



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: June 11, 2013

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

SAP No.: 24001771

The City of San Diego Development Services Department has prepared a draft Mitigated Negative Declaration Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration has been placed on the City of San Diego web-site at <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. Your comments must be received by July 1, 2013, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Phil Lizzi, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

Project Name: PEELING TENTATIVE MAP

Project No. 239065 / SCH No. N/A

Community Plan Area: Peninsula

Council District: 2

Subject: Peeling Tentative Map: Coastal Development Permit, Site Development Permit and Tentative Map to subdivide 3 existing parcels with 2 existing single dwelling units into 5 new lots and construct 3 new single dwelling units on a 0.97 acre site. The project site is located at 3340 Harbor View Drive in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, and Federal Aviation Administration Part 77 noticing zones in Council District 2 of the City of San Diego. This project site is not on any Hazardous Materials Lists.

Applicant: Mark Peeling

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**

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

Additional Information: For environmental review information, contact Phil Lizzi at (619) 446-5159. The draft Mitigated Negative Declaration and supporting documents may be reviewed, or purchased for the cost

of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either a Compact Disk (CD), a hard-copy of the draft Mitigated Negative Declaration, or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact PJ Fitzgerald at (619) 446-5107.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 11, 2013.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department



Advance Planning &
Engineering Division
(619) 446-5460

MITIGATED NEGATIVE DECLARATION

Project No. 239065
SCH No. N/A

SUBJECT: Peeling Tentative Map: Coastal Development Permit, Site Development Permit and Tentative Map to subdivide 3 existing parcels with 2 existing single dwelling units into 5 new lots and construct 3 new single dwelling units on a 0.97 acre site. The project site is located at 3340 Harbor View Drive in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, and Federal Aviation Administration Part 77 noticing zones in Council District 2 of the City of San Diego.

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

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

- IV. **DOCUMENTATION:**

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

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

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

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

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

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

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

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

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

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

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

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) #239065 and /or Environmental Document #239065, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

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

Coastal Development Permit, Site Development Permit and Tentative Map

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist

Issue Area	Document submittal	Assoc Inspection/Approvals INotes
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Biology/Habitat Restoration inspection
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the ADD environmental designee of the City's LDR Division shall incorporate the following mitigation measures into the project design and include them verbatim on all appropriate construction documents.

The project shall mitigate for impacts to .27 acres of Diegan Coastal Sage Scrub at a 1:1 ratio by paying into the habitat acquisition fund at the current mitigation rate pricing plus a 10 percent administration fee. This is the appropriate ratio for project impacting Tier II habitat outside of the Multi-Habitat Planning Area (MHPA) and providing mitigation within the MHPA.

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

City Of San Diego

Central Library (81)
Point Loma/Hervey Branch Library (81Z)
Ron Carter, Fire Plan Review, Development Services Department
Thomas Bui, Engineering, Development Services Department
Jeff Robles, Landscape, Development Services Department
Raynard Abalos, Planning, Development Services Department
Tony Kempton, Long Range Planning, Development Services Department
Tanner French, Transportation, Development Services Department
Mehdi Rastakhiz, Water, Public Utilities Department
PJ Fitzgerald, Project Manager, Development Services Department
Kevin Faulconer, Council Member District 2
Shannon Thomas, City Attorney
Terri Bumgardner, Senior Planner, Development Services Department
Pat Thomas, Geology, Development Services Department

Other Individuals/Organizations

Mark Peeling, Applicant
US Fish & Wildlife Service (23)
California Dept. of Fish & Game (32)
Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182A)
Peninsula Community Planning Board (390)
Stanley Nadel, 3333 Harbor View Drive, San Diego, CA 92106

VII. RESULTS OF PUBLIC REVIEW:

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

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



Terri Bumgardner, Senior Planner
Development Services Department

June 11, 2013

Date of Draft Report

Date of Final Report

Analyst: Lizzi

Initial Study Checklist

1. Project title/Project number: Peeling Tentative Map / 239065
2. Lead agency name and address: City of San Diego, 1222 First Avenue, San Diego, CA 92101
3. Contact person and phone number: Phil Lizzi, 619-446-5159
4. Project location: 3340 Harbor Drive, San Diego, CA 92109
5. Project applicant/sponsor's name and address: Mark Peeling P.O. Box 80577, San Diego, CA 92138
6. General plan designation: Residential Multiple Dwelling Unit, RS-1-7
7. Zoning: Residential
8. Description of project:
Coastal Development Permit, Site Development Permit and Tentative Map to subdivide 3 existing parcels with 2 existing single dwelling units into 5 new lots and construct 3 new single dwelling units on a 0.97 acre site. The project site is located at 3340 Harbor View Drive in the RS-1-7 Zone within the Peninsula Community Planning area, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, and Federal Aviation Administration Part 77 noticing zones in Council District 2 of the City of San Diego.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project site is surrounded by residential uses.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Recreation | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

