

(R-93-1671)

RESOLUTION NUMBER R- 281890

ADOPTED ON MAY 03 1993

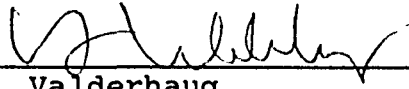
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 91-0613, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the acceptance of easements, a street reservation and the dedication of Varney Drive.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and, therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the

environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By 

Harold O. Valderhaug
Chief Deputy City Attorney

HOV:ps
04/14/93
Or.Dept:E&D
WO.910613
R-93-1671
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Development and Environmental
Planning Division
236-6460

Mitigated Negative Declaration

DEP No. 91-0613

SUBJECT: Kingdom Hall of Jehovah's Witnesses. CONDITIONAL USE PERMIT and SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT (No. 91-0613) for development of a church and caretaker's residences on a 4.13-acre parcel. The project site is located at 6400 Plaza Boulevard, between Division Street and Plaza Taxco, in the Alta Vista neighborhood of the Southeast San Diego Community (Northerly Half of Northeasterly Quarter of Quarter Section 79 of Rancho de la Nacion, Map 166). Applicant: Skyline Congregation of Jehovah's Witnesses.

- 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. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potential adverse project impacts to paleontological resources to below a level of significance.

Paleontological Resources

As a condition of Conditional Use Permit and Southeast San Diego Development Permit No. 91-0613, the applicant shall conduct a full-time paleontological monitoring program during original cutting and earth moving of undisturbed native soils only.

1. Prior to any grading activities, the applicant shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the Principal Planner of the Environmental Analysis Section (EAS) of the City Planning Department. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a

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qualified paleontologist. All persons involved in the paleontological monitoring of this project shall be approved by EAS prior to the preconstruction meeting.

2. The qualified paleontologist shall attend any preconstruction meetings to discuss grading plans with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans.
3. The paleontologist or paleontological monitor shall be on-site full-time during the original cutting of previously undisturbed sediments of the Mission Valley Formation to perform periodic inspections of excavations, and if necessary, to salvage exposed fossils. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
4. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct or temporarily halt grading activities in the area of discovery to allow evaluation and recovery of exposed fossils. At the time of discovery, the paleontologist shall immediately notify EAS staff of such finding. EAS shall approve salvaging procedures to be performed before construction activities are allowed to resume.
5. All collected fossil remains shall be cleaned, sorted and cataloged following standard professional procedures. The collection shall be donated to a scientific institution with a research interest in the materials (such as the San Diego Natural History Museum).
6. Prior to the issuance of building permits, a monitoring results report shall be submitted to and approved by the Principal Planner of EAS. The monitoring results report, with appropriate graphics, shall summarize the results, analysis and conclusions of the paleontological monitoring program, even if negative.

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

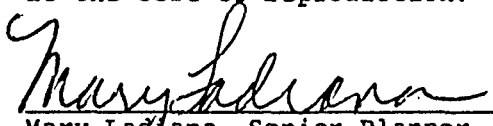
City of San Diego
Councilmember Stevens, District 4
Planning Department
Engineering and Development Department
Building Inspection Department
California Department of Fish and Game
Sierra Club
San Diego Natural History Museum
San Diego Audubon Society
Citizens Coordinate for Century III
South Coastal Information Center
San Diego Historical Society
San Diego Museum of Man
Save Our Heritage Organization
Kumeyaay Cultural Historic Committee
San Diego County Archaeological Society

Southeast San Diego Development Committee

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.
- (X) 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 Monitoring and Reporting Program and any Initial Study material are available in the office of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.


Mary Ladana, Senior Planner
City Planning Department

June 23, 1992
Date of Draft Report

July 14, 1992
Date of Final Report

Analyst: Cárdenas

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San Diego County Archaeological Society, Inc.

