



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: June 28, 2013
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
I.O. No.: 24002954

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 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 July 29, 2013**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Anna McPherson, 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: **Hollister Phase II and III**
- Project No. 287159/ SCH No. N/A
- Community Plan Area: Otay Mesa-Nestor
- Council District: 8

Subject: SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement of approximately 6,385 linear feet (lf) of existing aged 20-inch cast iron water main located in the Hollister Street road ROW with new 20-inch polyvinyl chloride (PVC) water main. The new pipeline would be installed parallel to the existing pipeline (generally) within the existing disturbed road ROW. Following construction of the new pipeline, the old pipeline would be abandoned in place.

The majority of the new pipeline would be installed by open cut construction with a trench width of approximately 3.5 feet and an average of 5 feet of cover over the water main. The exception would be at the intersection of Tocayo Avenue and Hollister Street, where the new pipeline would cross under an existing concrete-lined storm water channel, installed via jack-and-bore at a depth of approximately 15 feet.

As noted above, the project work would be completed via two contract document packages, identified as Hollister Phase II and Hollister Phase III. The Hollister Phase II design would replace approximately 2,285-lf of pipeline in Hollister Street from south of Ingrid Street to approximately 50 feet south of south of Leon Street. The Hollister Phase III project would replace approximately 4,100-lf of pipeline from approximately 50 feet south of Leon Street to an intertie with the City's service main located south of Sunset Street.

All trenches would be backfilled and resurfaced in accordance with City standards. Phase II construction would be within the existing roadway surface and City easement. Phase III construction would be within the established eastern roadway shoulder of Hollister Street. To the east of the pipeline, all construction would be within a 10-foot disturbance area, and to the west of the pipeline alignment, all construction activities would be limited to the paved roadway surface.

Within the Phase II project alignment, the existing main includes six branch pipeline connections that serve the adjacent community in connecting residential streets. Replacement of the Phase II pipeline would include: 2,385 feet of 20-inch pipeline; four 8-inch branch connections; two 6-inch branch connections; and three 6-inch fire hydrant connections.

Within the Phase III project alignment, the existing main includes branch connections for a private road north of Tocayo Avenue and east of Hollister Street, as well as connections at Tocayo Avenue, Atherton Avenue, and various connecting residential service laterals. Replacement of the Phase III pipeline would include: 4,100 feet of 20-inch pipeline; three 8-inch branch connections; one 12-inch branch connection; and two 6-inch fire hydrant connections.

Included in the scope of work is installation of various subsurface appurtenances, as well as street slurry seal and asphalt concrete overlay applications, as necessary.

Potential staging areas within or adjacent to the Hollister Street ROW are very limited, especially north of Atherton Avenue, due to development and private property along both sides of the street. Potential staging areas north of Atherton Avenue are restricted to small disturbed areas and parking lots on school district property near Iris and Leon Avenues. Disturbed habitat on the southern side of Honestidad Road may also be used as a staging area, on an embankment above the road grade.

Potential staging areas in the southern one-third of the project study area (south of Atherton Avenue) include the existing large parking and equestrian staging area adjacent to the community garden in Tijuana River Estuary Regional Park, and a strip of disturbed habitat one-half block south of Atherton Avenue that appears to be a linear utility ROW. A signed agreement between CalAm and the property owner would be required for staging on private property. The site is not included on any Government Code listing of hazardous waste sites.

Applicant: Matthew Lasecki, PE
California American Water Company (CalAm)
8657 Grand Avenue
Rosemead, CA 91770

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 (Land Use/MSCP and Least Bell's Vireo) and HISTORICAL RESOURCES (Archeology).**

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 Anna McPherson at (619) 446-5276. 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 Renee Mezzo at (619) 446-5001.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 28, 2013.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department



ADVANCE PLANNING AND ENGINEERING DIVISION
(619) 446-5460

MITIGATED NEGATIVE DECLARATION
Project No. 287159
SCH No. N/A

SUBJECT: Hollister Phase II and III: SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement of approximately 6,385 linear feet (lf) of existing aged 20-inch cast iron water main located in the Hollister Street road right-of-way (ROW) with new 20-inch polyvinyl chloride (PVC) water main from south of Ingrid Avenue to south of Sunset Street. The new pipeline would be installed parallel to the existing pipeline (generally) within the existing disturbed road ROW. Following construction of the new pipeline, the old line would be abandoned in place.

The majority of the new pipeline would be installed by open cut construction with a trench width of approximately 3.5 feet and an average of 5 feet of cover over the water main. The exception would be at the intersection of Tocayo Avenue and Hollister Street, where the new pipeline would cross under an existing concrete-lined storm water channel via jack-and-bore at a depth of approximately 15 feet.

The project work would be completed via two contract document packages, identified as Hollister Phase II and Hollister Phase III. The Hollister Phase II design would replace approximately 2,285-lf of pipeline in Hollister Street from south of Ingrid Street to approximately 50 feet south of south of Leon Street. The Hollister Phase III project would replace approximately 4,100-lf of pipeline from approximately 50 feet south of Leon Street to an intertie with the City's service main located south of Sunset Street.

All trenches would be backfilled and resurfaced in accordance with City standards. Phase II construction would be within the existing roadway surface and City easement. Phase III construction would be within the established eastern roadway shoulder of Hollister Street. To the east of the pipeline, all construction would be within a 10-foot disturbance area, and to the west of the pipeline alignment, all construction activities would be limited to the paved roadway surface.

Included in the scope of work is installation of various other subsurface appurtenances, as well as street slurry seal and asphalt concrete overlay applications, as necessary.

Construction is anticipated to occur during the daytime hours, Monday through Friday, but may occur during Saturday, if necessary. The project will comply with the requirements described in the *Standard Specifications for Public Works Construction*,

and California Department of Transportation *Manual of Traffic Controls for Construction and Maintenance Work Zones*. A traffic control plan will be prepared and implemented in accordance with the *City of San Diego Standard Drawings Manual of Traffic Control for Construction and Maintenance Work Zone*. Construction storm water Best Management Practices (BMPs) would be implemented to reduce pollutant runoff.

Construction of the project would affect Hollister Street and its intersections with cross-streets from Ingrid Avenue southward to south of Sunset Avenue, within the Tijuana River Valley Community Planning area. Applicant: California American Water Company.

- 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 Cultural Resources. The project requires implementation of specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). 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 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 have been 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 and Archaeologist

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. 287159 and Environmental Document No. 287159 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 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

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.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

| <u>Issue Area</u> | <u>Document Submittal</u> | <u>Associated Inspection/Approvals/Note</u> |
|-------------------|----------------------------------|---|
| General | Consultant Qualification Letters | Prior to Pre-construction meeting |
| General | Consultant Const. Monitoring | Prior to or at the Pre-Construction meeting |
| Biology | Biology Reports | Limit of Work Verification/ site observations |
| Biology | Biology Monitoring Reports | Pre-Construction survey results/monitoring reports |
| Archaeology | Consultant Qualifications | Prior to Pre-Construction meeting |
| Archaeology | Archaeology Monitoring Reports | Monitoring Reports (Draft and Final) |
| Final MMRP | Final Monitoring Reports | Final MMRP Inspection |

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. BIOLOGY (Land Use/MSCP)

I. Prior to Permit Issuance

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Land Use Adjacency Guidelines for the Multi-Habitat Planning Area (MHPA), including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
1. Land Development / Grading / Boundaries –MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
 2. Drainage / Toxins –All new and proposed parking lots and developed area in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
 3. Staging/storage, equipment maintenance, and trash –All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: *"All construction related activity that may have potential for leakage or intrusion into the MHPA shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."*
 4. Barriers –All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
 5. Lighting – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
 6. Invasive Plants – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *"The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."*
 7. Brush Management –All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone (BMZ) 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. BMZ 2 may be located within the MHPA and the BMZ 2 management shall be the responsibility of a HOA or other private entity.

