

(R-94-1500)

RESOLUTION NUMBER R-283925

ADOPTED ON MAY 17 1994

WHEREAS, on MAR 05 1994 The City of San Diego submitted an application to the Planning Department for a Southeast Development Permit; and

WHEREAS, the permit was set for a public hearing to be conducted by the City Council of The City of San Diego; and

WHEREAS, the issue was heard by the City Council on MAY 17 1994; and

WHEREAS, the City Council of The City of San Diego considered the issues discussed in Finding of No Significant Impact/Mitigated Negative Declaration No. 93-0146; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Finding of No Significant Impact/Mitigated Negative Declaration No. 93-0146, dated December 22, 1993, in connection with CONSTRUCTION OF A LIBRARY IN DISTRICT 4 (formerly VALENCIA PARK LIBRARY), on file in the Office of the City Clerk, has been completed in compliance with the National Environmental Policy Act of 1970 as amended, the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information

contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council.

BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Finding of No Significant Impact/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 City 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 Stuart H. Swett
Stuart H. Swett
Senior Chief Deputy

SHS:js
05/04/94
Or.Dept:Pur.
Aud.Cert:9401085
R-94-1500
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R-283925

U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
AND
CITY OF SAN DIEGO, CALIFORNIA
DEP NO. 93-0146

RECEIVED
CITY CLERK'S OFFICE

APR 26 AM 10:56
SAN DIEGO, CALIF.

P F

FINDING OF NO SIGNIFICANT IMPACT

Pursuant to: 42 U.S.C. 4332(2) (c), 23 U.S.C. 128(a), 24 CFR Part 58

MITIGATED NEGATIVE DECLARATION

Pursuant to: California Environmental Quality Act (CEQA)
(California Public Resources Code Section 21000 et seq.)

SUBJECT: Valencia Park Branch Library. CITY COUNCIL APPROVAL of VARIANCES FROM THE SOUTHEAST PLANNED DISTRICT ORDINANCE and RELEASE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING totalling \$2,450,000 from the 1991 and 1992, seventeenth and eighteenth Entitlement Program Years, for construction of a 26,200-square foot library. The facility would include meeting rooms and a 132-space parking lot. The 7.97-acre site is located at the northeast corner of 51st Street and Market Street, in the southeast San Diego community. (Lots A through H, Block 22, Las Alturas Unit 5, Map 2053). Applicant: City of San Diego.

I. PROJECT DESCRIPTION:

See attached Environmental Assessment/Initial Study

II. ENVIRONMENTAL SETTING:

See attached Environmental Assessment/Initial Study

III. FINDING:

In compliance with the National Environmental Policy Act (NEPA) and HUD/CDBG Environmental Review Procedures, the California Environmental Quality Act (CEQA) and State CEQA Guidelines, The City of San Diego has conducted an Environmental Assessment (Initial Study pursuant to CEQA) and has determined that the proposed project will not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report/Statement.

IV. DOCUMENTATION:

The attached Environmental Assessment, compiled in accordance with CEQA and NEPA, documents the reasons to support the above findings. An Environmental Record is available for review and is on file at the Development and Environmental Planning Division, Fifth Floor, City Operations Building, 1222 First Avenue, San Diego, CA 92101.

Q-283925

V. MITIGATING MEASURES:

Paleontological Resources

1. A qualified paleontologist shall be present at pre-grading meetings to discuss grading plans with the contractors.
2. A qualified paleontologist shall be retained to perform periodic inspections of excavations and, if necessary, salvage exposed fossils. The paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations. The frequency of inspections would depend on the rate of excavation, the materials excavated, and the abundance of fossils.
3. The paleontologist shall be allowed to direct grading in the area of an exposed fossil to facilitate evaluations and salvage, when necessary. 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.
4. Provisions for preparation and curation shall be made before the fossils are donated to their final repository.
5. All fossils collected should be donated to a public, non-profit institution with a research interest in the materials, such as the San Diego Natural History Museum. For this project, the materials are to be curated at the library for the community benefit, if possible, in cooperation with and under the direction of, the San Diego Natural History Museum.
6. Prior to the approval of construction/grading plans, a report shall be submitted to the Planning Department summarizing the results of the monitoring, even if negative.

These required mitigation measures shall be noted on the construction plans. Prior to the approval of the construction/grading plans, EAS shall review the plans to ensure that the notation has been provided.

The above mitigation measures would reduce the potential for impacts to paleontological resources to below a level of significance.

VI. PUBLIC REVIEW DISTRIBUTION:

A draft copy of this Finding of No Significant Impact/Mitigated Negative Declaration was published in the San Diego Union and Daily Transcript. Draft copies or Notice of this Finding of No Significant Impact/Mitigated Negative Declaration were distributed to:

U.S. Fish & Wildlife Service
California Department of Fish & Game
California Office of Historic Preservation
State Clearinghouse

R 283925

Councilmember Stevens
Valencia Park Library
San Diego Union Tribune
San Diego Daily Transcript
San Diego Natural History Museum, Tom Demere
San Diego State University, South Coastal Information Center
San Diego Museum of Man
San Diego County Archaeological Society
Kumeyaay Cultural Historic Committee
Florence Shippek
Barona Group
Jamul Indian Village
Sycuan Band
Viejas Group
Clarence Brown, Viejas Group
Southeast San Diego Organizing Project
Southeast Economic Development Corporation
Southeast San Diego Development Corporation
Education/ Cultural Complex
Emerald Hills Neighborhood Town Council
Voice, News & Viewpoint
Mount Hope Residents Association

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received, but did not address the finding of the draft Mitigated Negative Declaration/Finding of No Significant Impact or the accuracy or completeness of the Environmental Assessment. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration/Finding of No Significant Impact and/or accuracy or completeness of the Environmental Assessment were received. Responses to these comments and the letters of comment are attached.

Copies of the draft Mitigated Negative Declaration/Findings of No Significant Impact, Environmental Assessment and Special Studies, are available for review or for purchase at the cost of reproduction in the office of the Development and Environmental Planning Division.

Lawrence C. Monserrate
Lawrence C. Monserrate,
Principal Planner
City Planning Department

September 24, 1993
Date of Draft Report

December 22, 1993
Date of Final Report

Analyst: Myers/Lowry

Q-283925

RECEIVED
OCT 25 1993

October 25, 1993

Development and Environmental Planning Div.
City of San Diego Admin. Building
Mail Station 4C
202 C Street
San Diego, CA 92101

Re: DEP No: 93-0146, Valencia Park Library - September 24, 1993
(Environmental Assessment)

The Public Notice regarding the above-referenced document requested comments concerning the proposed actions in the Initial Study/Environmental Assessment of the Valencia Park Library.