Environmental Review Committee
P.O. Box A-81106 San Diego, CA 92138

July 5, 1992

RECEIVED
JUL 08 1992
DEVELOPMENT AND ENVIRONMENTAL
PLANNING

To: Mr. Sean Cardenas
Development and Environmental Planning Division
Planning Department
City of San Diego
202 C Street, Mail Station 4C
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration
Kingdom Hall of Jehovah's Witnesses
DEP No. 91-0613

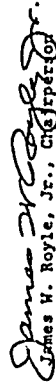
Dear Sean:

I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

1. Based on the information contained in the cultural resource survey report for the project, we agree that the project should have no significant impacts to cultural resources.

Thank you for including SDCAS in the City's environmental review process for this project.

Sincerely,


James M. Royle, Jr., Chairperson
Environmental Review Committee

cc: RECON
SDCAS President
file

K-281890

City of San Diego
Planning Department
DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION
202 "C" Street, Mail Station 4C
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
DEP No. 91-0613

SUBJECT: Kingdom Hall of Jehovah's Witnesses. CONDITIONAL USE PERMIT and SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT (No. 91-0613) for development of a church and caretaker's residences on a 4.13-acre parcel. The project site is located at 6400 Plaza Boulevard, between Division Street and Plaza Taxco, in the Alta Vista neighborhood of the Southeast San Diego Community (Northerly Half of Northeasterly Quarter of Quarter Section 79 of Rancho de la Nacion, Map 166). Applicant: Skyline Congregation of Jehovah's Witnesses.

I. PURPOSE AND MAIN FEATURES:

The proposed project consists of a Conditional Use Permit and a Southeast San Diego Development Permit for development of a church and caretaker's residences on a 4.13-acre parcel. The project would provide a one-story, 8,489-square foot church; one-story, 2,228-square foot caretaker's residences (duplex) with attached; off-street parking for 167 vehicles; and landscaping.

Site development would include construction of the church and caretaker's residences; buildout of Varney Drive along the northern edge of the property; dedication of a 10-foot storm drain easement with a new curb inlet, 18-inch diameter reinforced concrete pipe (RCP) storm drain, L-shape headwall, and rip-rap dissipator for runoff from Varney Drive; construction of brow ditches and installation of two headwalls, 18-inch diameter polyvinyl chloride (PVC) piping, 18-inch diameter RCP storm drain, and two cleanouts for on-site runoff; and dedication of a 10-foot water easement.

Exterior building finishes would include stucco with concrete tile roofs. Project design and lighting complies with the Urban Design Element of the Southeast San Diego Community Plan. Access to off-street parking would be via two 30-foot wide driveways from Plaza Boulevard. Front yard, side yard and parking lot plantings would be provided, and all manufactured slopes would be revegetated. The proposed plant materials comply with the City's Landscape Technical Manual and would include 24- and 30-inch box trees, 5-gallon trees, 1- and 5-gallon shrubs, and groundcover. A permanent irrigation system would be installed. Site grading would require 9,850 cubic yards of balanced cut and fill. Manufactured slopes would have a maximum height of 38 feet and a 2:1 slope gradient. The existing drainage would be controlled at the upstream end through an 18-inch diameter storm drain; at the downstream end through 18-inch diameter piping and an 18-inch diameter storm drain.

II. ENVIRONMENTAL SETTING:

The 4.13-acre site is located at 6400 Plaza Boulevard, between Division Street and Plaza Taxco, in the Alta Vista neighborhood of the Southeast San Diego Community (Figure 1). The project site is designated for low density residential development (5-10 dwelling units/acre) and is zoned SF-5000 (single-family residential). Development of a church is allowed in a residential zone with a CUP. The entire property is vacant, except

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for several concrete foundations and historic debris located in the southeast corner. A steep-sided, south-trending canyon extends the length of the property and is joined by a minor west-trending drainage at its south end. These drainages have a few isolated clumps of mule fat shrubs scattered along them in addition to non-native species. The remainder of the property supports highly disturbed vegetation composed of large clumps of native shrubs and open areas of predominantly non-native herbaceous species. The northern end of the property consists of a 38-foot high fill slope associated with the partial construction of Varney Drive. This fill slope is not vegetated and is currently being eroded.