X

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

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

X

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

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

X

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

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

X

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

II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

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

X

The project is located on land that is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the proposed project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the proposed project would not convert farmland to non-agricultural uses.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

X

Please see II.a

- c) Conflict with existing zoning for,

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The project area and the land surrounding the project is not zoned as forest land. Therefore, the project would not conflict with existing zoning for forest land.

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

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

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

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

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

- a) Conflict with or obstruct implementation of the applicable air quality plan? X

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

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

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

X

Please see III.a

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

X

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and implementation of BMPs would reduce potential impacts related to construction activities to a level to less than significant. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

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

X

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

IV. BIOLOGICAL RESOURCES –
Would the project:

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

X

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

The site is currently vacant and a biological report was conducted for the project site. The biological report entitled "Biological Letter Report for Peeling Tentative Map, Project No. 239065" and conducted by RC Biological Consulting, identified Diegan Coastal Sage Scrub (DCSS) as a habitat that would be impacted. The report analyzed the project and the impacts to the project site. The entire site was assumed to be impacted. The report identified .27 acres of DCSS which would be eliminated and would need to be mitigated for. No other wetlands or wildlife corridors or other significant biological impacts were identified. Therefore, the report identified mitigation in the form of paying into the City of San Diego's Habitat Acquisition Fund (HAF). Payment into the HAF can be done at a ratio of 1:1 for the Tier II habitat that DCSS is qualified as. The project would be required to pay into the HAF for the .27 acres of DCSS at the current rate per acre cost plus a 10% administration fee for the HAF. With the proposed mitigation, the project would result in a less than significant impact to the environment.

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

X

Please see IV.a.

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

X

Please see IV.a.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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corridors, or impede the use of native wildlife nursery sites?

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

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

X

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

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

X

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

V. CULTURAL RESOURCES – Would the project:

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

X

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

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

X

Please see V. a.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? X

The project is underlain by fill and under the fill lies the Cabrillo Formation. According to the City of San Diego Significance Thresholds this formation has moderate resource potential and monitoring is required for grading exceeding 10 feet in depth and 2,000 cubic yards of excavation. This project would reach 8 feet of depth for grading however the cubic yards of removal would total 200 below the City's thresholds of 2,000 cubic yards. Therefore no impacts are anticipated and no mitigation is required.

- d) Disturb and human remains, including those interred outside of formal cemeteries? X

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

VI. GEOLOGY AND SOILS – Would the project:

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

San Diego has not experienced fault ruptures or major earthquakes within recorded earthquake history. No faults run through this property. It is underlain by Geologic Hazard Category 53 which is assigned as a moderate risk geologic hazard zone. Standard construction and engineering requirements would mitigate any potential impacts in this category.

- ii) Strong seismic ground shaking? X

The project would not expose people or structures to potential substantial adverse effects,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the risk of loss, injury, or death involving strong seismic ground shaking. The design of the proposed project would utilize proper engineering design and would utilize standard construction practices. There would be no impacts.

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

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

- iv) Landslides? X

Future development would not expose people or structures to the risk of loss, injury, or death involving landslides. The design of future development would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.

- b) Result in substantial soil erosion or the loss of topsoil? X

Proper landscaping and site development in accordance with all applicable City zoning and regulatory requirements would eliminate the possibility of substantial soil erosion. Therefore, there would be no impact from soil erosion or loss of topsoil under the project.

- 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? X

The site is not located in an area known for landslides, lateral spreading, subsidence, or collapse. In addition, all future development would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.

- 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? X

The design of the project would utilize proper engineering design and would utilize standard construction practices. There would be no impacts in this category.

- e) Have soils incapable of adequately supporting the use of X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

All development at the site would be integrated with the existing City of San Diego wastewater system. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

VII. GREENHOUSE GAS EMISSIONS

– Would the project:

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

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

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

X

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

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

X

Please see VIII. a.