While we agree with the importance of the paleontological resources on the site and are pleased that the San Diego Museum of Natural History plans to develop interpretive exhibits at the Valencia Park Library, we would like to have the following considered:

1. - Erosion over the years has created small lateral canyons and during the heavy rains last winter, additional soil erosion has increased. Although the referenced document outlines steps to be taken to reduce the potential for impacts to paleontological resources, there is no discussion of continued soil erosion on the steep slopes going northeasterly from the proposed building site to the eastern border of this property.

- We would like consideration given to possible measures to ensure that (1) continued excavation for marine vertebrate and invertebrate fossils will not have a detrimental impact on the steep slopes and on the stability of land directly above those slopes; and (2) replacement of natural vegetation and re-seeding to control erosion and restore growth where possible to avoid leaving barren slopes when fossil collection is completed.

We look forward to completion of this much needed community facility.

Very sincerely,

Catherine L. Montgomery

Catherine L. Montgomery
Chair, Library Com., Emerald Hills Neighborhood Council
Chair, New Library Com., Valencia Park Library Friends

P. O. Box 740041 (5171 Roswell St.)
San Diego, CA 92174
(619)263-3387

cc: Southeast Planning Committee

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1. The erosional activity evident on the slope just north of the proposed parking lot has been periodic over the last 20 years, with some years witnessing high rates of erosion. This natural erosion process serves to enhance the value of the site as a natural laboratory for showing erosional patterns and exposing imbedded paleontological fossil remains. Any authorized fossil excavation along the slope's face for educational purposes would be minor and carried out under the supervision of the Library Department and/or the San Diego Natural History Museum.

It is the opinion of Thomas Demere, Assistant Curator and Chairman of the Department of Paleontology of the San Diego Natural History Museum, that slope maintenance should focus on cleaning up the results of erosion along this segment instead of controlling erosion. A low block retaining wall would be placed along the northern edge of the parking lot to serve as an adequate sediment dam, while periodic use of a small "Bobcat" loader would remove accumulated sediment. If slope damage occurs from unauthorized fossil excavation, immediate remediation would follow in the form of minor ground recontouring, reseeding, and/or additional retaining walls.

The site's northeastern slope would not be affected by the project. Natural erosion of this slope would continue under periodic monitoring by the City's Engineering and Development Department and Library Department.



San Diego County Archaeological Society, Inc.

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

September 19, 1993

To: Ms. Janet Myers
Development and Environmental Planning Division
Planning Department
City of San Diego
202 C Street, Mail Station 4C
San Diego, California 92101

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SEP 21 1993

PLANNING DIVISION

Subject: Proposed Mitigated Negative Declaration
Valencia Park Branch Library
DEP No. 93-0146

Dear Ms. Myers:

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

- 2. Based on the contents of the cultural resources survey report for the project, we agree with the conclusion that the project should have no significant impacts to cultural resources.
- 2. Comment noted.

Thank you for including SDCAS in the distribution of this document for review.

Sincerely,

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

cc: Gallegos & Associates
SDCAS President
file

R 283925

Southwest San Diego Development Committee (Committee)
C/O 509-41st. Street
San Diego, Ca. 92102

22 Oct. 1993

TO:

Development & Environmental Planning Division
Planning Dept.
City of San Diego
202 "C" Street
San Diego, Ca. 92101

Re: DEP No. 93-0146

Subject: Valencia Park Library
51st. Street & Market Street

Response To: Finding of no significant impact/mitigated negative
declaration

3. Committee is concerned that the proposed grading & landscaping treatment proposed for the adjacent northerly & northeasterly slopes is not adequate to prevent future erosion, and avoid undermining the adjacent properties. Committee recommends that this matter be carefully reviewed, & mitigated accordingly.

4. Committee is concerned that the future proposed widening of Market Street from the current 2 lanes to four lanes will generate traffic noise higher than the 65 dba standard that may impact the proposed library building. Committee recommends that the proposed building design will be able to withstand increased traffic generated noise so that the interior of building quietness will not be negatively impacted.

Respectfully,

R. Asano
R. Asano
Renaissance Pisanò, V. Chir.

ph: 264-1365

283925

RESPONSE TO COMMENTS

3. Landscaping of the north slope immediately behind the proposed library building would occur on a slope gradient that will vary from 2:1 to 4:1. Landscaping would extend north and northeast from the library building from approximately forty-five to eighty feet, as shown in Figure 2. The outer perimeter of this area would be hydroseeded and overlain with a protective jute matting to control any surface erosion. Plant species would be mostly drought tolerant with a mixture of low shrub and ground cover which are moderately fire tolerant.

4. A noise study was conducted for the library building by James C. Berry and Associates, to evaluate the acceptability of both interior and exterior noise levels affecting the library, pursuant to City noise standards (available for public review at the office of the City's Development and Environmental Planning Division). The study concluded within the report that all of the library offices, study areas and seminar rooms would be acoustically acceptable for their intended uses. Extra acoustical treatment is planned for the main library area in the form of sound absorbent panels and suspended curved "clouds" containing lights focused on the reading spaces. The music performance room is the only space where acoustics need to be specifically tailored to meet City noise standards.

San Diego



Southeast
Economic
Development
Corporation

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OCT 25 1993

ENVIRONMENTAL ANALYSIS
SECTION

October 25, 1993

Janet Myers
Associate Planner
City of San Diego Planning Department
Development and Environmental Planning
202 "C" Street
San Diego, CA 92101

RE: ENVIRONMENTAL ASSESSMENT-MITIGATED NEGATIVE DECLARATION
NO. 93-0146/VALENCIA PARK LIBRARY

Dear Janet,

The Southeast San Diego Economic Development Corporation (SEDC), has reviewed the Mitigated Negative Declaration Environmental Assessment for the proposed Valencia Park Library, at the northeast corner of 51st and Market Streets and has the following comments.