The area surrounding the property is designated for low density residential uses to the north and west, and very low density residential uses (0-5 dwelling units/acre) to the east in the Southeast San Diego Community Plan. Land to the south along the North Branch of Paradise Creek is designated open space in the Skyline-Paradise Hills Community Plan. The surrounding zones are SF-5000 to the west, north and east; R1-5000 and R1-40000 (single-family residential) to the south. Single-family residences surround the project site on the west, north and east; open space lies to the south.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issue was considered during review of the project and determined to be significant.

Paleontological Resources

According to Geology of the National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California (Kennedy and Tan, 1977), published by the California Division of Mines and Geology, the project site is underlain by the Mission Valley Formation. This formation is known to include and has yielded important terrestrial mammal and marine invertebrate fossils. Paleontological resources have been recovered from seven previously recorded locations within a one-mile radius of the project site. The project proposes grading of approximately 10,000 cubic yards of the Mission Valley Formation.

As a condition of Conditional Use Permit and Southeast San Diego Development Permit No. 91-0613, the applicant shall conduct a full-time paleontological monitoring program during original cutting and earth moving of undisturbed native soils only. The program is outlined in detail in "Section V. Mitigation Monitoring and Reporting Program" of the Mitigated Negative Declaration. Implementation of the mitigation measures would reduce potential adverse project impacts to paleontological resources to below a level of significance.

The following environmental issues were considered during review of the project and determined not to be significant.

Biological Resources

A biological investigation of the project site was conducted to determine the potential for impacts from project implementation (RECON, 1992). The existing vegetation of the site is disturbed and is composed of large clumps of native shrubs and open areas of predominantly non-native herbaceous species. The site probably once supported mixed chaparral habitat, but as development of the surrounding area increased, the canyon became disturbed due to increased usage by humans. Forty

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species of plants were identified on the property, of which half are native. Dense groupings of lemonadeberry dominate the site, along with planted exotic species such as pepper tree and Spanish daggers. Other native shrubs present on-site in very low numbers include toyon, coyote bush, coast encelia, coastal sagebrush, and flat-top buckwheat. The open areas on-site are dominated by non-native grasses, but an occasional native valley needlegrass occurs along the less disturbed margins near a few of the large groupings of lemonadeberry. The small drainages on-site have a few isolated clumps of mule fat shrubs scattered along them in addition to non-native species. Animal species noted during the biological investigation were limited to two species of reptiles and 14 common urban species of birds.

The proposed project would impact approximately 2.6 acres of the 4.13-acre site. No sensitive habitat was identified within the project site, and no federal or state listed endangered or threatened plant or animal species were observed. Two plant species considered sensitive by the California Native Plant Society, San Diego sunflower and California adolphia, occur on-site and would be lost. One wildlife species considered sensitive under the City of San Diego Resource Protection Ordinance, the red-shouldered hawk, was observed on the property. A directed survey for the orange-throated whiptail lizard was negative.

Since the project site is isolated, is not contiguous with any natural open space areas, and no native plant communities remain intact on-site, the impacts to habitat would not be considered significant. The loss of a single California adolphia shrub and less than 20 individuals of San Diego sunflower also would not be considered significant. These relatively small losses would not contribute significantly to the cumulative loss of these species, since they are more common elsewhere (e.g., San Diego County, Baja California, Mexico). In addition, the long-term viability of these plant species at this site is low due to the isolation of the site and the relatively high degree of disturbance to the habitat. The vegetation that does occur on-site provides minimal foraging habitat for raptor species such as the red-shouldered hawk and supports a minimal assemblage of common wildlife of urban environments. Although the development of any site contributes to the cumulative loss of foraging habitat for raptors, this loss would not be considered significant due to the small size, isolation, and relatively low habitat quality of the project site. No mitigation is required.