8. Noise- Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher* (3/1-8/15); *Least Bell's vireo* (3/15-9/15); and *Southwestern Willow Flycatcher* (5/1-8/30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

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

1. Prior to the issuance of any construction permits, including but not limited to, the first demolition, grading, or building permits, 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:
 - a. No clearing, grubbing, grading, or other construction activities, shall occur at the extreme southern end of the project site 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:
 - b. 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 least Bell's vireo shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service (USFWS) within the breeding season prior to the commencement of any construction. If the least Bell's vireo is present, then Condition I and either II or III must be met:
 - I. 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
 - II. 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 habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a Qualified Acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or
 - III. At least two weeks prior to the commencement of construction activities, and 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

II. Prior to Start of Construction

A. Preconstruction Meeting

The Qualified Biologist/Owners Representative shall incorporate all MHPA construction related requirements, into the project's Biological Monitoring Exhibit (BME).

The Qualified Biologist/Owners Representative is responsible to arrange and perform a focused pre-con with all contractors, subcontractors, and all workers involved in grading or other construction activities that discusses the sensitive nature of the adjacent sensitive biological resources.

III. During Construction

A. The Qualified Biologist/Owners Representative, shall verify that all construction related activities taking place within or adjacent to the MHPA are consistent with the CDs, the MSCP Land Use Adjacency Guidelines. The Qualified Biologist/Owners Representative shall monitor and ensure that the conditions as identified above under Section I are implemented.

IV. Post Construction

A. Preparation and Submittal of Monitoring Report

The Qualified Biologist/Owners Representative shall submit a final biological monitoring report to the RE/MMC within 30 days of the completion of construction that requires monitoring. The report shall incorporate the results of the MMRP/MSCP requirements per the construction documents and the BME to the satisfaction of RE/MMC.

B. GENERAL BIRD MITIGATION

BIOLOGY (General Birds)

1. If project grading/brush management 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 pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.

A. 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.

B. If no nesting birds are detected per "A" above, mitigation under "A" is not required

C. HISTORICAL RESOURCES

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
 - B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.
- II. Prior to Start of Construction
 - A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.
 - B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), CM and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored

including the delineation of grading/excavation limits.

The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

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

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the CSV. The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the DSD to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most

Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are NOT Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government

U.S. Fish and Wildlife Service

State of California

California Coastal Commission

California Department of Fish and Wildlife

City of San Diego

Councilmember David Alvarez

City Attorney

Central Library

Otay Mesa – Nestor Branch Library

Development Services - Development Project Manager

Development Services - Senior Environmental Planner

Development Services - Permit Planning

Development Services – Engineering

Development Services - MSCP

Development Services - Long Range Planning

Fire-Plans Officer – Bob Medan
Public Utilities – Water and Sewer

Biological Report Distribution

U.S. Fish and Wildlife Service
California Department of Fish and Wildlife
MSCP Reviewer

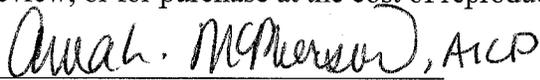
Other

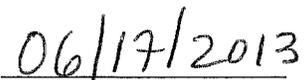
Otay Mesa – Nestor Community Planning Group
Matthew Lasecki P.E. – Applicant

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.


Anna L. McPherson, Senior Planner
Development Services Department

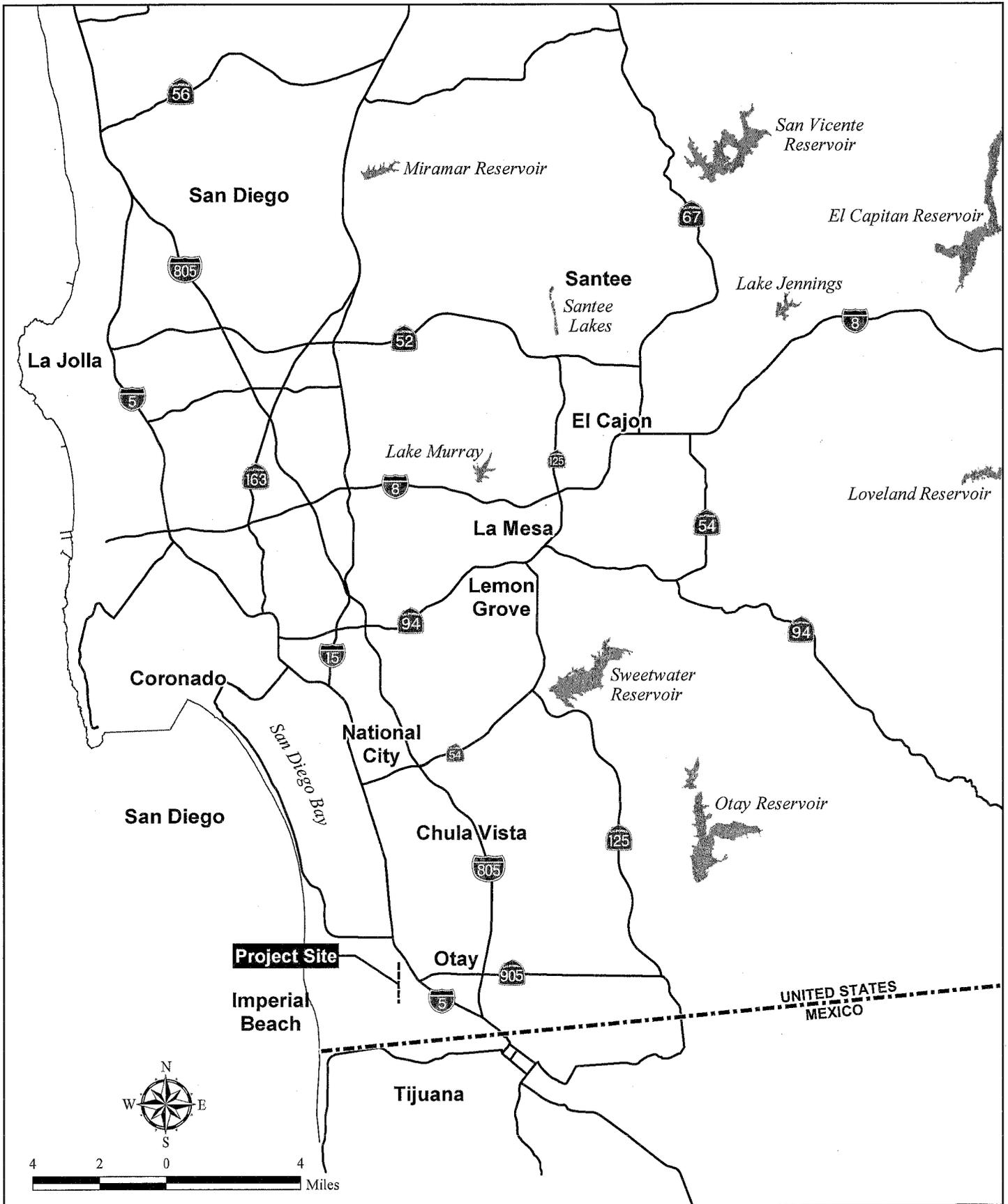

Date of Draft Report

Analyst: A. McPherson

Date of Final Report

Attachments:

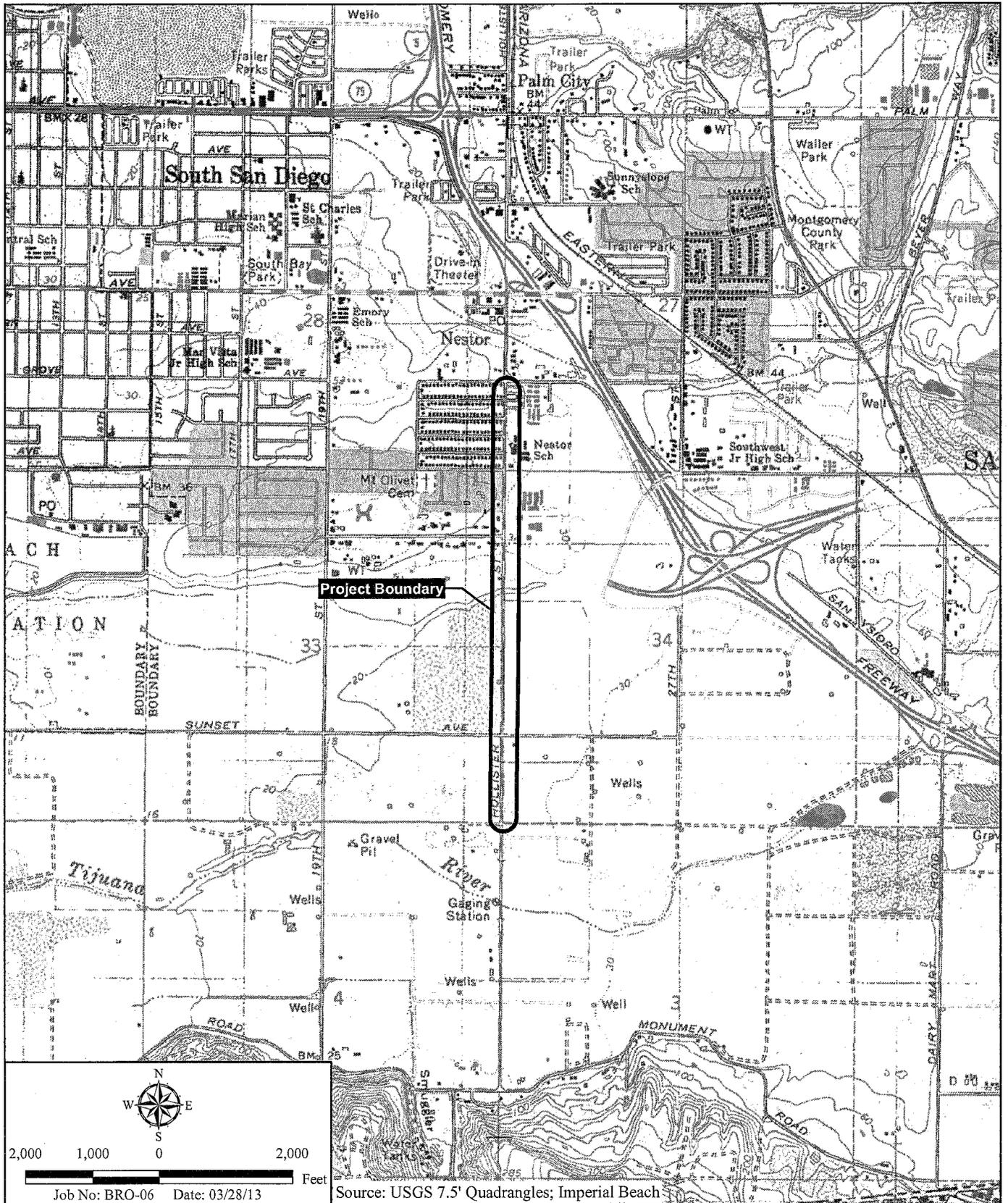
- Figure 1 – Regional Location Map
- Figure 2 – Project Location Map
- Figure 3 – Aerial Photograph
- Initial Study Checklist



Regional Location Map

HOLLISTER PIPELINE II AND III

Figure 1

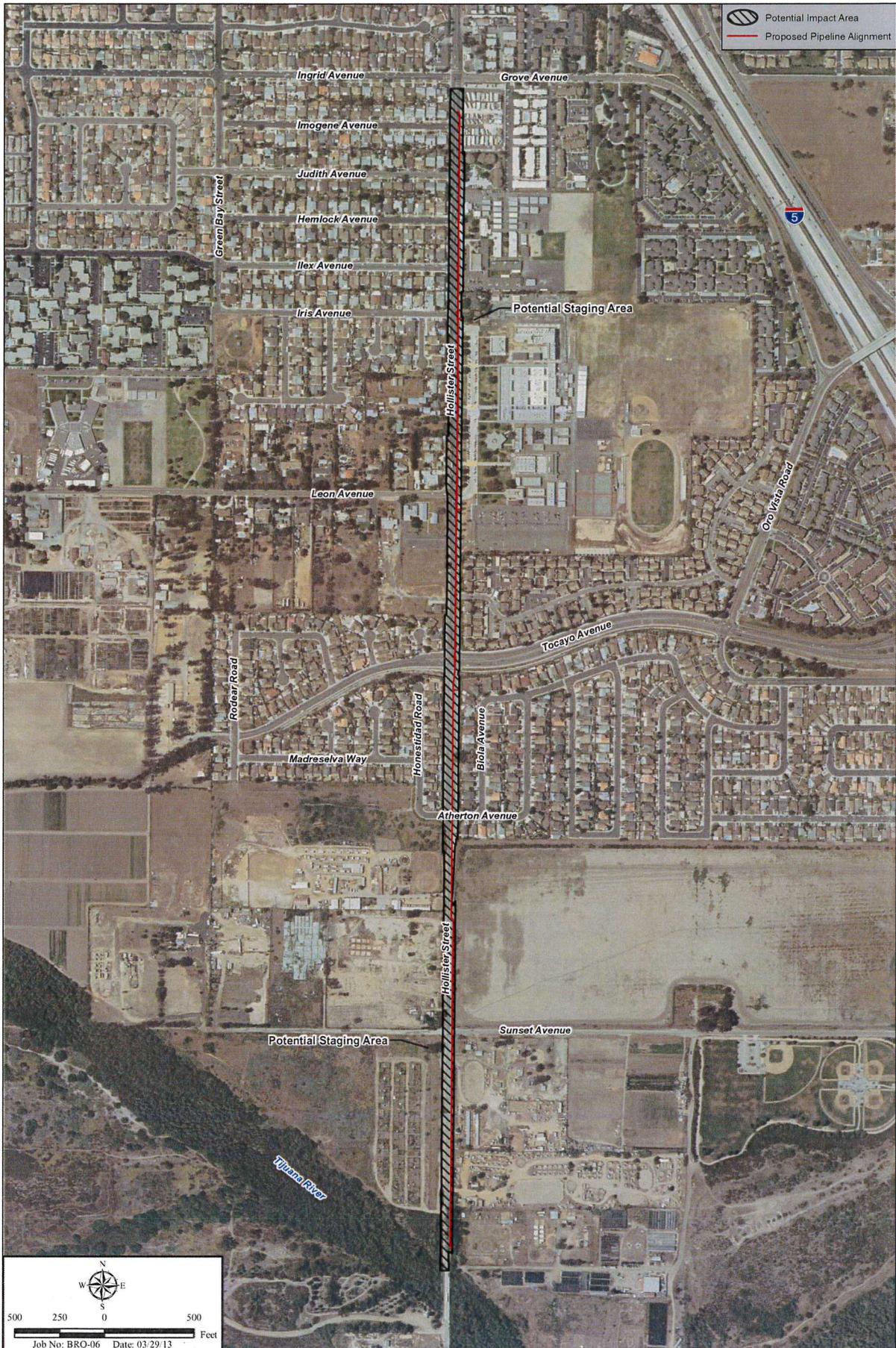


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Project Location Map

HOLLISTER PIPELINE II AND III

Figure 2



Aerial Photograph

HOLLISTER PIPELINE II AND III

INITIAL STUDY CHECKLIST

1. PROJECT TITLE/PROJECT NUMBER:

Hollister Phase II & III/287159

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:

Anna L. McPherson
Senior Planner
619-446-5276

4. Project location:

The proposed pipeline project would affect portions of Hollister Street within its right-of-way (ROW) in the City of San Diego (City). The pipeline extends from Ingrid Avenue south to the distribution system's intertie with the City, south of Sunset Avenue (Figure 1). The project would be located entirely within the paved roadway/roadway shoulder and roadway ROW limits of Hollister Street, in Sections 27 and 34 of Township 18 South, Range 2 West on the United States Geological Survey Imperial Beach 7.5-minute quadrangle map (Figure 2). The project work would be completed via two contract document packages that are identified as Hollister Phase II (from south of Ingrid Street to south of Leon Street) and Hollister Phase III (from south of Leon Street to an intertie with the City of San Diego's service main located approximately one-half mile south of Sunset Avenue; Figure 2). Phase II (the northern half of the project) is located in the Nestor Community of the Otay Mesa-Nestor Community Planning Area, and Phase III (the southern half) is located in the Tijuana River Valley Community Planning Area. The project site is within the City's Multiple Species Conservation Program (MSCP) Subarea Plan (City 1997a). The southernmost reach of the project site, south of Sunset Avenue, is within the City's MSCP Multi-Habitat Planning Area (MHPA).

5. Project Applicant/Sponsor's name and address:

Matthew Lasecki, PE
California American Water Company (CalAm)
8657 Grand Avenue, Rosemead, CA 91770

6. General Plan designation: Road Rights-of-way

7. Zoning: RS-1-1, RS-1-2, RS-1-3, RS-1-7, RM-1-1, CC-2-3, AR-1-1 and OF-1-1.

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.):

SITE DEVELOPMENT PERMIT (SDP) to allow for the replacement of approximately 6,385 linear feet (lf) of existing aged 20-inch cast iron water main located in the Hollister Street road ROW with new 20-inch polyvinyl chloride (PVC) water main. The new pipeline would be installed parallel to the existing pipeline (generally) within the existing disturbed road ROW. Following construction of the new pipeline, the old pipeline would be abandoned in place.

The majority of the new pipeline would be installed by open cut construction with a trench width of approximately 3.5 feet and an average of 5 feet of cover over the water main. The exception would be at the intersection of Tocayo Avenue and Hollister Street, where the new pipeline would cross under an existing concrete-lined storm water channel, installed via jack-and-bore at a depth of approximately 15 feet.

As noted above, the project work would be completed via two contract document packages, identified as Hollister Phase II and Hollister Phase III. The Hollister Phase II design would replace approximately 2,285-lf of pipeline in Hollister Street from south of Ingrid Street to approximately 50 feet south of south of Leon Street. The Hollister Phase III project would replace approximately 4,100-lf of pipeline from approximately 50 feet south of Leon Street to an intertie with the City's service main located south of Sunset Street.

All trenches would be backfilled and resurfaced in accordance with City standards. Phase II construction would be within the existing roadway surface and City easement. Phase III construction would be within the established eastern roadway shoulder of Hollister Street. To the east of the pipeline, all construction would be within a 10-foot disturbance area, and to the west of the pipeline alignment, all construction activities would be limited to the paved roadway surface.

Within the Phase II project alignment, the existing main includes six branch pipeline connections that serve the adjacent community in connecting residential streets. Replacement of the Phase II pipeline would include: 2,385 feet of 20-inch pipeline; four 8-inch branch connections; two 6-inch branch connections; and three 6-inch fire hydrant connections.

Within the Phase III project alignment, the existing main includes branch connections for a private road north of Tocayo Avenue and east of Hollister Street, as well as connections at Tocayo Avenue, Atherton Avenue, and various connecting residential service laterals. Replacement of the Phase III pipeline would include: 4,100 feet of 20-inch pipeline; three 8-inch branch connections; one 12-inch branch connection; and two 6-inch fire hydrant connections.

Included in the scope of work is installation of various subsurface appurtenances, as well as street slurry seal and asphalt concrete overlay applications, as necessary.

Potential staging areas within or adjacent to the Hollister Street ROW are very limited, especially north of Atherton Avenue, due to development and private property along both sides of the street. Potential staging areas north of Atherton Avenue are restricted to small disturbed areas and parking lots on school district property near Iris and Leon Avenues. Disturbed habitat on the southern side of Honestidad Road may also be used as a staging area, on an embankment above the road grade.

Potential staging areas in the southern one-third of the project study area (south of Atherton Avenue) include the existing large parking and equestrian staging area adjacent to the community garden in Tijuana River Estuary Regional Park, and a strip of disturbed habitat one-half block south of Atherton Avenue that appears to be a linear utility ROW. A signed agreement between CalAm and the property owner would be required for staging on private property.

Construction is anticipated to occur during the daytime hours, Monday through Friday, but may occur during Saturday, if necessary. The project will comply with the requirements described in the *Standard Specifications for Public Works Construction*, and California Department of Transportation *Manual of Traffic Controls for construction and Maintenance Work Zones*. A traffic control plan will be prepared and implemented in accordance with the *City of San Diego Standard Drawings Manual of Traffic Control for Construction and Maintenance Work Zone*. Construction storm water Best Management Practices (BMPs) would be implemented to reduce pollutant runoff.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project area is surrounded by developed land and/or private property, except in the southwest corner, south of Sunset Avenue. Surrounding land use designations include: Single Family Residential, Multi-Family Residential, Commercial and Office, Education and Institutions, Open Space Parks, Agriculture, and Vacant. The northern two-thirds of the project area lie within a developed, suburban setting of houses and schools, while the southern one-third is in a more rural setting of horse ranches and farmland. The west side of Hollister Street south of Sunset Avenue borders the Tijuana River Estuary Regional Park, with a parking and equestrian staging area immediately adjacent to the street, and a community garden to the west. The Phase II alignment (the northern section of the project) is bordered by residential housing and two schools (Nestor Elementary School and Southwest High School). The Phase III alignment (the southern section of the project) is bordered by residential housing at the north and transitions to mostly open space toward the south.

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"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> 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 |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

D) AESTHETICS – Would the project:

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

The water pipeline replacement project is located below grade in an established roadway, and would not be visible once constructed. In addition, no designated scenic vistas have been identified within the project area. No impacts to a scenic vista would occur.

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

As stated in I.a, the project would be located below grade in an established roadway that is not designated as a scenic highway that does not contain trees, rock outcroppings, or historic buildings. Therefore, no scenic resources would be impacted by the project.