In Section IV of the Environmental Discussion, it was determined that grading will be minimized by avoiding steep slopes and therefore would not have a potential impact (Level A). This finding raised a concern to neighboring community residents in that any potential grading could have a significant impact and that no mitigation measures were addressed. Therefore, we ask that you elaborate on specific mitigation measures as to how the steep slopes adjacent to the residential properties north of the project site will be preserved. In addition, please expand on the mitigating measures to the adjacent steep slopes during the excavation of paleontological resources.

- 5. Comment noted, see Response No. 1.
- 6. Comment noted, see Response No. 1.

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While we understand that this particular Environmental Assessment was specifically prepared for the release of Community Development Block Grant (CDBG) funds in compliance with the National Environmental, Protection Act (NEPA), your response to this request would be appreciated.

If you have any questions or need additional information, please contact me at 236-7345.

Sincerely,



Chandra Y. Clady
Community Development Specialist

cc: Catherine Montgomery

R-283925



DEPARTMENT OF FISH AND GAME

330 GOLDEN SHORE, SUITE 30
LONG BEACH, CA 90807

(310) 590-5113

RESPONSE TO COMMENTS

October 19, 1993

OCT 25 1993

Ms. Janet Myers
City of San Diego
Development and Environmental Planning Division
202 "C" Street, Mail Section 4C
San Diego, California 92101

Dear Ms. Myers:

Finding of No Significant Impact (FONSI) and Mitigated
Negative Declaration for Valencia Park Branch Library
SCH 93091089, San Diego County

A Department of Fish and Game (Department) biologist familiar with the project area has reviewed the referenced document in relation to biological resources. The project involves City Council approval and release of Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD) for construction of a new Valencia Park library. Construction of the library is proposed on a 7.97 acre site located at the northeast corner of 51st Street and Market Street, in the southeast San Diego Community of the City of San Diego.

From information contained in the subject document, the Department concurs that the proposed project will not result in significant adverse impacts to biological resources and thus does not object to the project. This conclusion was based on the following:

1. The project site supports non-native grassland and coastal sage scrub vegetation. However, only the western portion of the site supporting non-native vegetation would be developed. The remainder of the site would be retained as open space with preservation of existing coastal sage scrub and non-native grassland vegetation.
2. Fire protection through brush management would occur only in close proximity to the library building and parking area. No coastal sage scrub would be affected by implementation of the brush management plan. In addition, this plan would use only ornamental plantings in areas adjacent to the library building. Ornaments would not be used within and/or adjacent to areas supporting coastal sage scrub. Fuel reduction in areas beyond the building would be achieved through the thinning of existing vegetation.

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7. Comment noted.

3. While the project site and several adjacent parcels located to the east and west contain areas of open space supporting stands of native vegetation, the area is largely urbanized and lacks a high degree of biological value. Further, the site does not support any known sensitive, threatened or endangered plant or animal species.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Mr. Randy Botta, Wildlife Biologist, at (619) 675-0124.

Sincerely
Fred Worthley
Fred Worthley
Regional Manager
Region 5

cc: Mr. Randy Botta
Wildlife Biologist
San Diego, California

Ms. Terri Dickerson
Environmental Specialist III
San Diego, California

Mr. Tim Dillingham
Wildlife Biologist
San Diego, California

Ms. Terri Stewart
Department of Fish and Game
San Diego, California

Mr. Terry Foreman
Department of Fish and Game
Ramona, California

State Clearinghouse
Sacramento, California

28339257

City of San Diego
Planning Department
DEVELOPMENT AND ENVIRONMENTAL PLANNING DIVISION
City Operations Building, MS-501
1222 First Avenue
San Diego, CA 92101
(619) 236-6460

ENVIRONMENTAL ASSESSMENT (NEPA/HUD)
INITIAL STUDY (CEQA)
DEP No. 93-0146

SUBJECT: Valencia Park Branch Library. CITY COUNCIL APPROVAL of VARIANCES FROM THE SOUTHEAST PLANNED DEVELOPMENT ORDINANCE and RELEASE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING totalling \$2,450,000 from the 1991 and 1992, seventeenth and eighteenth Entitlement Program Years, for construction of a 26,200-square foot library. The facility would include meeting rooms and a 132-space parking lot. The 7.97-acre site is located at the northeast corner of 51st Street and Market Street, in the southeast San Diego community. (Lots A through H, Block 22, Las Alturas Unit 5, Map 2053). Applicant: City of San Diego.

I. PURPOSE AND MAIN FEATURES:

The proposed library is intended to replace the existing Valencia Park Library located at 50th Street and Imperial Avenue. The existing library is an older facility with 4,100 square feet of floor area. In recent years, it has become apparent that the existing facility was inadequate to serve the needs of the community.

A Negative Declaration (DEP No. 90-1098) was prepared in 1991 for a new 15,000-square foot library on the subject site. Since then, a new design has been proposed to accommodate a 26,200-square foot facility. This Mitigated Negative Declaration addresses the larger facility.

The new library is proposed to be constructed on a 7.97-acre site on the north side of Market Street, east of 51st Street, see Figure 1. The site is rectangular and is oriented lengthwise east-west. The library would be located at the far west end of the site, and adjacent to Market Street. The parking lot would be located east of the library with two driveways on Market Street, see Figure 2. The remainder of the site would be retained as existing native vegetation and non-native grassland. Brush management for fire protection would occur proximate to the library. The brush management plan would include the use of ornamentals adjacent to the building and fuel reduction beyond that. No coastal sage scrub would be affected by the proposed project, either by development or by brush management.

The facility would include a computer laboratory, a multi-purpose/auditorium room and seminar/meetings rooms. The parking lot would have 132 spaces. Proposed hours include some night use: Monday and Wednesday 12:00 to 8:00 p.m.; the rest of the week 9:30 a.m. to 5:30 p.m.

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The site is located in the Single-Family zone of the Southeast San Diego Planned District, within the Southeast San Diego Community Plan area. Due to physical site constraints, variances to Section 103.1705 of the Southeast Planned District Ordinance are necessary to allow a portion

of the building to observe a 10'-0" front yard setback along 51st Street where 15'-0" is required, and to allow the parking area to observe a 7'-0" street side yard setback along Market Street, where 10'-0" is required.

II. ENVIRONMENTAL SETTING:

The 7.97-acre site is a rectangular property fronting Market Street for a distance of approximately 1200 feet and 51st Street for approximately 300 feet. The southerly portion of the site is primarily level and is currently vacant. The northerly portion of the site is a steep eroded hillside which runs the length of the site. Erosion has created some small lateral canyons. Much of the hillside was previously used as a rock quarry creating oversteepened bluffs. Slope gradients on the property vary from about 2:1 for natural slopes to 1.25:1 for the disturbed slopes.

