

(R-97-445)

RESOLUTION NUMBER R- 287986

ADOPTED ON OCT 29 1996

WHEREAS, on August 19, 1996, The City of San Diego Redevelopment Program and CityLink Investment Corporation submitted an application to the Development Services Department to conduct an environmental review for the sale of property from The City of San Diego to the San Diego Community College District for the construction of an adult education facility; and

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

WHEREAS, the issue was heard by the Council on OCT 29 1996; and

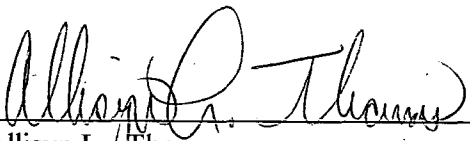
WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0578; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0578, 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 the City Council.

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 
Allisyn L. Thomas
Deputy City Attorney

ALT:lc
10/21/96
Or.Dept:Comm.&Eco.Dev.
R-97-445
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EXHIBIT A


MITIGATION MONITORING AND REPORTING PROGRAM

MID-CITY CONTINUING EDUCATION FACILITY

EAS NO. 96-0578

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. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (EAS No. 96-0578) shall be made conditions of this action as may be further described below.

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.

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CITY OF SAN DIEGO
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

PUBLIC NOTICE OF
PROPOSED MITIGATED NEGATIVE DECLARATION

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below:

EAS No. 96-0578

SUBJECT: MID-CITY CONTINUING EDUCATION FACILITY (Adult Education Facility)
Approval of the sale by the City of San Diego to the San Diego Community College District the project site, a 30,615 square-foot real property located on the northeast corner of Fairmount Avenue and Wightman Street in the City Heights Neighborhood of the Mid-City Community Planning Area; and of the construction by the Community College District on the project site a three-story, 56,026 square-foot adult education facility to replace an existing substandard leased facility.

Applicant: CityLink Investment Corporation, City of San Diego Redevelopment Agency, and San Diego Community College District

This recommended finding that the project will not have a significant effect on the environment is based on Mitigated Negative Declaration and an Environmental Initial Study conducted by the City. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. This information is available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 236-6460 or (800) 735-2929 (TEXT TELEPHONE).

For environmental review information, contact Juan Baligad at (619) 236-6806. For information regarding public meetings/hearings on this project, contact Rudy Gonzalez at (619) 235-5252.

Written comments regarding the adequacy of this Draft Mitigated Negative Declaration must be received by the Land Development Review Division at the above address by

OCT 18 1996

A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Lawrence C. Monserrate, Principal Planner
Development Services Department

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on

SEP 20 1996

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Land Development
Review Division
(619) 236-6460

Mitigated Negative Declaration

EAS No. 96-0578

SUBJECT: MID-CITY CONTINUING EDUCATION FACILITY (Adult Education Facility)
Approval of the sale by the City of San Diego to the San Diego Community College District, the project site, a 30,615 square-foot real property located on the northeast corner of Fairmount Avenue and Wightman Street in the City Heights Neighborhood of the Mid-City Community Planning Area; and of the construction by the Community College District on the project site a three-story, 56,026 square-foot adult education facility to replace an existing substandard leased facility.

Applicant: CityLink Investment Corporation, City of San Diego Redevelopment Agency, and San Diego Community College District

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Cultural Resources, Human Health/Public Safety, and Land Use.


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 measures are required to reduce potential adverse project impacts to cultural resources to below a level of significance:

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Archaeology

As a condition of the property transaction between the City of San Diego and the San Diego Community College District, the applicant shall implement an archaeological mitigation program during project development as described below. The mitigation program includes site-specific measures that will avoid direct impacts from project development to potentially significant cultural resources located on the project site. The City of San Diego Development Services Department and the Redevelopment Agency, and CityLink Investment Corporation are responsible for ensuring that this program is carried out.

1. The City of San Diego Redevelopment Agency Project Manager shall provide verification that a qualified archaeologist and/or an archaeological monitor have been retained to implement the archaeological monitoring program. Verification shall be given in the form of a letter from the Project Manager to the Principal Planner of the Environmental Analysis Section (EAS) of the City Development Services Department prior to construction activities.

A qualified archaeologist is defined as an individual who is certified in prehistoric archaeology by the Society of Professional Archaeologists (SOPA). At least 200 hours of the field experience required for certification must be obtained in Southern California.

An archaeological monitor is defined as an individual who has expertise in the salvage and collection of cultural resources and who is working under the direction of a qualified archaeologist.

ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL MONITORING OF THIS PROJECT SHALL BE APPROVED BY EAS PRIOR TO THE PRECONSTRUCTION MEETING. EAS shall be contacted for questions regarding the archaeological sites.

2. The qualified archaeologist shall attend any preconstruction meetings to consult with the excavation contractor and to make comments and/or suggestions concerning the monitoring program. The archaeologist's duties shall consist of monitoring, evaluation, analysis of collected materials, and preparation of a monitoring results report. These duties are further defined as follows:

- a. Monitoring

The qualified archaeologist or archaeological monitor shall be present on-site during excavation activities that involve removal of previously undisturbed native materials from surface level to the depth at which the underlying formations are exposed.

b. Evaluation

In the event that archaeological resources are discovered, the archaeologist shall have the authority to divert, direct, or temporarily halt any ground disturbance operations in the area of discovery to allow evaluation of potentially significant archaeological resources. THE ARCHAEOLOGIST SHALL NOTIFY EAS AND THE RESIDENT ENGINEER AT THE TIME OF DISCOVERY. The significance of the discovered resources shall be determined by the archaeologist, in consultation with EAS staff. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts. EAS must concur with the evaluation procedures to be performed before construction activities are allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

c. Analysis

All collected cultural remains shall be cleaned, catalogued, and permanently curated with an appropriate scientific institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specially studies shall be completed as appropriate.

d. Report Preparation

A monitoring results report (with appropriate graphics) summarizing the results, analyses, any conclusions of the above program shall be prepared and submitted to EAS within three months following termination of the archaeological monitoring program. Also, any sites or features encountered shall be recorded with the South Coastal Information Center at San Diego State University and at the San Diego Museum of Man.

Implementation of the above measures will reduce adverse impacts to archaeological resources resulting from the construction of this project to below a level of significance.

The above mitigation monitoring and reporting program will require that a cost-recoverable job order number is available to the Development Services Department to ensure the successful completion of the monitoring program.

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.

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Hazardous Materials

The City of San Diego Development Services Department and the Redevelopment Agency, and CityLink Investment Corporation are responsible for ensuring that the following is carried out:

1. Additional subsurface assessment activities for 3790 Fairmount Avenue, located on the southwest corner of Wightman Street and Fairmount Avenue shall be conducted. The additional assessment shall address the following:
 - a. the vertical and lateral extent of residual soil contamination;
 - b. the possible presence of groundwater contamination associated with the unauthorized release, and
 - c. a remediation plan for the project site.
2. The site assessment shall be submitted for the review and approval of the County of San Diego Department of Environmental Health (DEH) and the Principal Planner of the Environmental Analysis Section.

VI. PUBLIC REVIEW DISTRIBUTION:

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

STATE

Cal EPA
Regional Water Quality Control Board
State Architect Office
State Clearinghouse

COUNTY

Department of Environmental Health Services

CITY

Development Services Department
Fire Department
Neighborhood Service Center #3
Real Estate Assets Department
Redevelopment Agency

SCHOOL DISTRICTS

San Diego Community College District

COMMUNITY PLANNING GROUP

City Heights Planning 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.

- () 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 No. 95-0578 the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Lawrence C. Monserrate
Lawrence C. Monserrate,
Principal Planner
Development Services Department

9/20/96
Date of Draft Report

Date of Final Report

Analyst: Baligad

R - 287986

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
EAS No. 96-0578

SUBJECT: MID-CITY CONTINUING EDUCATION FACILITY (Adult Education Facility)
Approval of the sale by the City of San Diego to the San Diego Community College District the project site, a 30,615 square-foot real property located on the northeast corner of Fairmount Avenue and Wightman Street in the City Heights Neighborhood of the Mid-City Community Planning Area; and of the construction by the Community College District on the project site a three-story, 56,026 square-foot adult education facility to replace an existing substandard leased facility.

Applicant: CityLink Investment Corporation, City of San Diego Redevelopment Agency, and the San Diego Community College District

I. PURPOSE AND MAIN FEATURES:

The project is comprised of two related actions. The first action is the purchase of the project site by the San Diego Community College District (SDCCD) from the City of San Diego (City) for approximately \$520,000. The second action is the construction of an adult education facility (Facility, Attachment 1) on the project site by SDCCD.