Prior to project implementation, the applicant would be required to obtain a Streambed Alteration Agreement from the California Department of Fish and Game pursuant to Section 1600 et seq. of the Fish and Game Code.

Cultural Resources

The coastal areas of San Diego County are known for intense and diverse prehistoric occupation and important cultural resources. These areas have been inhabited by various cultural groups spanning 10,000 years or more. Camp sites and villages have been recorded along the coastal valleys and adjacent mesas from Del Mar to Tijuana. Record searches conducted for the project identified a single isolated sandstone metate previously recorded within a one-mile radius of the project site. An archaeological survey of the project site was conducted and remnants of several historic structures were identified (RECON, 1992). Only two small outbuildings remain standing on the property. All of the other structures, including the main residence, have been demolished, leaving behind a scatter of debris over much of the southern portion of the site. Excavation of six backhoe trenches failed to identify any buried prehistoric or historic deposits. Despite the reported use of the

property in the 1930s for horse ranching, all of the observed debris post-dates 1944 and the majority of the material appears to date to the early 1950s through 1970s. No historic significance could be assigned to the historic resources located on the property; therefore, no mitigation is required.

Geology

According to the City of San Diego Seismic Safety Study, the project site is located within Geologic Risk Zone C (moderate risk to development) and Hazard Category No. 27 (prone to land slides). The project is located in a seismically active region of California, therefore, the potential exists for geologic hazards such as earthquakes and ground failure. An unnamed trace of the La Nacion Fault Zone is mapped on-site along the western property boundary (Leighton and Associates, 1983). A preliminary geologic reconnaissance study was conducted for the project site (Geocon Inc., 1991). The study recommended that a full geotechnical investigation be performed to evaluate on-site fault hazards once specific building locations and dimensions have been determined. The Building Inspection Department will require completion and submittal of a geotechnical investigation prior to the issuance of a land development permit or building permit. Proper engineering design of the new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant. No mitigation is required.

Landform Alteration

The project site includes the steep slopes and bottom of a south-trending canyon which runs the length of the property. A slope analysis prepared by Fotiadi Engineering (1992) identified 1.28 acres (31 percent) of the site as having a slope of less than 10 percent, 1.3 acres (31.5 percent) as having a slope of 10 to 25 percent, and 1.55 acres (37.5 percent) as having a slope of over 25 percent. The property does not lie within the mapped Hillside Review (HR) Overlay Zone and none of the on-site slopes exceed 38 feet in height. The existing 38-foot high fill slope associated with partial construction of Varney Drive at the northern end of the property is not revegetated and is eroding. Project grading would include balanced cut and fill of approximately 9,850 cubic yards of material. Project redesign has substantially reduced the amount of grading, manufactured slopes and retaining walls required. Nevertheless, project implementation would create a maximum 38-foot high fill slope at the northern end of the property associated with buildout of Varney Drive; a maximum 23-foot high cut slope in the east central portion of the property; and a maximum 14-foot high cut slope in the west central portion of the property (Figure 2). The three remaining fill slopes range between a maximum of 2 and 10 feet in height; the one remaining cut slope a maximum of 4 feet in height. All manufactured slopes would be graded at a 2:1 slope gradient and landscaped in accordance with the City's Landscape Technical Manual. The 14-, 23- and 38-foot high manufactured slopes would not be visible from any public vantage point due to orientation and intervening buildings. Implementation of these measures would reduce landform alteration impacts to below a level of significance. No mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