The hillside/bluff areas are outcropping of the San Diego Formation, which contains important fossil resources, and is the reason for shifting the parking lot location south beyond its setback limit by 3'-0". A geotechnical investigation disclosed the presence of two potentially active seismic faults which cross the property in a northwest/southeast direction. To avoid these faults, the library building was shifted 5'-0" to the west beyond its setback limit. Vegetation consists of non-native grassland and coastal sage scrub.

The site is within the SF-5000 zone and is designated for institutional use according to the Southeast San Diego Community Plan (1992). Surrounding land uses include single-family residential to the north, commercial to the south, and vacant land to the east and west. A portion of the property is within the Hillside Review Overlay Zone, but the project does not encroach into the HROZ.

III. ENVIRONMENTAL ASSESSMENT CHECKLIST:

The Environmental Assessment Checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All determinations are explained in Section IV.

IMPACT CATEGORIES

IMPACT LEVELS

1. LAND DEVELOPMENT	A	B	C	D	E	F
Conformance With Comprehensive Plans and Zoning						x

-
- A. No Impact Anticipated
 - B. Potentially Beneficial
 - C. Potentially Adverse - Requires Documentation Only
 - D. Potentially Adverse - Requires More Study
 - E. Needs Mitigation
 - F. Requires Project Modification

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Compatibility and Urban Impact	x
Slope	x
Erosion	x
Soil Suitability	x
Hazards and Nuisances, Including Site Safety	x
Energy Consumption	x
2. NOISE	
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	x
3. AIR QUALITY	
Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	x
4. ENVIRONMENTAL DESIGN AND HISTORIC VALUES	
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	x
Historic, Cultural and Archaeological Resources	x
<hr/>	
A. No Impact Anticipated	
B. Potentially Beneficial	
C. Potentially Adverse - Requires Documentation Only	
D. Potentially Adverse - Requires More Study	
E. Needs Mitigation	
F. Requires Project Modification	

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IMPACT CATEGORIESIMPACT LEVELS

	A	B	C	D	E	F
5. SOCIOECONOMIC						
Demographic Character Changes	x					
Displacement	x					
Employment and Income Patterns	x					
6. COMMUNITY FACILITIES AND SERVICES						
Educational Facilities		x				
Commercial Facilities	x					
Health Care	x					
Social Services	x					
Solid Waste	x					
Storm Water	x					
Waste Water	x					
Water Supply	x					
Public Safety						
Police	x					
Fire	x					

-
- A. No Impact Anticipated
 B. Potentially Beneficial
 C. Potentially Adverse - Requires Documentation Only
 D. Potentially Adverse - Requires More study
 E. Needs Mitigation
 F. Requires Project Modification

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IMPACT CATEGORIESIMPACT LEVELSCOMMUNITY FACILITIES
AND SERVICES (CONTINUED)

A B C D E F

Emergency Medical	x					
Open Space and Recreation						
Open Space	x					
Recreation	x					
Cultural Facilities	x					
Transportation	x					
7. NATURAL FEATURES						
Water Resources	x					
Surface Water	x					
Floodplains	x					
Wetlands	x					
Coastal Zone	x					
Unique Natural Features and Agricultural Lands						x

-
- A. No Impact Anticipated
 B. Potentially Beneficial
 C. Potentially Adverse - Requires Documentation Only
 D. Potentially Adverse - Requires More Study
 E. Needs Mitigation
 F. Requires Project Modification

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IV. ENVIRONMENTAL ASSESSMENT DISCUSSION:

1. LAND DEVELOPMENT

Conformance With Comprehensive Plans and Zoning- Impact Level A

The site was redesignated from single-family residential to institutional. The new library would serve as headquarters of the READ/San Diego Adult Literacy Program. The Valencia Park library district has a significant minority population. The new library would be better able to serve the district by adding larger Spanish-language and African-American interest collections. The community plan recommends restricting the use of the subject site to a library, while retaining the SF-5000 zoning.

Due to physical constraints of the project site, variances to Section 103.1705 of the Southeast Planned District Ordinance are necessary to allow a portion of the library building to observe a 10'-0" front yard setback along 51st Street where 15'-0" is required, and to allow the parking area to observe a 7'-0" street side yard setback along Market Street, where 10'-0" is required.

Compatibility and Urban Impact-Impact Level A

The project is on vacant land. Use of the subject property is not in conflict with surrounding commercial or residential uses.

Slope-Impact Level A


Gradients on the project site are nearly level to very steep. Grading is minimized by avoidance of the steep slopes.

Erosion-Impact Level A

The subject property is located on Made Land as classified by the USDA Soil Survey- San Diego Area, California (Soil Sheet No. 63). The native soils have been disturbed by urbanization and cannot be rated for erodibility. However, the portion of the site proposed for development is nearly level and the erosion hazard is low due to low slope gradient. In addition, the proposed development would protect the soil from further erosion hazards.

Soil Suitability- Impact Level A

The Made Land soil type underlying the proposed developed portion of the project site is not rated for erodibility, stability, shrink-swell behavior or agricultural potential. Proper engineering design, however, would be incorporated into the project; therefore no impacts are anticipated related to soil suitability characteristics.

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Hazards, Nuisance, and Site Safety- Impact Level A

The project site is underlain with the geologic San Diego Formation. According to the City of San Diego Seismic Safety Study, the site is within the geotechnical hazard category No. 52, which indicates generally stable landforms. There are two geotechnical risk zones on the site. Most of the site is in variable risk zone BC, which indicates a moderate to high risk. On this site, the risks are related to the steep bluffs on the northerly (rear) portion of the site. The other risk zone is C, which indicates a moderate risk of geotechnical event. This is related to the two north-south oriented fault traces located at about the middle of the site.

The faults are associated with the La Nacion Fault Zone. The project was originally proposed to be located in the area where the westernmost fault was discovered. The library location has since been moved west of the fault and will not straddle the fault lines.

The subject property has no known hazardous wastes according to the County's Hazardous Materials Management Division publication Unauthorized Release Listing (3/23/92). Therefore, no hazards or nuisance impacts are anticipated with development of this project, including that of overall site safety.

Energy Consumption- Impact Level A

The project would not require excessive amounts of energy for project operation.