The City of San Diego Redevelopment Agency (Agency) in coordination with the CityLink Investment Corporation (CIC) recently acquired the project site, a 30,615 square-foot in size and is located on the southwest corner of Fairmount Avenue and Wightman Street (Attachment 2). The Agency and CIC have arranged for the SDCCD to purchase the property from the City at its appraised value of \$520,000 and construct a three-story, 56,026 square-foot Facility on the site.

The project is part of the City Heights Urban Village (Village, LDR No. 96-0135). It is designed to architecturally and functionally integrate with all Village features. Pedestrian links will connect the Facility to nearby park/library/child care facilities, police station/community center, and future commercial site. All structures within the Village are designed to interact; students of the Facility will be able to take advantage of all nearby amenities. In effect, the entire Village becomes the Facility's greater campus.

II. ENVIRONMENTAL SETTING:

The Mid-City Community Planning area ranges in elevation from a low of 100 feet above mean sea level (MSL) at the southwestern corner to a high of 539 feet MSL at the northeastern corner. The predominant topographic feature is a gently rolling mesa serrated by numerous canyons. Steep, but usable canyons, which have slopes between 13 and 25 percent, are predominant in the southeastern portion of the area.

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The City Heights Neighborhood of the Mid-City Community Planning Area (Attachment 3) encompasses about 1,100 acres of land, 750 not including streets. The grid street system produces an unusually large amount of land devoted to the automobile. It is the most densely populated neighborhood in the Mid-City Community Planning Area. According to the Mid-City Community Plan, in 1984, City Height's 18,000 people lived in 8,000 dwelling units; the minority population was 59 percent; and about one-third of the residents live below the standards established in federal guidelines.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist (Attachment 4).

IV. DISCUSSION:

Cultural Resources

A Cultural Resources Report (Lia, 2/96) was prepared for the City Heights Urban Village Plan, a six-city-block area which encompasses the project site. The State Historic Preservation Office (SHPO) reviewed the report and determined that "no historic properties exist in the area..." No mitigation will be required for existing structures on the site affected by the project.

The report references an archaeological study (Brian Smith, 11/12/91) prepared for the City Heights Redevelopment Plan. The proposed adult education facility is located within the redevelopment area. The archaeological study concluded that, "the number of recorded prehistoric sites is limited because the project area has been urbanized for 60-100 years." Due to the fact that the potential for the existence of prehistoric resources within the project cannot be determined, the report recommends that "a mitigation/monitoring program must be established within the framework of the redevelopment program."

Land Use

One of the issues identified by the Mid-City Community Plan, particularly in the City Heights Neighborhood, is economic revitalization. According to the *Economic Analysis of the Mid-City Community*, prepared by Goodkin/Criterion, rapid Growth in San Diego during the 1960s and 1970s spread development away from the existing urbanized area, resulting in diminished investment within Mid-City. Conditions such as aging neighborhoods and commercial area, business relocations, and lack of new investment perpetuated the same trends.

Adult and youth unemployment and crime, and the deterioration of the University Avenue business district are two issues identified by the City Heights Neighborhood Element of the Mid-City Community Plan. The construction of the adult education facility is an investment in the City Heights Neighborhood. The facility would provide education and training to Mid-City and City Heights residents that would prepare them for the job market or enhance their existing skills. Commercial businesses in the area, including those located on University Avenue, would benefit from the presence of students.

The proposed adult education facility is located in the Mid-City Communities Planned District and is zoned CN-2T (Neighborhood Commercial, Transition Zone). A Mid-City Communities Development Permit and a Conditional Use Permit is required for an adult education facility in the CN-2T zone in the Mid-City Communities Planned District. The governing board of a school district can render these permits inapplicable, pursuant to the State Government Code Section 53094. The adult education facility is a complementary land use with nearby residential and commercial uses. No significant land use impacts are anticipated from project implementation therefore, no mitigation is required.

Human Health/Public Safety

A Phase I environmental site assessment was prepared by Ninyo and Moore on September 13, 1994, for the block bounded by Wightman, 43rd and Landis Streets and Fairmount Avenue. Documented evidence of soil contamination was found at 3790 Fairmount Avenue, located at the southwest corner of Wightman Street and Fairmount Avenue. The site was formerly utilized as a gasoline station. During the removal of one of the underground storage tanks, contaminated soil was reportedly encountered.

A Phase II environmental site assessment, also prepared by Ninyo and Moore, was prepared on July 6, 1995, for 3790 Fairmount Avenue. The report recommended additional subsurface assessment activities. According to the report "the additional assessment should address the following:

1. The vertical and lateral extent of residual soil contamination;
2. the possible presence of groundwater contamination associated with the unauthorized release, and
3. the potential remedial alternatives and costs for remediation."