— The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

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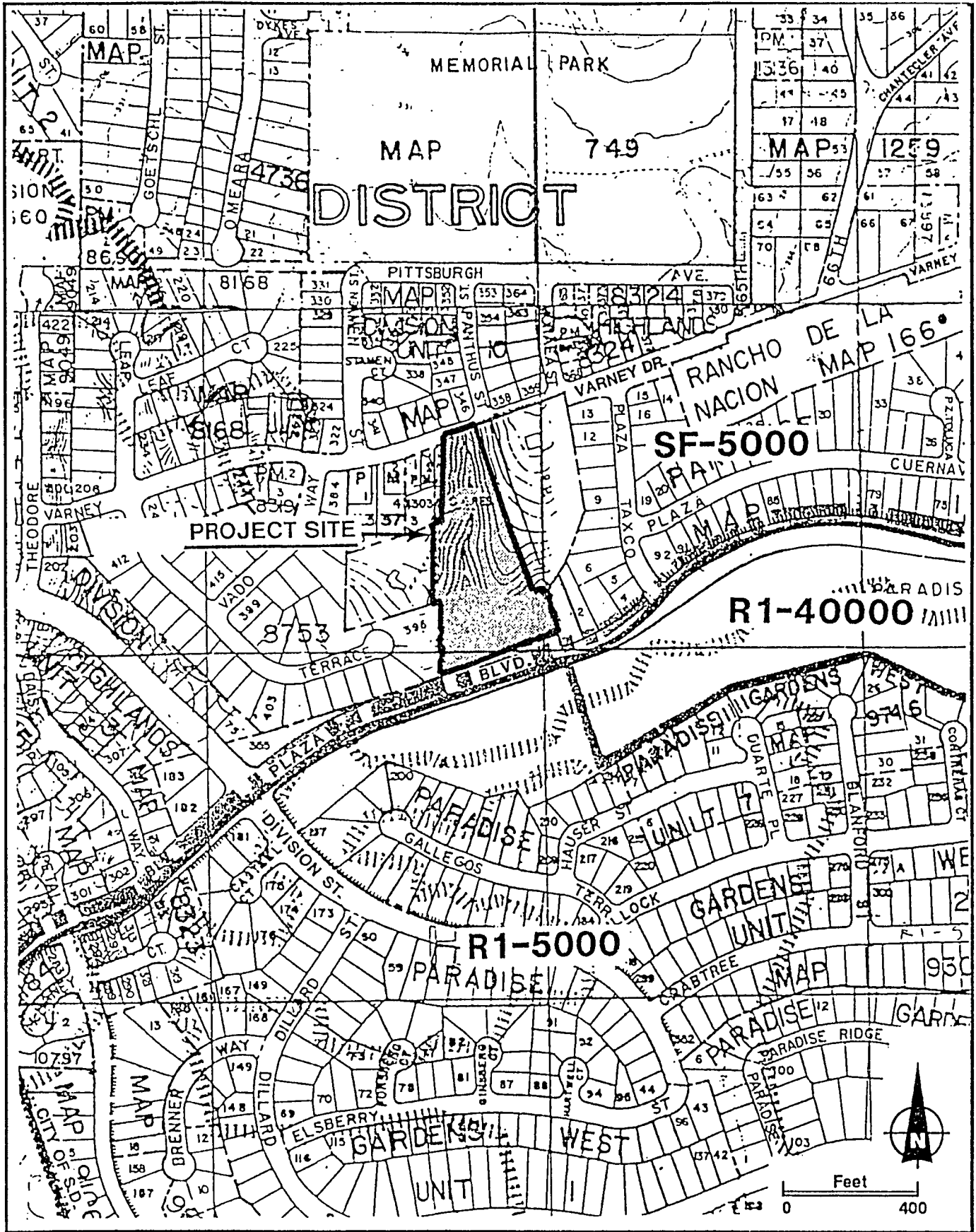
X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Cárdenas