2. NOISE

Effects of Ambient Noise on Project and Contributing to Community Noise Levels-Impact Level A

No impacts are anticipated from the area's ambient noise quality on the project. The project is not adjacent to any significant noise generating facilities, such as railroads, airports, freeways or roadway segments with an ADT of 20,000 or greater. Overall, the project would not contribute to a significant increase in existing noise levels, except during construction.

3. AIR QUALITY

Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels- Impact Level A

No impacts are anticipated from the area's ambient air quality on the project. The project itself would not generate substantial amounts of air emissions through building operations or traffic generation (see Transportation). Dust may be created, however, during the construction phase only.

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4. ENVIRONMENTAL DESIGN AND HISTORIC VALUE

Visual Quality- Compatibility, Diversity, Compatible Use, and Scale- Impact Level A

The proposed building would be of natural-colored stucco to blend with the native vegetation that would be retained on site. The building is designed to conform with the existing landform rather than grading the site to fit the building. Landscaping shall emphasize native plant species.

Historic, Cultural and Archaeological Resources- Impact Level B

A cultural resources survey was conducted for the subject site. No archaeological or historical resources were found. The survey was submitted to the California Office of Historic Preservation. That office concurred with the study findings and declared that the City has fulfilled its responsibilities pursuant to Section 106 of the National Historic Preservation Act.

5. SOCIOECONOMIC

Demographic Character Changes- Impact Level A

The proposed project would not alter the demographic character of the surrounding neighborhood.

Displacement- Impact Level A

Project implementation would not displace any residences or businesses.

Employment and Income Patterns- Impact Level A

The project would not impact employment and income patterns.

6. COMMUNITY FACILITIES AND SERVICES

Educational Facilities- Impact Level B

The project may have a beneficial effect on educational facilities because the Adult Literacy Program would be headquartered here, and there would be an enhanced children's literature section.

Commercial Facilities- Impact Level A

No impact on commercial facilities in the vicinity is anticipated.

Health Care- Impact Level A

No impact on health care services is anticipated.

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Social Services- Impact Level A

No impacts to social services are anticipated.

Solid Waste- Impact Level A

No impacts related to solid waste are anticipated.

Storm Water- Impact Level A

Site drainage facilities are included as part of the proposed improvements. Although the project would result in additional impervious surfaces within the area, the incremental additional runoff would not have a significant impact on storm water drainage facilities.

Waste Water- Impact Level A

No impacts are anticipated to waste water facilities or services through project implementation.

Water Supply- Impact Level A

No impacts to area water supplies are anticipated through project implementation. The project would use City of San Diego municipal water supplies.

PUBLIC SAFETY

Police- Impact Level A

No impacts on police services are expected as a result of project implementation.

Fire- Impact Level A

No impacts to fire protection services are expected as a result of project implementation.


Emergency Medical Services- Impact Level A

The proposed project would not impact existing emergency medical services in the area.

OPEN SPACE AND RECREATION

Open Space- Impact Level A

The project is within an urbanized area although there are open spaces in the vicinity and the site is undeveloped. The project is located on a site designated for a library according to the community plan. The project would impact any designated open space within the community.

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Recreation- Impact Level A

The project would not affect any recreational facilities within the community.

Cultural Facilities- Impact Level A

The project would not affect any cultural facilities within the area.

Transportation

The project would not impact the existing transportation/circulation system within the community.

7. NATURAL RESOURCES

Water Resources- Impact Level A

The project would not discharge into ground water or alter ground water quality within the area.

Surface Water- Impact Level A

The project would not discharge into or affect any bodies of surface waters.

Floodplains- Impact Level A

The project is outside the 500-year flood boundary as designated by the National Flood Insurance Program (see Panel 164 of 235: 5/17/93). The 500-year flood boundary of South Chollas Creek extends to less than one-quarter mile west of the site.

Coastal Zone- Impact Level A

The site is not located within the California Coastal Zone and would not therefore not impact that zone.

Unique Natural Features and Agricultural Lands- Impact Level E

The San Diego Formation outcrops on the hillsides which bisect the site in an east-west direction. The formation is important because it contains Pliocene Epoch fossils which enable scientists to trace the development of many species of marine mammals and invertebrates and provide clues to past climate and ecosystems. The paleontological resources on the subject property are extremely important.

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The proposed library is to be located on the flat and gently sloping land at the southwest corner of the 7.9-acre site. The library will not impact the paleontological resources and the Library Department has agreed to work with the San Diego Museum of Natural History to develop interpretive exhibits at the library and to use the resource for educational purposes.

V. STATUTORY REVIEW CHECKLIST:

The Statutory Review Checklist is designed to determine compliance with applicable laws and regulations. Applicable mitigation measures and references and necessary support documentation are included in Section VI.

IMPACT LEVELS

<u>STATUTORY BASED REGULATIONS</u>	A	B	C	D	E
1. HISTORIC PROPERTIES				x	
2. FLOODPLAIN MANAGEMENT	x				
3. WETLANDS PROTECTION	x				
4. NOISE				x	
5. AIR QUALITY	x				
6. MANMADE HAZARDS					
Thermal/Explosive Hazards	x				
Airport Clear Zone	x				
7. WATER QUALITY	x				
Navigable Water	x				
Aquifers	x				
8. SOLID WASTE DISPOSAL	x				
9. COASTAL AREAS					
Coastal Zone Management	x				
Coastal Barrier Resources	x				
10. ENDANGERED SPECIES	x				
<hr/>					
A.	Not applicable - No Impact to Project or from Project				
B.	Consultation Required and Completed				
C.	Permit Required and Obtained				
D.	Project Consistent with Applicable Plans/Standards				
E.	Conditions/Safeguards/Mitigations Required				

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VI. STATUTORY REVIEW DISCUSSION:

1. HISTORIC PROPERTIES- Impact Level D

A cultural resources survey was conducted for the site. The study concluded that no archaeological or historic resources occur on the site. The study was submitted to the California Office of Historic Preservation for review. The State Historic Preservation Officer concurred with the study results. Therefore, the project has complied with applicable laws and regulations with regard to cultural resources.

2. FLOODPLAIN MANAGEMENT- Impact Level A

The project site is not within a 500-year flood boundary according to the maps of the National Flood Insurance Program.

3. WETLANDS-Impact Level A

No wetland resources exist on the project site.

4. NOISE- Impact Level D

There would be no impacts on the project from surrounding ambient noise levels. The project would not create excessive noise, except possibly temporarily during construction.