Transportation/Circulation

Traffic assessments prepared for the greater City Heights Urban Village by Urban Systems Associates, Inc. (September 27, 1994, and January 3, 1996) has taken this proposed project into consideration. According to the traffic generation comparison prepared by Urban Systems, the proposed project will result in a reduction of approximately 1,990 average daily trips from existing uses from existing uses. On an a.m. peak hour in/out basis there is a reduction of 167 outbound peak hour trips (an approximate 31 percent reduction). For the a.m. inbound trips, there would be a slight increase of 61 trips. On a p.m. peak hour in/out basis, there is a reduction in both the inbound and outbound trips of 209 and 64 trips, respectively.

To determine the potential impact from the proposed project, both daily and peak hour traffic generation was determined from existing uses and the proposed project. The existing uses are estimated to generate approximately 21,477 daily trips. During the a.m. and p.m.

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peak, the existing land uses generated 1,009 and 2,312 peak hour trips respectively.

The proposed greater City Heights Urban Village project, which includes the proposed adult education facility, are estimated to generate approximately 19,487 daily trips. During the a.m. and p.m. peak the land uses generate 1,009 and 2,312 peak hour trips respectively. No traffic/circulation mitigation measures are required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

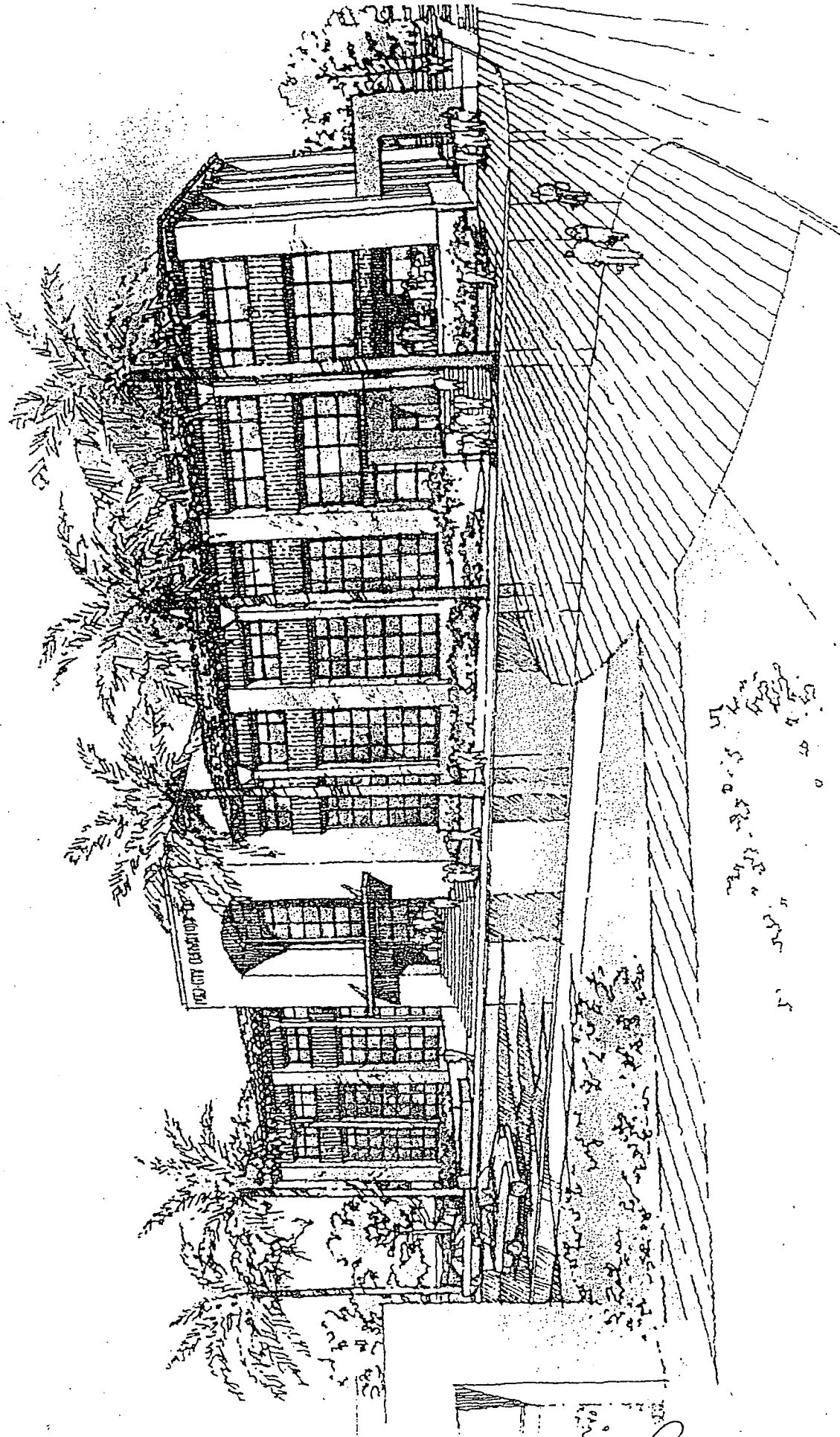
_____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