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

X

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

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

X

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

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

X

The project is not located within the boundary of an airport land use plan, and is not located

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within two miles of the adopted San Diego International Airport (Lindbergh Field). Therefore, there would be no impacts or flight hazards.

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

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

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

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

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

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

X

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

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

X

See IX c.

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

X

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

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

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

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

The project is not located in a 100-year or 500-year flood plain; therefore, no impacts would occur.

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

See IX g.

X. LAND USE AND PLANNING –

Would the project:

- a) Physically divide an established community? X

This project would be an addition to the existing residential uses located adjacent to the project site and would not divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? X

Please see V.a. The proposed project would be consistent with the community plan and zoning.

- c) Conflict with any applicable X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitat conservation plan or natural community conservation plan?

There would be no conflicts with habitat conservation plans. There would be no impacts.

XI. MINERAL RESOURCES – Would the project?

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

X

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

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

X

The areas surrounding the project site is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site.

XII. NOISE – Would the project result in:

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

X

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

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

X

Please see XII.a.

- c) A substantial permanent increase in ambient noise levels in the

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project vicinity above levels existing without the project?
Please see XII.a.

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

X

Construction of the future proposed project would result in a temporary but less than significant increase in the ambient noise levels in the project vicinity. See XII.a.

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

X

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

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

X

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

XIII. POPULATION AND HOUSING –

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other

X

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

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

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

X

The project would construct a residential care structure and would not result in the displacement of any existing housing, or otherwise affect existing housing in any way that would necessitate the construction of replacement housing.

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

X

See XII.b.

XIV. PUBLIC SERVICES

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

- i) Fire Protection

X

The project area is currently urbanized and adequately served by existing fire facilities.

- ii) Police Protection

X

See IXV.i. The project would not physically alter any police protection facilities.

- iii) Schools

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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See IXV.i. The project would not physically alter any schools. Additionally, the proposed project would not substantially increase demand for schools in the area.

v) Parks X
 The project would not physically alter any active parks. Therefore, the proposed project would not create demand for new parks or other recreational facilities.

vi) Other public facilities X
 The project would not substantially increase the demand for electricity, gas, or other public facilities. The project would utilize the public facilities in the area to service the proposed multiple dwelling units.

XV. RECREATION -

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? X

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

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? X

See XV.a.

XVI. TRANSPORTATION/TRAFFIC –

Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized X

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

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

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

X

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

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

X

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

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

X

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--|--|--|---|
| e) Result in inadequate emergency access? | | | | X |
|---|--|--|--|---|

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

- | | | | | |
|--|--|--|--|---|
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |
|--|--|--|--|---|

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

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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

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

See XVII a.

- | | | | | |
|--|--|--|--|---|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant | | | | X |
|--|--|--|--|---|

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

See XVII a.

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

X

See XVII a.

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

X

See XVII a.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

X

The construction of the project would generate waste associated with demolition and construction activities. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Operational waste would also be disposed in accordance with the requirements set forth in the Municipal Code and other laws. It is not anticipated that the project would affect the permitted capacity of the landfill serving the project area.

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

X

Operational waste associated with the development of the site would be disposed in accordance with the requirements set forth in the Municipal Code and other solid waste regulations and laws.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -

- a) Does the project have the potential to degrade the quality of

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

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

X

Because of the finite nature of the construction and operations associated with the project there would not be a considerable incremental contribution to any cumulative impacts. All cumulative impacts related to this project are less than significant and do not require mitigation. The incremental effects of the project are not considerable when considered in connection with the effects of past, current, and probable future projects.

- c) Does the project have environmental effects, which will cause substantial adverse effects

X

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on human beings, either directly or indirectly?

Mitigation is proposed as part of this project for impacts to Biological Resources. Mitigation measures incorporated in Section V of the Mitigation Monitoring and Reporting Program would mitigate any potential impacts to below a level of significance. Therefore, as proposed the project would not have the potential to cause substantial adverse effects on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

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

II. Agricultural Resources & Forest Resources

- City of San Diego General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

III. Air Quality

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- Regional Air Quality Strategies (RAQS) - APCD.
- Site Specific Report:

IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.

Site Specific Report: Biological Letter Report for Peeling Tentative Map, Project No. 239065 by RC Biological Consulting Inc. dated December 6, 2012.