5. AIR QUALITY- Impact Level A

No impacts are anticipated on the project from the area's ambient air quality. The project would not create significant amounts of emissions, however, it is possible that fugitive dust may be generated during the construction phase only.

6. MANMADE HAZARDS

Thermal/ Explosive Hazards- Impact Level A

No manmade hazardous materials are associated with the project site, according to the County of San Diego Hazardous Materials Management Division, Unauthorized Release Listing.

Airport Clear Zone- Impact Level A

The project site is not located within any airport clear zone.

7. WATER QUALITY

Navigable Water- Impact Level A

The project does not affect any bodies of navigable water.

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Aquifers- Impact Level A

The project would utilize the City of San Diego water system. There would be no discharging into underground aquifers.

8. SOLID WASTE DISPOSAL- Impact Level A

The project would not significantly impact existing solid waste disposal facilities or services.

9. COASTAL AREAS

Coastal Zone Management- Impact Level A

The site is not located in the California Coastal Zone.

Coastal Barrier Resources- Impact Level A

The project would not affect any coastal barrier resources.

10. ENDANGERED SPECIES- Impact Level A

No known endangered species inhabit the project site.

VII. PROJECT MODIFICATIONS AND ALTERNATIVES CONSIDERED:

The "No Project" alternative would result in no development of a library adequate to serve the community needs. All potential impacts would be avoided. The No Project Alternative, however, would not accomplish the goal of providing a much needed community service facility, and the project site would not be put to a higher and better use.

During the conceptual planning stages of this project, an alternative design was considered. It was a smaller facility, and at one stage in the planning, the structure straddled the fault lines on the site. The project was redesigned to avoid the fault lines. The smaller alternative was determined to be too small to accommodate the range of services the community desired.

VIII. MITIGATION MEASURES NEEDED:

The project area is underlain by the San Diego Formation, as indicated by Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology. The San Diego Formation is well known for containing marine vertebrate and invertebrate fossils. A site visit by Tom Demere, Collection Manager of Paleontology at the San Diego Natural History Museum revealed that there are paleontological resources present on the subject site. The project will involve grading and disturbance of previously undisturbed soil; therefore the project may have potentially significant impacts to paleontological resources.

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In order to avoid or mitigate potential impacts to these valuable resources, the following measures are a condition of project approval.

1. The Library Department shall provide verification that a qualified paleontologist has been retained to implement the paleontological mitigation program. The verification shall be presented in a letter from the paleontologist to the Principal Planner of the Environmental Analysis Section prior to construction activities. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing materials, identification of fossil deposits, etc.)
2. The qualified paleontologist shall attend the pre-grading meeting to consult with the excavation and grading contractors. The paleontologist duties shall encompass four elements: 1) monitoring; 2) salvaging; 3) preparing collected materials for deposit at a scientific institution with paleontological collections; and 4) preparing a letter report. These elements are as follows:

a. Monitoring Program


A paleontological monitor or paleontologist shall be on-site during the original cutting of previously undisturbed sediments of the San Diego Formation to inspect for contained fossils. This is necessary to determine the nature of the material and to determine the extent of fossils present. The material also shall be screened for any vertebrate remains. The monitoring shall be at least half-time at the beginning of excavation and grading, and the time either increased or decreased depending on the initial results. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of the qualified paleontologist.

b. Salvaging Program

In the event that well-preserved fossils are discovered, the paleontologist (or monitor) shall be given the authority to temporarily direct, divert or halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. This is anticipated to take a minimum of one hour to a maximum of two days. EAS must concur with the salvaging methods to be performed before construction activities are allowed to resume.

c. Preparation Program

Fossil remains shall be cleaned, sorted and catalogued, and then shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum.

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In this case, the Library Department has agreed to work with the San Diego Museum of Natural History to develop interpretive exhibits at the library and to use the resource for educational purposes. The resources that are not curated at the library are required to be deposited at a suitable curation facility.

d. Letter Report

A brief letter report (with map showing site locations) shall be prepared and submitted to EAS summarizing the above program.

The required mitigation program shall be noted on the grading plans. Prior to the approval of construction/grading plans, EAS shall review the plans to ensure the notation has been provided.

Implementation of the above-mentioned mitigation measures would reduce potential impacts to paleontological resources to a level below significance.

IX. DETERMINATIONS:

On the basis of this initial evaluation:

X The project is in compliance with applicable laws and regulations.

_____ The proposed project will not significantly affect the quality of the human or natural environment, and a FINDING OF NO SIGNIFICANT IMPACT (FONSI) and NEGATIVE DECLARATION should be prepared.

X Although the proposed project could significantly affect the quality of the human or natural environment, there will not be a significant effect in this case because the mitigation measures described in Section VIII above have been added to the project. A FINDING OF NO SIGNIFICANT IMPACT (FONSI) and MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY significantly affect the quality of the human or natural environment, and an ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT should be required.