● _____ 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: Baligad

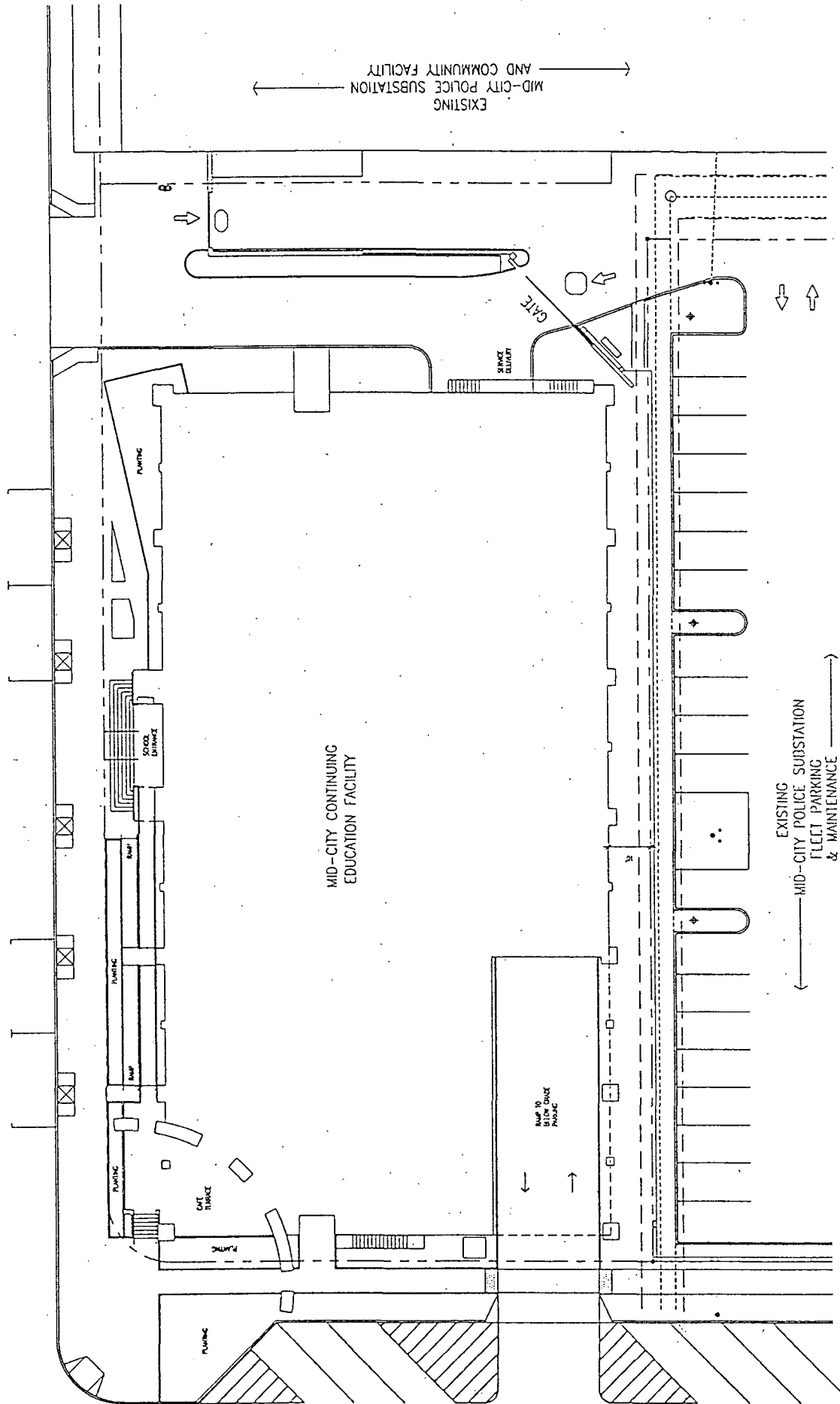
Attachments: 1. Project
2. Vicinity Map
3. City Heights Neighborhood
4. Initial Study



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Attac.

