associated with linear construction projects.

The result of the model indicates approximately 295.40 annualized metric tons of emissions. The output for the project falls well below the 900 metric ton per year figure. Therefore, based upon the analysis showed above the project would result in a less than significant CEQA Greenhouse gas impact and mitigation would not be required.

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

Please 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 ☐ ☐ ☐ ☒

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

hazardous materials?

The project proposes the installation of a new concrete pipeline to repair the slope eroded from the release of water from the reservoir through the headwall at the top of the slope and to prevent further erosion to the hillside. It is not anticipated that any hazardous materials will be discovered during project implementation and therefore, no significant hazards would be created. No mitigation is required.

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

The project is not within one-quarter mile of an existing school. It is not anticipated that any hazardous materials will 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 included 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? ☐ ☐ ☐ ☒

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

The proposed project is not located within the Airport Influence Area (AIA) of the San Diego International Airport's Airport Land Use Compatibility Plan (ALUCP).

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? ☐ ☐ ☐ ☒

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.

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 18-inch RCP pipeline, headwalls and energy dissipator 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 Best Management Practices 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 ☐ ☐ ☐ ☒

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

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)?

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 300 feet of 18-inch concrete pipe, headwalls, 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 drainage pattern will not be substantially altered and will prevent any future erosion.

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? ☐ ☐ ☐ ☒

Please 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 water from the reservoir is de-chlorinated before it is drained, which occurs very infrequently. The project would not result in an increase in storm water volume, frequency or velocity nor will it

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significantly reduce existing infiltration rates.				
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 300 feet of reinforced concrete pipe, headwalls, 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 identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06073C1362G. Zone X refers to areas outside of the O.2% annual chance floodplain and describes areas with a minimal risk of flood.

X. LAND USE AND PLANNING – Would the project:

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

The project would result in 300 feet of reinforced concrete pipe, headwalls, 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 Scripps Miramar Ranch Community Plan.

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

Therefore, it would not conflict with any land use planning document for the community.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ☐ ☐ ☐ ☒

The majority of the project is located 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 primarily due to lack of routine maintenance and thus would be allowed in the MHPA in this specific case. In addition, the periodic release of water from the reservoir into the MHPA is consistent with the Subarea Plan since the water is already treated prior to release. The project will be consistent with the Land Use Adjacency Guidelines (City of San Diego 1997).

XI. MINERAL RESOURCES – Would the project?

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

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? ☐ ☐ ☐ ☒

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

The project would not result in a permanent substantial increase in the existing noise environment.

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

The project would not result in people being exposed to excessive ground borne noise levels.

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.

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

Construction of the project would result in a temporary increase in the ambient noise levels in the project vicinity. However, based upon the transitory nature of the utility project and surrounding noise levels in the area resulting from traffic along the streets the increase in ambient noise would be less than significant. 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., residential uses) occur in the immediate area that would be affected by project construction noise.

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 project is not located within the Airport Influence Area (AIA) of the San Diego International Airport's Airport Land Use Compatibility Plan (ALUCP) or a within a private airstrip. Therefore, people residing or working in the area of the project would not be exposed to excessive airport noise.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in ☐ ☐ ☐ ☒

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

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 300 feet of reinforced concrete pipe, associated headwalls, 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? ☐ ☐ ☐ ☒

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

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

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 (pipeline and energy dissipator) and would not 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?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project does include work 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 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?	☐	☐	☐	☒

The project would not 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

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

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. Upon project completion, the runoff volume would not increase.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 upgrades to the pipe that releases treated water from the reservoir. 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 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.

g) 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	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 developed urbanized neighborhood and would not degrade the quality of the surrounding environment. Implementation of the MMRP would reduce potential impacts to historical resources and archeological resources to below a level of significance. Biological resources are present on site. The proposed project would impact 0.31 acres of southern mixed chaparral (0.28 acres inside the MHPA, 0.03 acres outside the MHPA); therefore, this direct impact would be considered significant under CEQA. The project is not expected to result in impacts to any sensitive species identified onsite. Although coast barrel cactus occurs within the project study area, it is located well outside the proposed impact area and will not be impacted by the proposed construction and slope repair. 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 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 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 Survey Letter Report, Merkel & Associates, Inc., November 9, 2011, Revised May 14, 2012, and revised January 15, 2013.

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 Evaluation, prepared by Allied Geotechnical Engineers, Inc., dated February 28, 2012

VII. GREENHOUSE GAS EMISSIONS

_X_ Site Specific Report: City of San Diego Engineering and Capital Projects GHG Urbemis Model (2007 9.2.4) for the Scripps Ranch Reservoir Slope Repair Project dated November 23, 2011.

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).

___ Site Specific Report:

X. LAND USE AND PLANNING

_X_ City of San Diego General Plan.

_X_ Community Plan: Scripps Miramar Ranch Community Plan

_X_ Airport Land Use Compatibility Plan: Lindberg Field

_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.