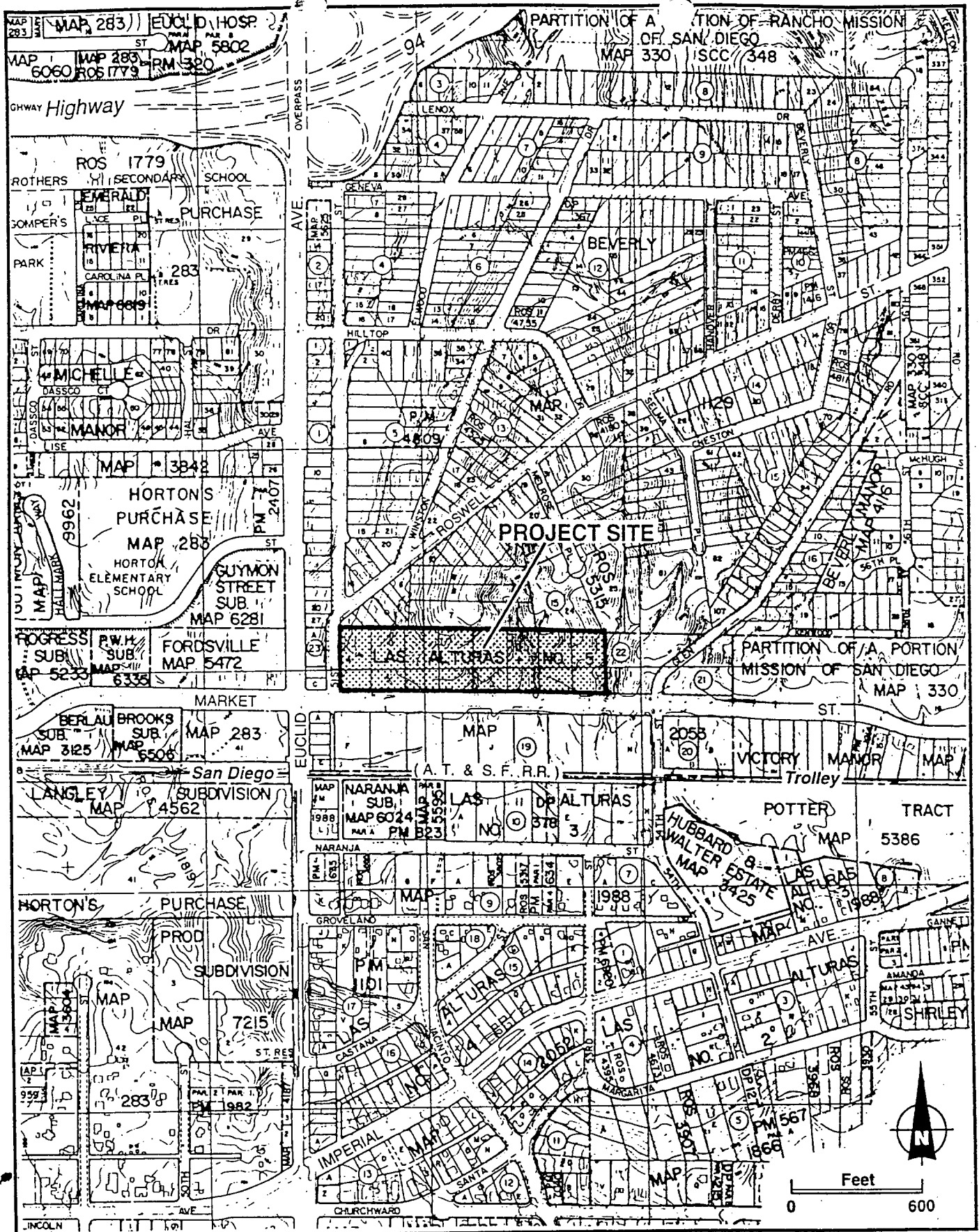
X. BASIC REASONS SUPPORTING DECISION:

The project would provide much needed community services to Southeast San Diego. The project proposes measures to mitigate the potential for impacts to paleontological resources by monitoring during construction and curating artifacts either at the library where the community can benefit or at the Museum of Natural History.

PROJECT ANALYST: Myers/Lowry

Attachment: Location Map
Site Plan/Landscape Plan
Mitigation Monitoring and Reporting Program
SHPO Response Letter

283925



93-0146

(199-1744) 9-14-93 bf.



Location Map - Valencia Pk. Library

Environmental Analysis Section

CITY OF SAN DIEGO • PLANNING DEPARTMENT

283925

Figure
1

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
VALENCIA PARK BRANCH LIBRARY
SOUTHEAST DEVELOPMENT PERMIT
DEP NO. 93-0146

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. All mitigation measures contained in the Finding of No Significant Impact/Mitigated Negative Declaration (Dep No. 93-0146) shall be made conditions of Southeast Development Permit as may be further described below:


The project area is underlain by the San Diego Formation, as indicated by Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology. The San Diego Formation is well known for containing marine vertebrate and invertebrate fossils. A site visit by Tom Demere, Collection Manager of Paleontology at the San Diego Natural History Museum revealed that there are paleontological resources present on the subject site. The project will involve grading and disturbance of previously undisturbed soil; therefore the project may have potentially significant impacts to paleontological resources.

In order to avoid or mitigate potential impacts to these valuable resources, the following measures are a condition of project approval.

1. The Library Department shall provide verification that a qualified paleontologist has been retained to implement the paleontological mitigation program. The verification shall be presented in a letter from the paleontologist to the Principal Planner of the Environmental Analysis Section prior to construction activities. (A qualified paleontologist is defined as an individual with a M.S. Ph.D. in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing materials, identification of fossil deposits, etc.)
2. The qualified paleontologist shall attend the pre-grading meeting to consult with the excavation and grading contractors. The paleontologist duties shall encompass four elements: 1) monitoring; 2) salvaging; 3) preparing collected materials for deposit at a scientific institution with paleontological collections; and 4) preparing a letter report. These elements are as follows:

a. Monitoring Program

A paleontological monitor or paleontologist shall be on-site during the original cutting of previously undisturbed sediments of the San Diego Formation to inspect for contained fossils. This is necessary to determine the nature of the material and to determine the extent of fossils present. The material also shall be screened for any vertebrate remains. The monitoring shall be at least half-time at the beginning of excavation and grading, and the time either increased or decreased depending on the initial results. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of the qualified paleontologist.

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b. Salvaging Program

In the event that well-preserved fossils are discovered, the paleontologist (or monitor) shall given the authority to temporarily direct, divert or halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. This is anticipated to take a minimum of one hour to a maximum of two days. EAS must concur with the salvaging methods to be performed before construction activities are allowed to resume.

c. Preparation Program

Fossil remains shall be cleaned, sorted and catalogued, and then shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum.


In this case, the Library Department has agreed to work with the San Diego Museum of Natural History to develop interpretive exhibits at the library and to use the resource for educational purposes. The resources that are not curated at the library are required to be deposited at a suitable curation facility.