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

Please see I.a.

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

The project is located below grade and would not have the potential to create light or glare impacts, once constructed. During the construction phase, any construction-related light or glare would be temporary and transitory in nature, and construction activities would be required to comply with the City's BMPs, which are enforceable under San Diego Municipal Code (SDMC) Section 142.0730 and Section 142.0740. Therefore, no impacts associated with light or glare would be anticipated.

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

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

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

The water pipeline replacement project is located within the developed public ROW, which is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Adjacent agricultural uses would not be affected. Therefore, the water pipeline replacement project would not convert 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 public ROW is not zoned as forest land or timberland. Therefore, the utility project would not conflict with existing zoning for forest land or timberland.

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

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

The water pipeline replacement project is located within the developed public ROW, which 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?

The water pipeline replacement project is located within the developed public ROW and would be subsurface. Adjacent agricultural uses would not be affected. Therefore, the water pipeline replacement 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?

Construction of the project could increase the amount of harmful pollutants entering the air basin. However, construction emissions would be temporary and finite. In addition, construction activities would be required to comply with the BMPs, which are enforceable under San Diego Municipal Code (SDMC) Section 142.0710..

The project would replace an existing water pipeline. The project would not generate additional trips to these facilities once constructed (beyond current levels of periodic maintenance); operational needs for the water pipeline would be minimal. With the implementation of project BMPs during construction and the lack of operational emissions, the project would not result in a conflict with or obstruction of an air quality plan.

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

Please see III.a.

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

- 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 activities could temporarily increase the emissions of dust and other pollutants. Construction emissions would be temporary, however, and implementation of BMPs would reduce potential impacts related to construction activities to less-than-significant levels. Operational emissions associated with the water pipeline would be minimal, and would not exceed those associated with the existing pipeline. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status under applicable federal or state ambient air quality standards.

- d) Expose sensitive receptors to substantial pollutant concentrations?

Construction operations could temporarily increase the emissions of harmful pollutants, which could affect sensitive receptors adjacent to the project. Construction emissions would be temporary, however, and it is anticipated that implementation of construction BMPs would reduce potential impacts related to construction activities to minimal levels. Operational emissions associated with the water pipeline would also be minimal, and would not exceed those associated with the existing pipeline. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

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

Operation of construction equipment and vehicles could generate odors associated with fuel combustion. These odors would dissipate into the atmosphere upon release, however, and would only remain temporarily in proximity to the construction equipment and vehicles. Operational emissions and odors associated with the water pipeline would also be minimal, and would not exceed those associated with the existing pipeline. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

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

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?

| | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

A Biological Technical Report (BTR), dated February 25, 2013, was prepared to evaluate the proposed Hollister Phase II & III Site Development Permit Project. The BTR assessed the potential impacts of the project on sensitive biological resources and habitats in a 61.67-acre biological study area (BSA), which included the project footprint plus an additional buffer on each side of the footprint, extending generally to the nearest fence or private property along Hollister Street. Biological analysis included a database search, vegetation mapping, and a general botanical and zoological field survey. The BTR is available for review at the offices of the Advance Planning and Engineering Division.

Ten vegetation communities occur within the BSA; four vegetation communities considered sensitive were observed: mule fat scrub, southern riparian scrub, southern willow scrub, and disturbed wetland. Of these, disturbed wetland occurs within the Hollister Street ROW, in the concrete-lined drainage ditch that crosses Hollister Street at Tocayo Avenue. Mule fat scrub, southern riparian scrub, and southern willow scrub are found immediately adjacent to the Hollister Street ROW, with no other vegetation separating them from the ROW.

As documented in the BTR, 60 plant species were recorded in the survey, of which 47 are non-native and none are sensitive. Of the 15 City narrow endemic plant species, none had potential to occur in the study area, due to habitat or range restrictions. Although database research revealed seven sensitive plant species reported within one mile of the study area, none had the potential to occur in the study area, due to unsuitable habitat requirements.

Eleven animal species were observed during the survey, none of which are sensitive. Although database research revealed 10 sensitive animal species reported within one mile of the project site, most have low to no potential to occur in the project area, due to habitat restrictions. Least Bell's vireo (*Vireo bellii pusillus*), however, which is federally and state listed as endangered and a covered species under the City's MSCP Subarea Plan, has a moderate potential to occur in southern willow scrub habitat near the southern end of the project area, where indirect noise impacts are possible and would require mitigation. Two-striped garter snake (*Thamnophis hammondi*) and Coronado Island skink (*Plestiodon skiltonianus interparietalis*) have potential to occur in fields and yards adjacent to Hollister Street, but are unlikely to be affected by project activities occurring within the street ROW. Neither of these species is listed under federal or state endangered species laws, nor is either covered by the City's MSCP Subarea Plan.

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

Tree removal during the general avian breeding season (February 1 through September 15) has the potential to cause direct impacts to active bird nests. Trees that would be directly affected by the project (i.e., removal would be required) are the large tamarisk in the tamarisk scrub area at the extreme south end of the project.

The southern end of the BSA, from Sunset Avenue on the west and approximately one-quarter mile south of Sunset Avenue on the east, is inside the City's MHPA. Except for this area, the project lies within heavily disturbed or developed lands that have no potential to provide habitat value for sensitive species. Indirect project effects such as lighting, noise, or dust would therefore have essentially no impact on sensitive biological resources in the northern three-fourths of the project area. Almost all surrounding lands are subject to constant disturbance by human, stock, or agricultural activities. Only the extreme southern end of the BSA includes habitat that can be considered natural or semi-natural and thus potentially providing value to sensitive species. Therefore, significant indirect effects are not anticipated except at the extreme southern end of the project. As the project site is partially within the MHPA, however, it is subject to Land Use Adjacency Guidelines designed to minimize indirect impacts to sensitive resources contained in the MHPA and thus maintain the value of the preserve. The adjacency guidelines address potential indirect impacts due to drainage, toxins, lighting, noise, public access/incursion, invasive species, brush management, and manufactured slopes.

Mitigation language has been included in the MMRP to avoid impacts to the least Bell's vireo. Implementation of the protection measures required by the Migratory Bird Treaty Act would also protect this, as well as other, avian species. Mitigation measures would include nest-avoidance measures and noise mitigation for least Bell's vireo, raptors, and nesting birds protected under the Migratory Bird Treaty Act. The project would also require mitigation measures consistent with MHPA Land Use Adjacency Guidelines to address indirect impacts as noted above.

Mitigation requirements are incorporated into Section V of the MMRP to reduce potential impacts to biological resources to below a level of significance. Therefore the project would not have substantial effects on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife (CDFW) or USFWS.

- 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?

Wetland and riparian areas potentially under federal, state, and local jurisdiction occur in or near the BSA. The only jurisdictional feature inside the Hollister Street ROW is a concrete-lined storm drain channel that parallels Tocayo Avenue and crosses under Hollister Street in a reinforced concrete box culvert. This channel is considered non-wetland waters of the U.S. Riparian vegetation is established in the channel, placing it under state and City jurisdiction as well. The existing water main crosses under this channel a short distance to the east of Hollister

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

Street. Other potential jurisdictional resources within the BSA are not inside the Hollister Street ROW, and are separated from potential project impacts by other, non-jurisdictional resources.