Attachments: Figure 1. Location Map
Figure 2. Site Plan
Initial Study Checklist

003183



(193-1750) 2-26-92



LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • PLANNING DEPARTMENT

Figure
1

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. <u>Hydrology/Water Quality.</u> Will the proposal result in:			
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>NO CHANGE/SEE PURPOSE & MAIN FEATURES</u>	---	---	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>NOMINAL CHANGE</u>	---	---	<u>X</u>
3. Alterations to the course or flow of flood waters? <u>NO CHANGE/SEE PURPOSE & MAIN FEATURES</u>	---	---	<u>X</u>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>NO DISCHARGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>NO DISCHARGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>NO CHANGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
7. Exposure of people or property to water related hazards such as flooding? <u>NO EXPOSURE/SEE PURPOSE & MAIN FEATURES</u>	---	---	<u>X</u>
8. Change in the amount of surface water in any water body? <u>NO CHANGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
D. <u>Biology.</u> Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>NO CHANGE/NO SUCH SPECIES ON-SITE/SEE DISCUSSION</u>	---	---	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. A substantial change in the diversity of any species of animals or plants? <u>NO CHANGE/URBAN AREA/SEE DISCUSSION</u>	—	—	<u>X</u>
3. Introduction of invasive species of plants into the area? <u>URBAN AREA/LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL</u>	—	—	<u>X</u>
4. Interference with the movement of any resident or migratory fish or wildlife species? <u>NO INTERFERENCE/NO SUCH SPECIES ON-SITE/SEE DISCUSSION</u>	—	—	<u>X</u>
5. In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>NO IMPACT/NO SUCH HABITAT ON-SITE/SEE DISCUSSION</u>	—	—	<u>X</u>
6. Deterioration of existing fish or wildlife habitat? <u>URBAN AREA/NO SUCH HABITAT ON-SITE/SEE DISCUSSION</u>	—	—	<u>X</u>
E. <u>Noise.</u> Will the proposal result in:			
1. A significant increase in the existing ambient noise levels? <u>NO INCREASE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	—	—	<u>X</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>NO EXPOSURE/AREA DESIGNATED FOR LOW DENSITY RESIDENTIAL USE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	—	—	<u>X</u>
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>NO EXPOSURE/NO SUCH NOISE SOURCE IN VICINITY</u>	—	—	<u>X</u>
F. <u>Light, Glare and Shading.</u> Will the proposal result in:			
1. Substantial light or glare? <u>NO IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	—	—	<u>X</u>
2. Substantial shading of other properties? <u>NO IMPACT/ONE-STORY 8,489 SQ FT BLDG</u>	—	—	<u>X</u>

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		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G.	<u>Land Use.</u> Will the proposal result in:			
1.	A land use which is inconsistent with the adopted community plan land use designation for the site? <u>AREA DESIGNATED FOR RESIDENTIAL USE/INSTITUTIONAL USE ALLOWED WITH CUP</u>	---	---	<u>X</u>
2.	A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>NO CONFLICT/INSTITUTIONAL USE ALLOWED WITH CUP</u>	---	---	<u>X</u>
3.	A conflict with adopted environmental plans for the area? <u>NO CONFLICT/AREA DESIGNATED FOR RESIDENTIAL USE</u>	---	---	<u>X</u>
4.	Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? <u>NOT APPLICABLE</u>	---	---	<u>X</u>
H.	<u>Natural Resources.</u> Will the proposal result in:			
1.	The prevention of future extraction of sand and gravel resources? <u>URBAN AREA/NO SUCH RESOURCES ON-SITE</u>	---	---	<u>X</u>
2.	The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>URBAN AREA/NO SUCH RESOURCES ON-SITE</u>	---	---	<u>X</u>
I.	<u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>NO IMPACT/AREA DESIGNATED FOR RESIDENTIAL USE</u>	---	---	<u>X</u>
J.	<u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>NO CHANGE/PROJECT PROVIDES DUPLEX FOR CARETAKER</u>	---	---	<u>X</u>
K.	<u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing? <u>NO EFFECT/PROJECT PROVIDES DUPLEX FOR CARETAKER</u>	---	---	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1.			<u>X</u>
	<u>Traffic generation in excess of specific/ community plan allocation?</u>		
	<u>PROJECT WOULD GENERATE 300 ADTS ON SUNDAY/AREA DESIGNATED FOR LOW DENSITY RESIDENTIAL DEVELOPMENT</u>		
2.			<u>X</u>
	<u>An increase in projected traffic which is substantial in relation to the capacity of the street system?</u>		
	<u>PROJECT WOULD GENERATE 300 ADTS ON SUNDAY/CAPACITY OF PLAZA BLVD 10,000 ADTS</u>		
3.			<u>X</u>
	<u>An increased demand for off-site parking?</u>		
	<u>165 PARKING SPACES REQUIRED/167 SPACES PROPOSED</u>		
4.			<u>X</u>
	<u>Effects on existing parking?</u>		
	<u>165 PARKING SPACES REQUIRED/167 SPACES PROPOSED</u>		
5.			<u>X</u>
	<u>Substantial impact upon existing or planned transportation systems?</u>		
	<u>NO SUBSTANTIAL CHANGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>		
6.			<u>X</u>
	<u>Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?</u>		
	<u>NO CHANGE/NO SUCH ACCESS ON-SITE</u>		
7.			<u>X</u>
	<u>Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?</u>		
	<u>NO INCREASE/AREA DESIGNATED FOR RESIDENTIAL DEVELOPMENT</u>		
M. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a.			<u>X</u>
	<u>Fire protection?</u>		
	<u>NOMINAL IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>		
b.			<u>X</u>
	<u>Police protection?</u>		
	<u>NOMINAL IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>		
c.			<u>X</u>
	<u>Schools?</u>		
	<u>NO IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>		