FAIRMOUNT AVENUE



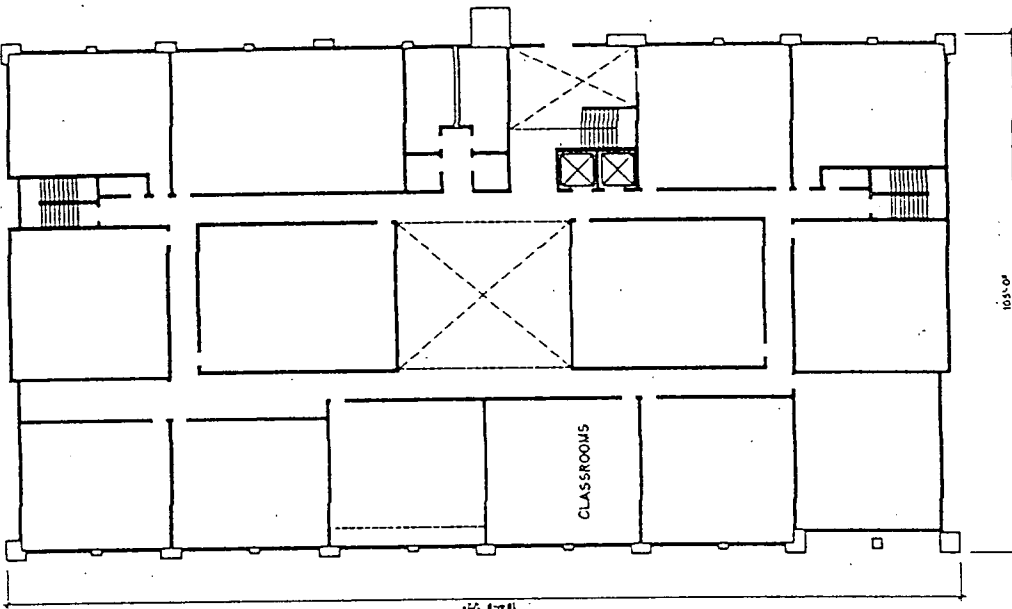
MID-CITY CONTINUING EDUCATION FACILITY

EXISTING MID-CITY POLICE SUBSTATION FLEET PARKING & MAINTENANCE