Although the project area contains sensitive wetlands (i.e., mule fat scrub and disturbed wetlands), the project would not directly or indirectly impact wetlands or wetland buffers. The mule fat scrub and disturbed wetlands within the BSA are immediately adjacent to the roadway, but would be fenced off to avoid impacts to them. The project would use jack-and-bore excavation under the existing concrete-lined channel without disturbing it, to avoid jurisdictional impacts. The project also would be subject to BMPs during and following construction. Implementation of BMPs would ensure that wetlands and wetland buffers would not be directly or indirectly impacted during construction of the proposed project. The project would include a biological monitor to ensure that construction does not inadvertently impact wetland areas.

Accordingly, no impacts to riparian habitat or any other community identified in local or regional plans, policies, and regulations or by CDFW or USFWS are anticipated, and no mitigation is required.

- 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?

Please see IV.b. No impacts to federally protected wetlands are anticipated, and no mitigation is required.

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

The southernmost reach of the project site, south of Sunset Avenue, is located within the City's MHPA, but the project would occur entirely within the ROW of an existing road and is not mapped as a wildlife corridor. Therefore, it has a low potential to impact wildlife movement during construction, and the short duration of construction is not expected to result in substantial impedance of wildlife movement. Once constructed, the improvements would be located below grade, and would not impede wildlife movement or impede the use of any native wildlife nursery sites in the project BSA.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Please see IV.a. Mitigation is required.

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| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The project site is partially within the City's MHPA and subject to Land Use Adjacency Guidelines designed to minimize indirect impacts to sensitive resources contained in the MHPA and thus maintain the value of the preserve. Please refer to IV.a for additional information. With implementation of the proposed mitigation measures, the project would be consistent with MHPA Land Use Adjacency Guidelines.

V. CULTURAL RESOURCES – Would the project:

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| a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5[b] and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5[b][1]). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

The nearest established Historical District designated by the City's Historical Resources Board is the Auxiliary Naval Air Station Brown Field Historic District (Otay Mesa), which is over five miles away. The proposed pipeline replacement project would be developed inside the footprint of an existing developed roadway, which contains no visible historical resources; therefore, there is no potential to directly impact above-ground historical resources. The project is also unlikely to directly impact subsurface resources, since the underlying substrate has been previously disturbed in conjunction with roadway development. The proposed pipeline replacement would

| Issue | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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require excavation, however, which would have the potential to adversely affect buried archaeological resources and result in a significant direct impact. Archaeological monitoring would be required and would reduce potential impacts to below a level of CEQA significance. This mitigation requirement is included in Section V of the MMRP.

With regard to the potential for indirect impacts, the pipeline replacement project would not involve the construction of large scale structures with the potential to cast shadow patterns on historic properties, intrude into viewsheds, generate substantial noise increases, substantially increase air pollution or wind patterns or otherwise indirectly impact above-ground historical resources, if they were present. Project implementation would, therefore, have no significant indirect impact on prehistoric or historic buildings, structures, objects or sites, or existing religious or sacred uses, if they exist in the project area.

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| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Please see V.a. Mitigation is required.

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| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project is entirely underlain by old paralic deposits (Qop₆; formerly labeled Bay Point Formation and unnamed, near shore, marine sandstone), with the exception of a small area of young alluvial flood plain deposits from the Holocene and late Pleistocene. Both of these deposits are relatively recent. The old paralic deposits are categorized as having a high sensitivity for paleontological resources. The young alluvial flood plain deposits are categorized as having a low sensitivity for paleontological resources. As defined in the City's CEQA Thresholds, projects that excavate deeper than 10 feet of soil and require more than a 1000 cubic yards of excavation in areas of moderate or higher sensitivity could result in impacts to these resources. The proposed pipeline replacement project would require excavation to a depth of up to approximately 15 feet; however, because the proposed pipeline would be located under an existing roadway that was previously disturbed by grading for the roadway, as well as placement of other utilities under the roadway, the potential for impacts to paleontological resources would be less than significant and no mitigation is required.

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| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Please see V.a; there is potential for impacts to historical resources, including human remains, so mitigation is required.

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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:

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| <p>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.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed project is not located within a mapped Alquist-Priolo Fault Zone area. In addition, the City's Seismic Safety Study maps do not indicate the presence of identified inferred or concealed faults. Furthermore, the proposed pipeline replacement would occur in an existing roadway, which has already been designed and constructed to the full satisfaction of City requirements and standard construction practices. The existing roadway and existing water pipeline underlying it are operating without signs of damage or risk from geologic conditions.

The project would utilize proper engineering design and standard construction practices to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant. Therefore, risks from rupture of a known earthquake fault would remain less than significant.

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| <p>ii) Strong seismic ground shaking?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Please see VI.a.i. The pipeline replacement would occur in the established roadway ROW that is not immediately adjacent to any structures. Therefore, the project would not measurably destabilize neighboring properties or induce settlement of adjacent structures. Furthermore, the project is not proposing to construct facilities that would attract people to the location, other than for routine maintenance.

Therefore, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project would utilize proper engineering design and standard construction practices to ensure that the potential for impacts from ground shaking would remain less than significant.

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| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The City's Seismic Safety Study maps have designated the geology at the project location as being in a zone with low liquefaction hazard potential. The project would utilize proper engineering design and standard construction practices to ensure that the potential for impacts from liquefaction and ground failure would be less than significant.

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| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The City's Seismic Safety Study maps show that the project is not located in an area of confirmed, suspected, possible or conjectured landslides; these maps have designated the geology at the project location as being in a low potential geologic hazard zone. In addition, the project would replace a pipeline within the existing roadway footprint, and the project site and surrounding area are relatively level. Therefore, the project would not expose people or structures to the risk of loss, injury, or death involving landslides. The project would utilize proper engineering design and standard construction practices to avoid potential landslide-related impacts.

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| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Construction of the project would take place within the developed public ROW. All disturbances to paved or ornamental areas would be replaced in kind to prevent soil erosion or loss of topsoil.

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As stated above, the City's Seismic Safety Study maps have designated the geology at the project location as being in a low potential geologic hazard zone. The project would replace a pipeline within the existing roadway footprint, and would utilize proper engineering design and standard construction practices to avoid the potential for impacts with respect to on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

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

The project would be located in an area of primarily Huerhuero and Chino silt loam soils, which are characterized as having high and moderate expansive properties, respectively. While these native soils are generally not anticipated to occur on-site, due to the developed nature of the project footprint in an existing roadway, they could potentially be present below the roadway, and could be encountered during excavation. Such materials could be subject to expansive behavior, with associated impacts to proposed facilities, such as pavement and pipelines. The project would incorporate appropriate design and construction measures to address potential effects related to expansive soils, pursuant to applicable industry/regulatory standards (e.g., the IBC). Therefore substantial risks to life or property associated with expansive soils would be less than significant.

- 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?

The proposed project is the replacement of a water pipeline, and as such, 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?

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 number 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 GHGs 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 pipeline replacement project being considered in this CEQA document does not fit the categories listed above, the project conducted an independent modeling analysis to estimate the level of GHG emissions. The Roadway Construction Emissions Model is a spreadsheet program created by the

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Sacramento Metropolitan Air Quality Management District to analyze construction-related GHGs (i.e., carbon dioxide [CO₂]) and was utilized to quantify the project's GHG emissions. The model utilizes project information (e.g., total construction months, project type and total project area) to quantify GHG emissions from heavy-duty construction equipment, haul trucks, and worker commute trips associated with linear construction projects. The output of the model is an estimate of CO₂ emissions, which are the major contributor of GHGs.