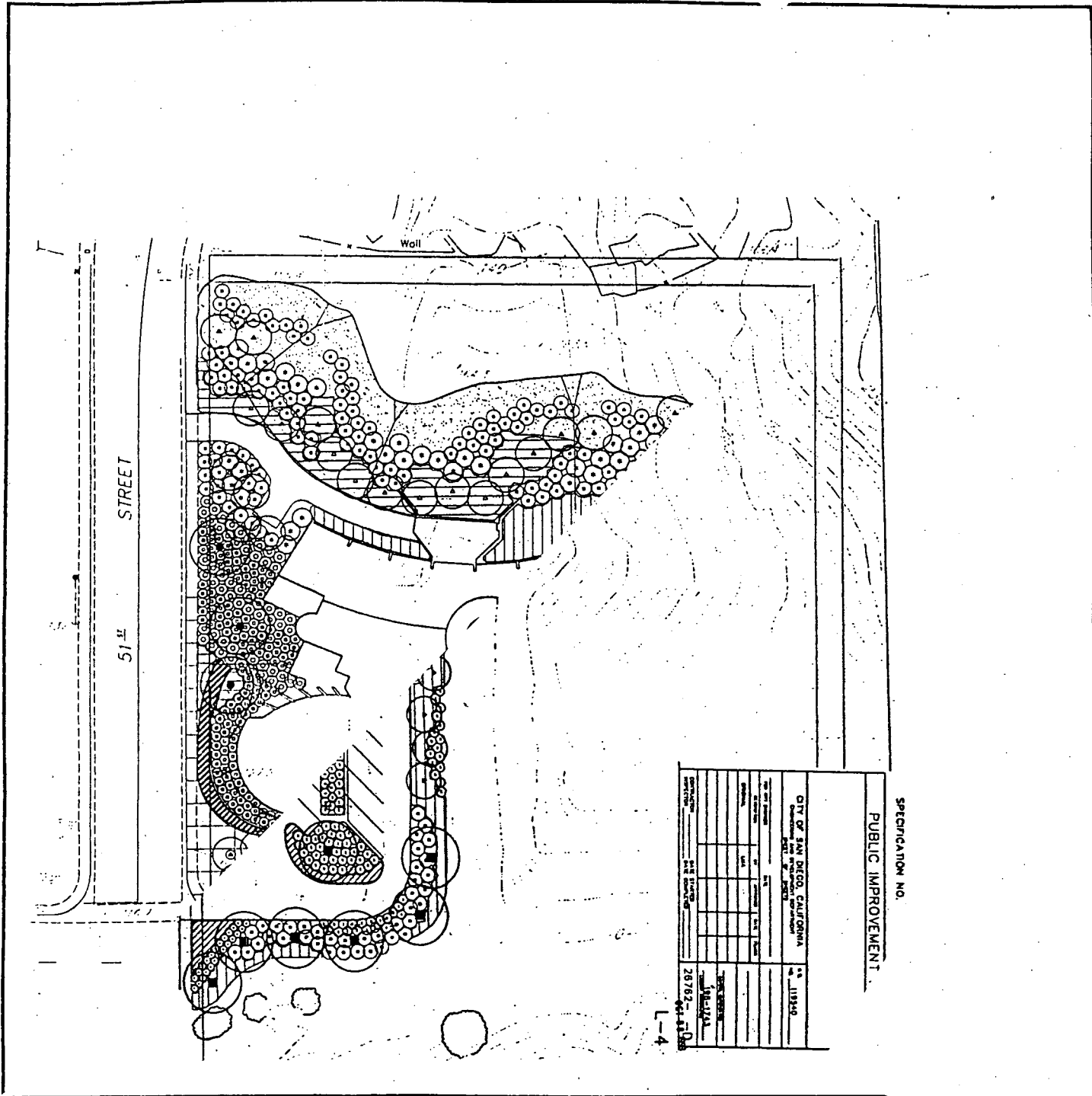
d. Letter Report

A brief letter report (with map showing site locations) shall be prepared and submitted to EAS summarizing the above program.

The required mitigation program shall be noted on the grading plans. Prior to the approval of construction/grading plans, EAS shall review the plans to ensure the notation has been provided. The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DEPFORM 26
MNDs
SML:8/5/93

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SPECIFICATION NO.

PUBLIC IMPROVEMENT

CITY OF SAN DIEGO, CALIFORNIA		11840	
Division of Public Works		11840	
Project No. 28762		11840	
Date: 11/11/11		11840	
Scale: 1" = 10'		11840	
Sheet No. L-4		11840	
Drawing No. 28762-11840		11840	
Project Name: [Illegible]		11840	
Project Location: [Illegible]		11840	
Project Description: [Illegible]		11840	
Project Status: [Illegible]		11840	
Project Manager: [Illegible]		11840	
Project Engineer: [Illegible]		11840	
Project Designer: [Illegible]		11840	
Project Checker: [Illegible]		11840	
Project Approver: [Illegible]		11840	

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OFFICE OF HISTORIC PRESERVATION
 DEPARTMENT OF PARKS AND RECREATION
 P.O. BOX 942896
 SACRAMENTO 94296-0001
 (916) 653-6624
 FAX: (916) 653-9824

RECEIVED

SEP 02 1993

ENVIRONMENTAL ANALYSIS
SECTION

August 27, 1993

REPLY TO: HUD930713

RECEIVED

SEP 02 1993

PLANNING DEPT.

Eileen Greene
 Acting Senior Planner
 Environmental Analysis Section/Public Projects
 Development and Environmental Planning Division
 City of San Diego
 202 C Street
 SAN DIEGO CA 92101

Dear Ms. Greene:

RE: DEVELOPMENT OF VALENCIA PARK LIBRARY PROJECT

Thank you for requesting my review of the undertaking referenced above.

I concur in your determination that no historic properties, as defined by 36 CFR 800.2(e), exist in the area of potential effects for this undertaking. Accordingly, your agency has fulfilled its responsibilities pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800. However, please note that your agency may have additional responsibilities pursuant to 36 CFR Part 800 under the following circumstances:

1. If any person requests the Advisory Council on Historic Preservation to review your determination in accordance with 36 CFR 800.6(e);
2. If the undertaking changes in ways that could affect historic properties (36 CFR 800.5[c]);
3. If previously undocumented properties are discovered during implementation of the undertaking or if a known historic property will be affected in an unanticipated manner (36 CFR 800.11);
4. If a property that was to be avoided has been inadvertently or otherwise affected (36 CFR 800.4[c] and 36 CFR 800.5);
- or 5. If any condition of the undertaking, such as a delay in implementation or implementation in phases over time, may justify reconsideration of the current National Register status of properties within the undertaking's Area of Potential Effects (36 CFR 800.4[c]).

Your consideration of historic properties in the project planning process is appreciated. If you have any questions, please call Staff Historian Lucinda Woodward at (916) 653-9116.

Sincerely,



Steade R. Craigo, AIA, Acting
 Historic Preservation Officer

283925

ATTACHMENT A
to the
Resolution for Certification
of
FINDING OF NO SIGNIFICANT IMPACT/MITIGATED NEGATIVE DECLARATION
for
Valencia Park Branch Library

DEP NO. 93-0146

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