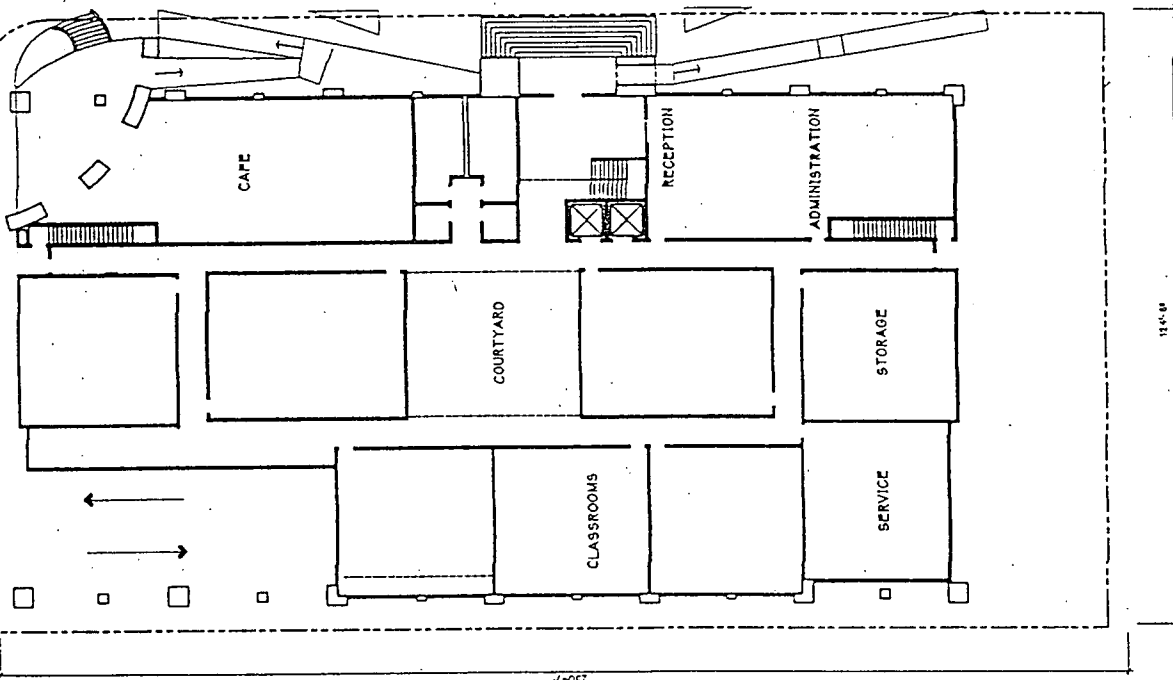
EXISTING MID-CITY POLICE SUBSTATION AND COMMUNITY FACILITY

SITE PLAN
Scale

WIGHTMAN STREET

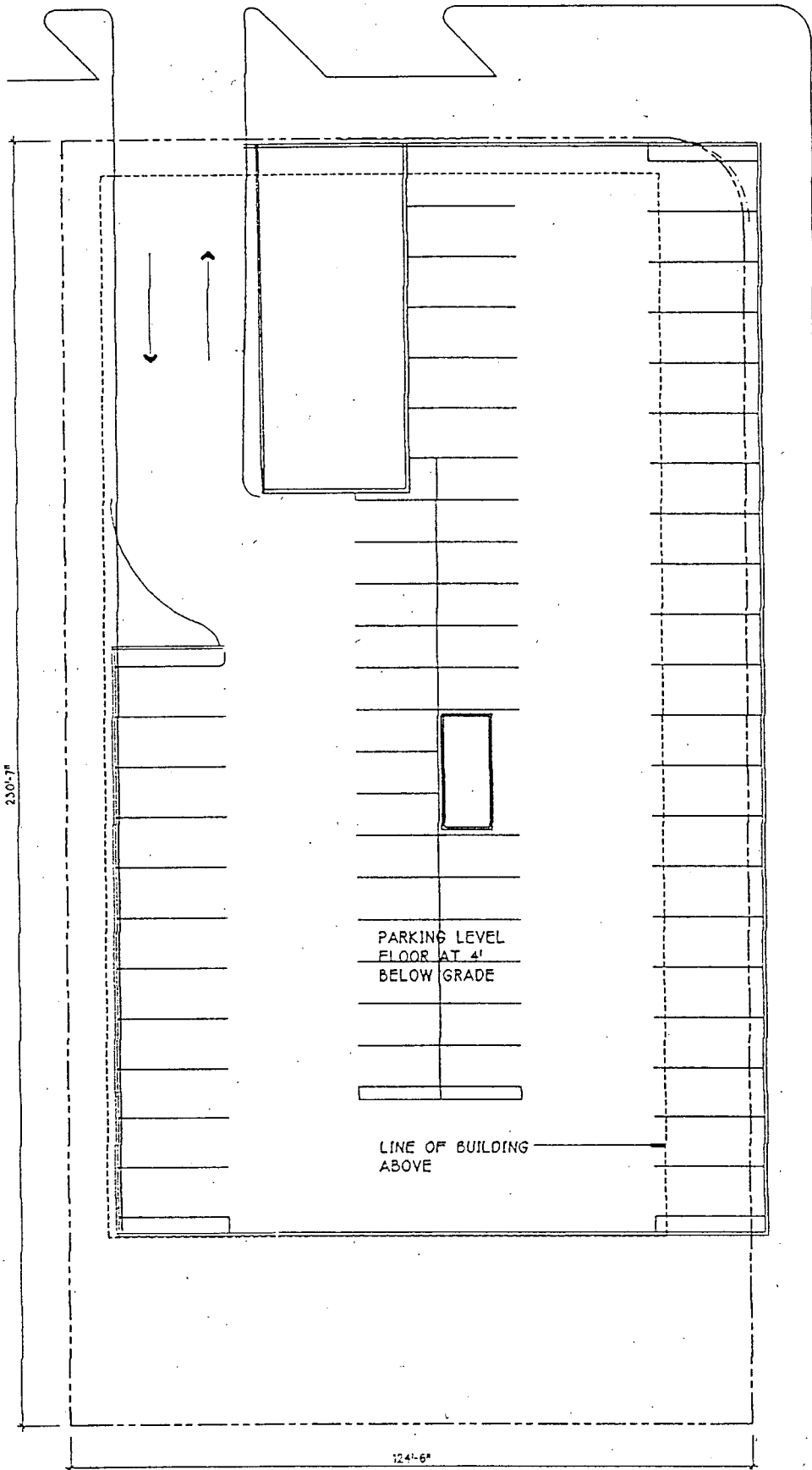