V. Cultural Resources (includes Historical Resources)

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.

Site Specific Report: “Report of Preliminary Geologic and Geotechnical Investigation Peeling Properties 3328 and 3340 Harbor View Drive San Diego, CA” by CGI Geotechnical Exploration Inc, April 9, 2012 as well as Preliminary Opinion of Hillside Disturbance, May 10, 2010 with updated opinion of March 15, 2011 and response to comments July 18, 2012.

VII. Greenhouse Gas Emissions

Site Specific Report:

VIII. Hazards and Hazardous Materials

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

Site Specific Report: “Peeling Tentative Parcel Map Water Quality Study, by Christian Wheeler Engineering and Surveying, June 21, 2011, Revised April 18, 2012, January 7, 2013 and February 23, 2013.

X. Land Use and Planning

City of San Diego General Plan.

Community Plan.

Airport Land Use Compatibility Plan

City of San Diego Zoning Maps

FAA Determination

XI. Mineral Resources

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

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

Site Specific Report:

XII. Noise

Community Plan

San Diego International Airport - Lindbergh Field CNEL Maps.

Brown Field Airport Master Plan CNEL Maps.

Montgomery Field CNEL Maps.

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

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

City of San Diego General Plan.

Site Specific Report:

XIII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

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

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

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

___ Site Specific Report:

XIV. Population / Housing

X City of San Diego General Plan.

___ Community Plan.

___ Series 11 Population Forecasts, SANDAG.

___ Other:

XV. Public Services

X City of San Diego General Plan.

___ Community Plan.

XVI. Recreational Resources

___ City of San Diego General Plan.

___ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVII. Transportation / Circulation

X City of San Diego General Plan.

- X Community Plan.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ San Diego Region Weekday Traffic Volumes, SANDAG.
- ___ Site Specific Report:

XVIII. Utilities

XIX. Water Conservation

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



Peeling Tentative Map

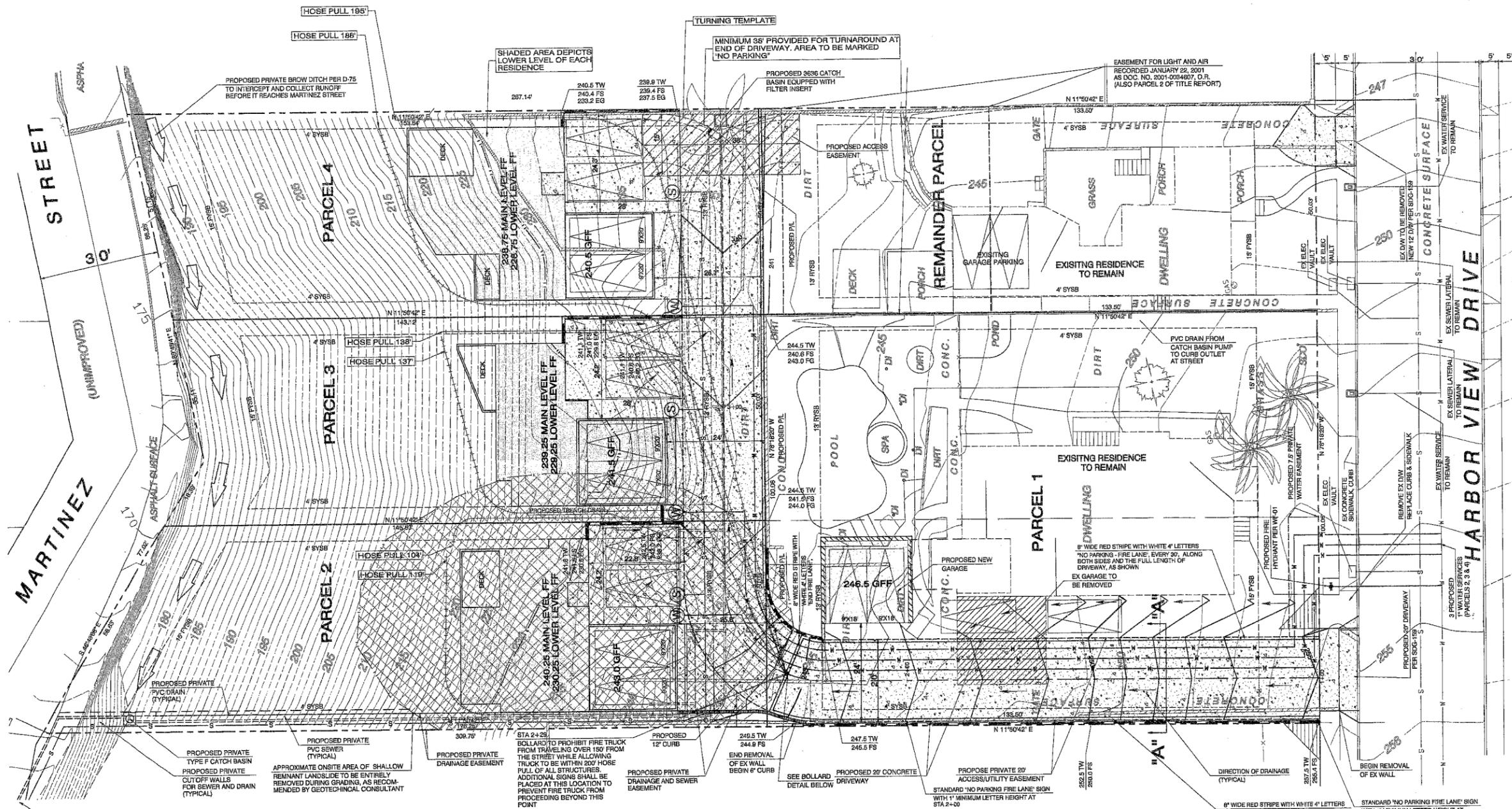
Location Map

Environmental Analysis Section Project No. 239065
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1





SEE SHEET 1 FOR CONTINUATION OF PROPOSED AND EXISTING IMPROVEMENTS IN MARTINEZ ST. AND BANGOR ST.

PROPOSED PRIVATE TYPE F CATCH BASIN
PROPOSED PRIVATE CUT OFF WALLS FOR SEWER AND DRAIN (TYPICAL)

APPROXIMATE ONSITE AREA OF SHALLOW REMNANT LANDSLIDE TO BE ENTIRESLY REMOVED DURING GRADING, AS RECOMMENDED BY GEOTECHNICAL CONSULTANT

PROPOSED PRIVATE DRAINAGE EASEMENT

STA 2+25 BOLLARD TO PROHIBIT FIRE TRUCK FROM TRAVELING OVER 150' FROM THE STREET WHILE ALLOWING TRUCK TO BE WITHIN 200' HOSE PULL OF ALL STRUCTURES. ADDITIONAL SIGNS SHALL BE PLACED AT THIS LOCATION TO PREVENT FIRE TRUCK FROM PROCEEDING BEYOND THIS POINT

PROPOSED PRIVATE DRAINAGE AND SEWER EASEMENT

END REMOVAL OF EX WALL BEGIN 6' CURB

SEE BOLLARD DETAIL BELOW

PROPOSED 20' CONCRETE DRIVEWAY

PROPOSE PRIVATE 20' ACCESS/UTILITY EASEMENT
STANDARD 'NO PARKING FIRE LANE' SIGN WITH 1" MINIMUM LETTER HEIGHT AT STA 2+00

GRADING DATA

AREA OF SITE - 25,927 SQ FT
AREA OF SITE TO BE GRADED - 10,816 SF
PERCENT OF SITE TO BE GRADED 25.4%

AMOUNT OF CUT - 200 C.Y.
AMOUNT OF FILL - 850 C.Y.
AMOUNT OF IMPORT - 650 C.Y.
MAXIMUM FILL - 10.0 FEET (VERTICAL)
MAXIMUM CUT - 3.0 FEET (VERTICAL)
MAXIMUM HEIGHT OF FILL SLOPE - 3.0 FEET
MAXIMUM HEIGHT OF CUT SLOPE - 2.0 FEET
RETAINING WALL - 11.3 FEET MAX, 250 FEET LONG

EARTHWORK CALCULATIONS ARE DETERMINED FROM FINISH SURFACES.