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities? <u>NO IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
e. Maintenance of public facilities, including roads? <u>NO IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
f. Other governmental services? <u>NO IMPACT/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
N. <u>Utilities</u> . Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
a. Power? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
b. Natural gas? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
c. Communications systems? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
d. Water? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
e. Sewer? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
f. Storm water drainage? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
g. Solid waste disposal? <u>URBANIZED AREA/ALL UTILITIES AVAILABLE</u>	---	---	<u>X</u>
O. <u>Energy</u> . Will the proposal result in the use of excessive amounts of fuel or energy? <u>NOMINAL CHANGE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
P. <u>Water Conservation</u> . Will the proposal result in:			
1. Use of excessive amounts of water? <u>LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL</u>	---	---	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>LANDSCAPING COMPLIES WITH CITY'S LANDSCAPE TECHNICAL MANUAL</u>	---	---	<u>X</u>

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
Q. <u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1.			<u>X</u>
	<u>The obstruction of any vista or scenic view from a public viewing area?</u> <u>NO CHANGE/NO SUCH EXISTING VIEWS</u>		
2.			<u>X</u>
	<u>The creation of a negative aesthetic site or project?</u> <u>PROJECT DESIGN COMPLIES WITH URBAN DESIGN ELEMENT OF COMMUNITY PLAN</u>		
3.			<u>X</u>
	<u>Project bulk, scale, materials, or style which will be incompatible with surrounding development?</u> <u>PROJECT DESIGN COMPLIES WITH URBAN DESIGN ELEMENT OF COMMUNITY PLAN</u>		
4.			<u>X</u>
	<u>Substantial alteration to the existing character of the area?</u> <u>NO CHANGE/AREA DEVELOPED WITH SINGLE-FAMILY RESIDENCES</u>		
5.			<u>X</u>
	<u>The loss of any distinctive or landmark tree(s), or a stand of mature trees?</u> <u>NO LOSS/NO SUCH TREES ON-SITE</u>		
6.		<u>X</u>	
	<u>Substantial change in topography or ground surface relief features?</u> <u>9,850 CUBIC YDS CUT & 9,850 CUBIC YDS FILL/SEE DISCUSSION</u>		
7.		<u>X</u>	
	<u>The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?</u> <u>9,850 CUBIC YDS CUT & 9,850 CUBIC YDS FILL/SEE DISCUSSION</u>		
R. <u>Cultural Resources.</u> Will the proposal result in:			
1.			<u>X</u>
	<u>Alteration of or the destruction of a prehistoric or historic archaeological site?</u> <u>NO IMPACT/NO SUCH RESOURCE ON-SITE/SEE DISCUSSION</u>		
2.			<u>X</u>
	<u>Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?</u> <u>NO IMPACT/NO SUCH RESOURCE ON-SITE/SEE DISCUSSION</u>		