The results of the Roadway Construction Emissions Model analysis demonstrated that during the approximately six months of estimated construction, the project would produce approximately 281 metric tons of CO₂, which is well below the 900 metric tons per year figure. Furthermore, these emissions would be amortized over the life of the new pipeline. Therefore, the project would result in a less than significant GHG 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. It is anticipated that the project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, construction specifications would include requirements for the contractor regarding where routine handling or disposal of hazardous materials could occur and what measures to implement in the event of a spill from equipment. Compliance with contract specifications would ensure that potential hazards to the public or environment are minimized to below a level of significance.

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- 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?

The proposed project has the potential to traverse properties which could contain contaminated sites located within a 1,000 feet from the project alignment; however, in the event that construction activities encounter underground contamination, the contractor would be required to implement Section 803 of the City's "Whitebook" for *Encountering or Releasing Hazardous Substances or Petroleum Products of the City of San Diego Standard Specifications for Public Works Construction*, which is included in all construction documents and would ensure the proper handling and disposal of any contaminated soils in accordance with all applicable local, state and federal regulations. Compliance with these requirements would minimize the risk to the public and the environment; therefore, impacts would remain less than significant.

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

Nestor Elementary School and Southwest High School are situated immediately adjacent to the Phase II alignment (the northern section of the project); however, as described in VIII.a and VIII.b, compliance with contract specifications and County Department of Environmental Health (DEH) oversight would ensure that potential hazards to nearby schools are minimized to below a level of significance.

- 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?

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR), in compliance with the search requirements of the Environmental Protection Agency's (EPA's) Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and the ASTM Standard Practice for Environmental Site Assessments (E 1527-05). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, known as the Cortese list. Therefore, no impacts are anticipated. Additionally, as outlined in VIII.a and b above, specific measures have been incorporated into the contract specifications to address any contaminated soils encountered during construction-related activities, in accordance with local, state and federal regulations.

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

The southern portion of the project is not located within the boundaries of an existing airport land use plan or an airport land use plan pending adoption, but the portion north of Tocayo Avenue is located within the Airport Influence Area of Brown Field, and subject to the San Diego Regional Airport Authority's Airport Land Use Compatibility Plan (ALUCP) for Brown Field. The project is located below ground surface, however, and therefore would not introduce any new features that would create a 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?

The project is not located within two miles of a private airstrip. Furthermore, the project is located below ground surface and therefore would not result in a safety hazard that would create flight hazards. Therefore, no impact related to being in the vicinity of a private airstrip would occur.

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

Construction of the project would temporarily affect traffic circulation within the project area and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction which would allow emergency plans to be employed. Therefore, the project would not physically interfere with an adopted emergency response plan or emergency 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 southern portion of the project alignment, south of Tocayo Avenue, is located in an area identified by the California Department of Forestry and Fire Protection (CALFIRE) as a Very High Fire Hazard Severity Zone (VHFHSZ). The northern portion of the project is located in a non-VHFHSZ area. The water pipeline replacement project would be entirely within the roadway ROW and the implementation of standard construction regulations and standards would minimize the risk

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of wildland fires caused by project construction. The pipeline replacement would be entirely below grade, and would not introduce any new features that would increase the risk of fire. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

Potential impacts to existing water quality standards associated with the project would include minimal short-term construction-related erosion/sedimentation, but would not include any long-term operational storm water impacts. Conformance to BMPs outlined in the Storm Water Pollution Prevention Plan (SWPPP) and conformance with the City's Stormwater Regulations would prevent or effectively minimize short-term water quality impacts during construction. Therefore, the project would not violate any existing water quality standards or discharge requirements.

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

The project does not propose the use of groundwater. Furthermore, the project would not introduce new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the project would not deplete groundwater supplies or interfere 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 project is located below the surface of developed public ROW. Upon completion of the installation of the pipeline, the paved areas would be returned to their preexisting conditions and any unpaved areas of disturbance would be revegetated. Therefore, the project would not substantially alter any existing drainage patterns.

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- 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?
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Please see IX.c. No mitigation is required.

- 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?
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Conformance to BMPs outlined in the project SWPPP and compliance with the City Stormwater Regulations would prevent or effectively minimize short-term construction runoff impacts. Additionally, no new impervious areas are proposed that would increase runoff from the project area. Therefore, the water pipeline replacement project would not contribute runoff water that would exceed the capacity of existing storm water systems.

- f) Otherwise substantially degrade water quality?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Conformance to BMPs outlined in the project SWPPP and compliance with the City's Stormwater Regulations would prevent or effectively minimize short-term water quality impacts and would preclude impacts to water quality.

- 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?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Although much of the project alignment is located in a mapped 100-year flood hazard area, the project does not propose construction of any housing.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project does not propose any new structures, and would not impede the direction of flows or substantially impact a 100-year flood hazard area.

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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project would not include any new project features that would increase the risk associated with flooding beyond those of the existing conditions.

- j) Inundation by seiche, tsunami, or mudflow?

The project would not include any new project features that would increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

Implementation of the project would involve replacing subsurface water pipeline infrastructure and would not introduce any features that could 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?

The project is consistent with all applicable land use plans, policies, or regulations of an agency with jurisdiction over the project and would not conflict with any land use plans.

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

As discussed in IV.a, the project site is partially within the MHPA, so it is subject to Land Use Adjacency Guidelines designed to minimize indirect impacts to sensitive resources contained in the MHPA, and thus maintain the value of the preserve. The adjacency guidelines address potential indirect impacts due to drainage, toxins, lighting, noise, public access/incursion, invasive species, brush management, and manufactured slopes. With implementation of proposed biological resources mitigation measures, the project would be consistent with MHPA Land Use Adjacency Guidelines and the MSCP Subarea Plan, and would not conflict with any applicable habitat conservation plan or natural community conservation plan.

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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 southern portion of the project impact footprint does overlap an area designated as MRZ-2 (areas of identified mineral resource significance). The project footprint, however, is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map; it is an existing public roadway. The proposed project would consist of a water pipeline replacement within the existing roadway ROW. Therefore, the project would not result in the loss of availability of a known mineral resource, in excess of existing conditions.

- 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?

Please see XI.a. No mitigation is required.

XII. NOISE – Would the project result in:

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

The water pipeline replacement project is located below grade, and would not result in a substantial permanent operational increase in ambient noise levels in the project vicinity in excess of existing standards. The development of the project would generate construction-related noise, but this would be temporary and transitory in nature, and strictly regulated under San Diego Municipal Code Section 59.5.0404, "Noise Abatement and Control," which places limits on the hours of construction operations and standard decibels that may not be exceeded. Therefore, people would not be exposed to noise levels in excess of noise regulations.

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- b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?

The project would generate negligible ground borne vibration during construction and operation, based on the type of equipment and construction methodology used for this type of pipeline replacement project. Operation of the replaced water pipeline would not be associated with increased ground borne noise, and any construction-related ground borne noise would be temporary and transitory in nature, and strictly regulated under San Diego Municipal Code Section 59.5.0404. Therefore, no impacts associated with ground borne vibration or ground borne noise would be anticipated.

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

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 water pipeline replacement project, surrounding noise levels in the area resulting from traffic along the streets, and the requirement that construction-related noise be subject to San Diego Municipal Code Section 59.5.0404, the increase in ambient noise would be less than significant.