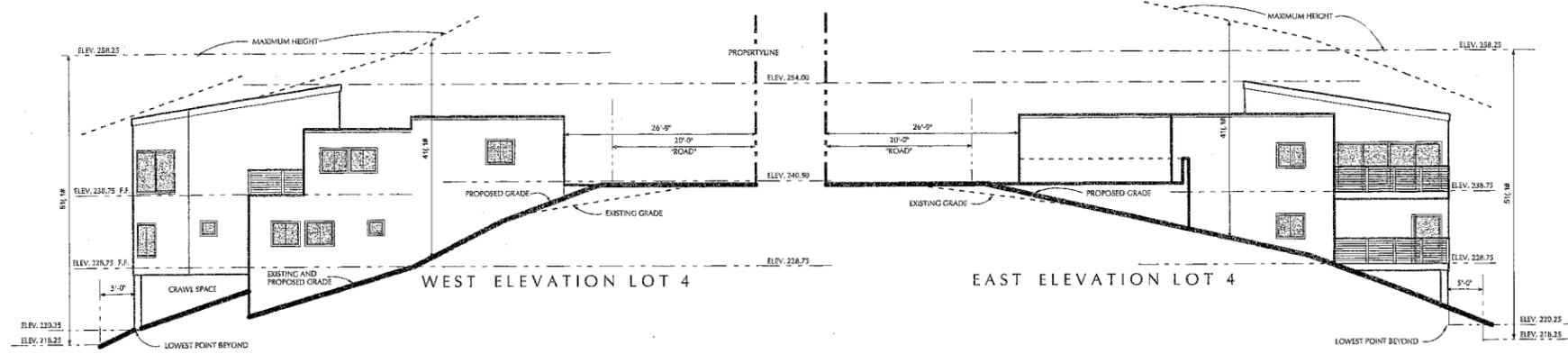
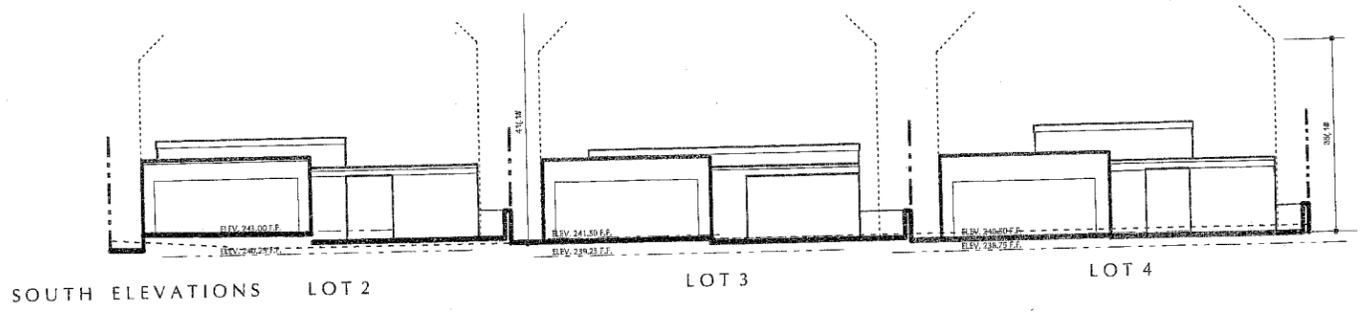
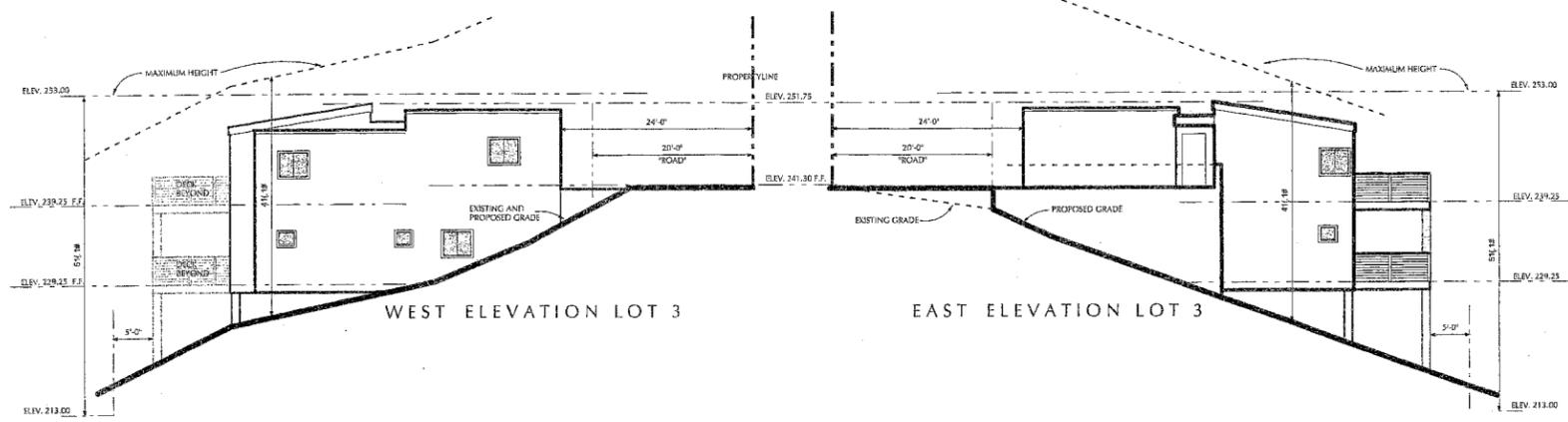
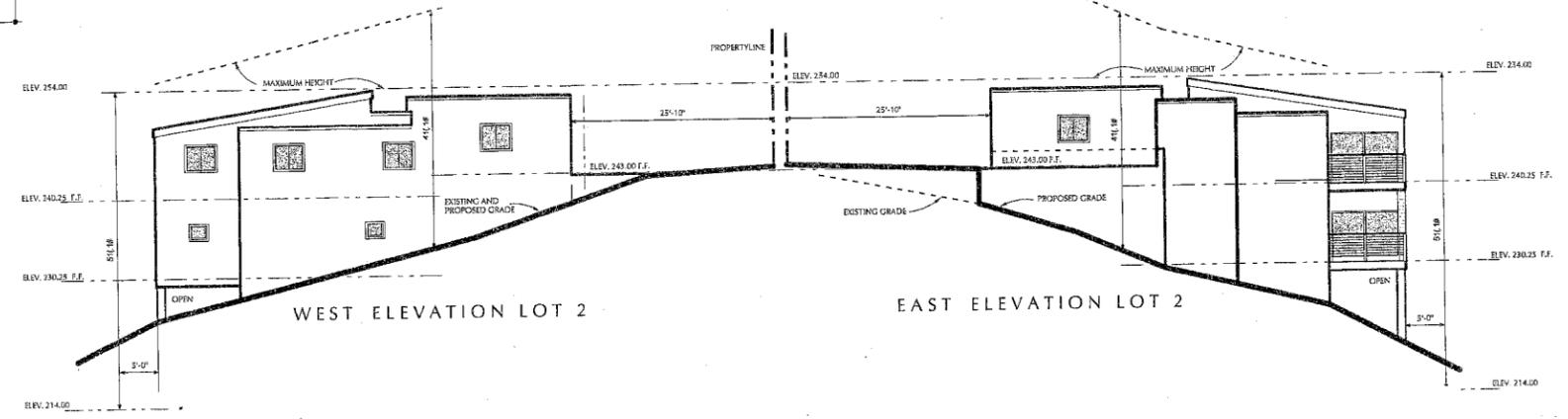