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>NO IMPACT/NO SUCH RESOURCE ON-SITE/SEE DISCUSSION</u>	---	---	<u>X</u>
4. Any impact to existing religious or sacred uses within the potential impact area? <u>NO IMPACT/NO SUCH USES ON-SITE</u>	---	---	<u>X</u>
S. <u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>MISSION VALLEY FORMATION MODERATE TO HIGH RESOURCE POTENTIAL/SEE DISCUSSION</u>	---	<u>X</u>	---
T. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)? <u>SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
2. Exposure of people to potential health hazards? <u>NO EXPOSURE/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>NO RISK/SMALL INSTITUTIONAL (CHURCH) DEVELOPMENT</u>	---	---	<u>X</u>
U. <u>Mandatory Findings of Significance.</u>			
1. 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? <u>NO IMPACT/NO SUCH RESOURCES ON-SITE/SEE DISCUSSION</u>	---	---	<u>X</u>

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)?
<u>NO SUBSTANTIAL CHANGE</u> | — | — | <u>X</u> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)?
<u>NO SUBSTANTIAL CHANGE</u> | — | — | <u>X</u> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
<u>NO SUBSTANTIAL CHANGE</u> | — | — | <u>X</u> |

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INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- City of San Diego Seismic Safety Study, Updated June 1983.
- USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- Geology of the San Diego Metropolitan Area, California.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- Site Specific Report: Preliminary Soil and Geologic Investigation for 6400 Plaza Boulevard, San Diego, California (Geocon 1991)

B. Air

- NA Regional Air Quality Strategies (RAQS) - APCD.
- State Implementation Plan.
- Site Specific Report: _____

C. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM), September 29, 1989.
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- Site Specific Report: _____

D. Biology

- Community Plan - Resource Element
- City of San Diego Vernal Pool Maps
- California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.

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- _____ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- _____ Robinson, David L., San Diego's Endangered Species, 1988.
- _____ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- _____ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- _____ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- _____ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- _____ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- _____ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
- ✓ _____ Site Specific Report: Biological Technical Report for Skyline Congregation of Tehowah's Witnesses in San Diego, California (Recon 1992).

E. Noise

- ✓ _____ Community Plan
- _____ San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.
- _____ Brown Field Airport Master Plan CNEL Maps.
- _____ Montgomery Field CNEL Maps.
- _____ NAS Miramar CNEL Maps, 1976.
- ✓ _____ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88.
- _____ San Diego Association of Governments - Average Daily Traffic Map, 1989.
- ✓ _____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
- _____ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.
- _____ City of San Diego Progress Guide and General Plan.
- _____ Site Specific Report: _____

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F. Light, Glare and Shading

NA Site Specific Report: _____

G. Land Use

_____ City of San Diego Progress Guide and General Plan.

Community Plan.

_____ Airport Land Use Plan.

City of San Diego Zoning Maps

_____ FAA Determination

H. Natural Resources

_____ City of San Diego Progress Guide and General Plan.

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

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

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

I. Recreational Resources

_____ City of San Diego Progress Guide and General Plan.

Community Plan.

_____ Department of Park and Recreation

_____ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.

_____ City of San Diego - San Diego Regional Bicycling Map

_____ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

_____ Additional Resources: _____

J. Population

NA City of San Diego Progress Guide and General Plan.

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____ Historical Site Board List.

____ Community Historical Survey: _____

✓ Site Specific Report: Cultural Resource Survey of the Skyline Congregation of Jehovah's Witnesses Church Site, San Diego, California (Recon 1992)

S. Paleontological Resources

____ 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: _____

T. Human Health/Public Safety

NA San Diego County Hazardous Materials Management Division

____ FAA Determination

____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.

DEPF0RM19
Initial study
Checklist
Revised 5/90

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MAY 03 1993

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Mary Cepeda* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-* **281890** MAY 03 1993
 Number Adopted

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