- 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 southern portion of the project is not located within the boundaries of an existing airport land use plan or an airport land use plan pending adoption, but the portion north of Tocayo Avenue is located within the Airport Influence Area of Brown Field and subject to the San Diego Regional Airport Authority's ALUCP for Brown Field. The water pipeline replacement project is located below grade, however, and would not result in substantial permanent operational increase in ambient noise levels in the project vicinity. Construction-related noise would be temporary and transitory in nature, and strictly regulated under San Diego Municipal Code Section 59.5.0404. People residing or working in the project area would, therefore, not be exposed to excessive noise levels. Also, strict compliance with OSHA standards for worker safety would protect workers from excessive noise levels.

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

The project is not located within proximity to a private airstrip. Furthermore, the water pipeline replacement project would not introduce any new features that would expose people residing or working in the project area to excessive noise levels (see XII.e). No private airstrip-related noise impacts would result.

XIII. POPULATION AND HOUSING – Would the project:

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

The project would replace existing utility infrastructure. The replacement of the pipelines is intended to improve the currently outdated and decaying water pipeline system in the area, to adequately and safely supply current demand. The project would not extend any existing roadways or utilities into an undeveloped area or introduce any new roadways or utilities that could induce growth. Therefore, the project would not induce substantial population growth.

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

The project would replace water pipeline infrastructure in existing roadway ROW 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?

The project would replace water pipeline infrastructure in existing ROW and would not result in the displacement of any existing housing or other structures, or otherwise affect existing housing or other structures in any way that would result in the displacement of any people.

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

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 ratios, response times or other performance objectives for any of the public services:

i) Fire Protection

The project would not physically alter any fire protection facilities. Any fire hydrant connections temporarily affected by the pipeline replacement project would be replaced promptly, and other hydrants would be available nearby during construction to maintain acceptable service levels. Replacement and installation of utility infrastructure would not require any new or altered fire protection services.

ii) Police Protection

The project would not physically alter any police protection facilities. Replacement of water pipeline infrastructure would not require any new or altered police protection services.

iii) Schools

The project would not physically alter any schools. Additionally, the project would not include construction of future housing or induce growth that could increase demand for schools in the area.

v) Parks

The project would not physically alter any parks or create new housing. Therefore, the project would not create demand for new parks or other recreational facilities.

vi) Other public facilities

The project would not increase the demand for electricity, gas, or other public facilities. The replacement of the pipeline is intended to improve the currently outdated and decaying water pipeline system in the area, to adequately supply current demand.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 replace water pipeline infrastructure. The project would not generate additional trips to existing recreation areas or induce future growth that would result in additional trips to these facilities. Therefore, the project would not increase the use of existing recreational areas such that substantial physical deterioration of the facility would occur or be accelerated.

- 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?

The project would replace water pipeline infrastructure and would not include recreational facilities or require the construction or expansion of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

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

Construction of the project would temporarily affect traffic circulation within the project area and its adjoining roads. However, an approved 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 that is substantial in relation to existing traffic capacities, or otherwise reduce the performance of any aspect of the circulation system.

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

Construction of the project would temporarily affect traffic circulation within the project area and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that traffic would not exceed cumulative or individual levels of service or other roadway congestion standards.

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 does not include any tall structures or new features that could affect air traffic patterns or introduce new safety hazards related to air traffic.

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's replacement pipeline design would be similar to the existing pipeline, and would not include any design features that would increase hazards in the area. Following completion of pipeline installation, the roadway would be resurfaced to its pre-existing condition. The project was designed to meet City design standards and, therefore, would meet existing levels of safety.

e) Result in inadequate emergency access?

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

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
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- 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, once completed, would be located below grade and does not have the potential to conflict with any alternative transportation systems. Construction of the project could temporarily affect public transit, bicycle, or pedestrian facilities within the project area and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction, so that the project would not interfere with the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

The project would entail replacement of existing water pipelines, and would not involve or require the generation or treatment of wastewater. It would not exceed the requirements of the Regional Water Quality Control Board.

- 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 entail replacement of existing water pipelines with pipelines of the same capacity and, therefore, would not require the construction of any new water or wastewater treatment facilities.

- 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 expanded impervious surface area and would not result in substantial quantities of runoff that would require new or expanded treatment facilities. Therefore, the project would not require the construction of new storm water drainage facilities or expansion of existing facilities.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 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 entail replacement of existing water pipelines with pipelines of the same capacity and, therefore, would not impact existing water supplies.

- 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?

The project would entail replacement of existing water pipelines with pipelines of the same capacity and, therefore, would not impact an existing wastewater treatment provider.

- 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 waste associated with construction activities. This waste would be disposed of in accordance with all applicable local and state regulations pertaining to solid waste, including permitting capacity of the landfill serving the project area. Materials able to be recycled would be recycled to local standards regulating such activity. 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?

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

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project would result in direct impacts to Biological Resources and potential impacts to Cultural Resources. However, implementation of the MMRP in Section V of the MND would reduce direct and/or potential impacts to these resources to below a level of significance and would not result in degradation to 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)?

When viewed in connection with the effects of other projects in the project area, construction activities have the potential to impact cultural resources, which could incrementally contribute to a cumulative loss of non-renewable resources. However, with implementation of the mitigation measures in Section V of the MND, incremental impacts would be reduced to below a level of significance.

In addition, the project would result in potential impacts to Biological Resources, and because of the potential to conflict with the MSCP Subarea Plan, a land use impact could result. Mitigation for biological impacts has been incorporated in Section V of the MND. Implementation of the MHPA Land Use Adjacency Guidelines is consistent with the MSCP Subarea Plan and associated Final Environmental Impact Report, which addressed the cumulative loss of sensitive biological resources and edge effects of the MHPA due to future development. Therefore, the impacts associated with this project combined with other closely related past, present, and reasonably foreseeable future projects would not result in a considerable incremental contribution to any cumulative impact.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

As previously stated, the project could have a significant environmental effect in the following areas: Biological Resources and Cultural Resources. However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects that would cause substantial direct or indirect adverse effects on human beings.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan.
- Community Plan.
- 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 Reports: *Hollister Phase II & III Site Development Permit Project Biological Technical Report, February 25, 2013 (HELIX Environmental Planning, Inc).*

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:

VII. GREENHOUSE GAS EMISSIONS

- Site Specific Report: *Sacramento Metropolitan Air Quality Management District Roadway Construction Emissions Model Analysis for the Hollister II & III Pipeline Replacement Project, March 26, 2013 (HELIX Environmental Planning, Inc).*

VIII. HAZARDS AND HAZARDOUS MATERIALS

- San Diego County Hazardous Materials Environmental Assessment Listing
- San Diego County Hazardous Materials Management Division
- State Water Resources Control Board Geotracker
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.
- Site Specific Report: *Hollister II & III Pipeline Replacement Project Radius Map Report, March 26, 2013 (Environmental Data Resources, Inc.).*

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

- 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.
- California Geological Survey - SMARA Mineral Land Classification Maps.
- Site Specific Report:

XII. NOISE

- Community Plan
- San Diego International Airport Master Plan CNEL Maps.
- MCAS Miramar ALUCP
- 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

- 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

City of San Diego General Plan.

Community Plan.

Series 11 Population Forecasts, SANDAG.

Other:

XV. PUBLIC SERVICES

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

City of San Diego General Plan.

Community Plan.

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

San Diego Region Weekday Traffic Volumes, SANDAG.

Site Specific Report:

XVIII. UTILITIES

- City of San Diego General Plan.
- Community Plan.
- Site Specific Report:

XIX. WATER CONSERVATION

- City of San Diego General Plan.
- Community Plan.
- Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.
- Site Specific Report:

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