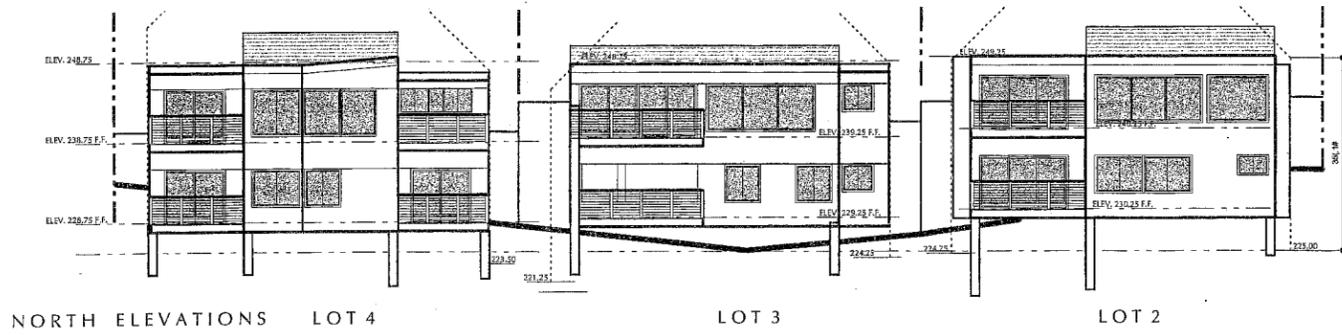
8" WIDE RED STRIPE WITH WHITE 4" LETTERS
'NO PARKING - FIRE LANE' EVERY 30', ALONG BOTH SIDES AND THE FULL LENGTH OF DRIVEWAY, AS SHOWN

STANDARD 'NO PARKING FIRE LANE' SIGN WITH 1" MINIMUM LETTER HEIGHT AT ENTRANCE TO PROJECT DRIVEWAY AND EVERY 100 FEET, OUTSIDE OF 20' FIRE LANE. HEIGHT OF SIGN SHALL BE 7'



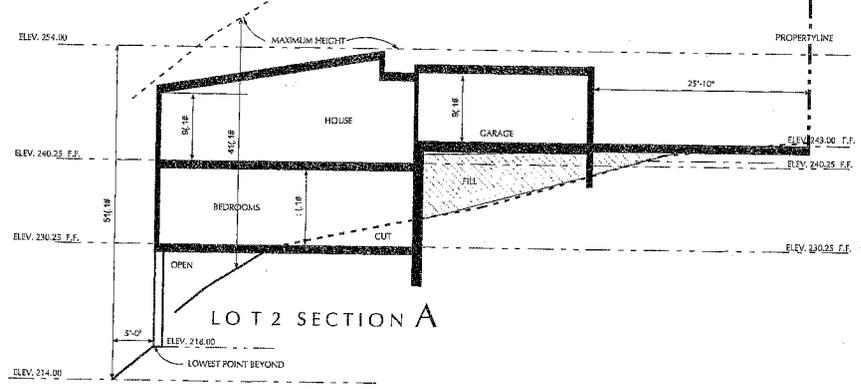
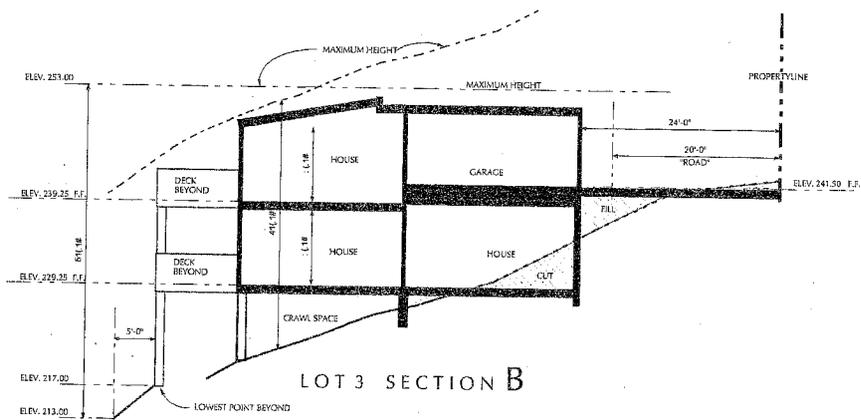
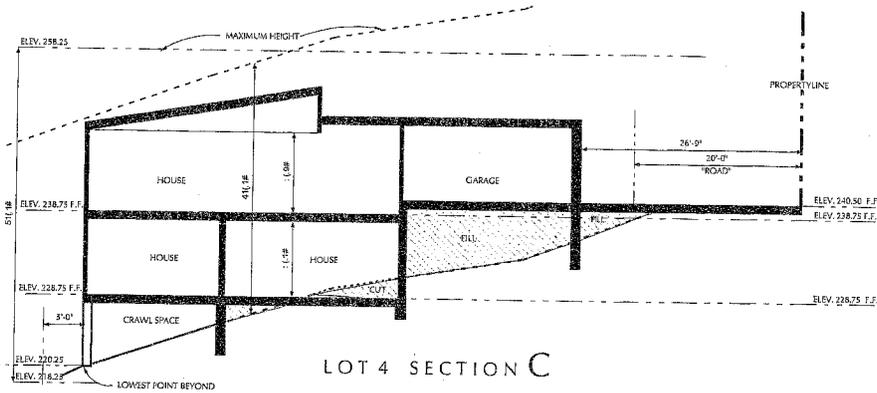
Site Plan
Environmental Analysis Section Project No. 239065
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure
2



Elevations
Environmental Analysis Section Project No. 239065
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure
3



Peeling Tentative Map

Sections
 Environmental Analysis Section Project No. 239065
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
4