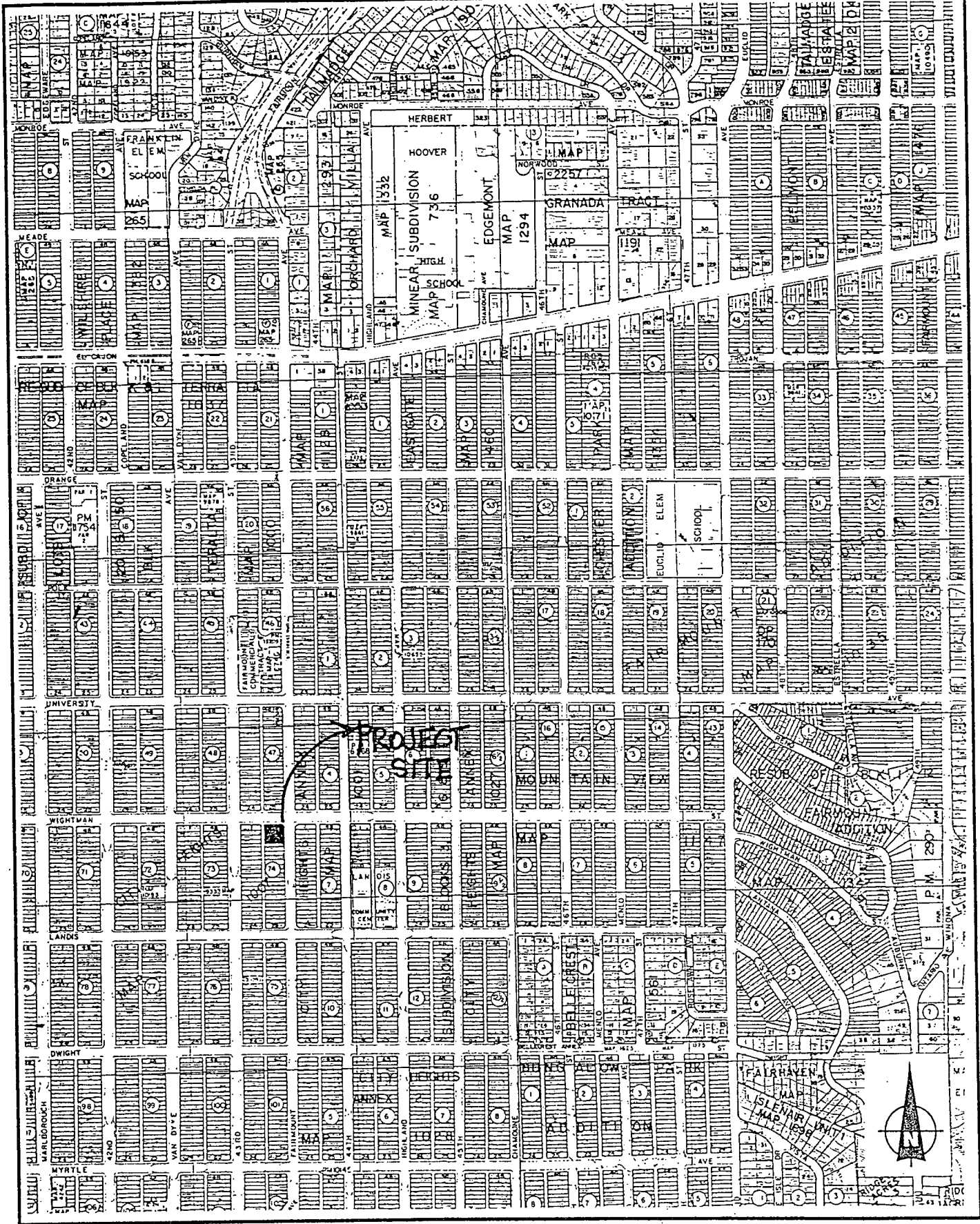
SECOND AND THIRD FLOOR PLAN



FIRST FLOOR AND SITE PLAN

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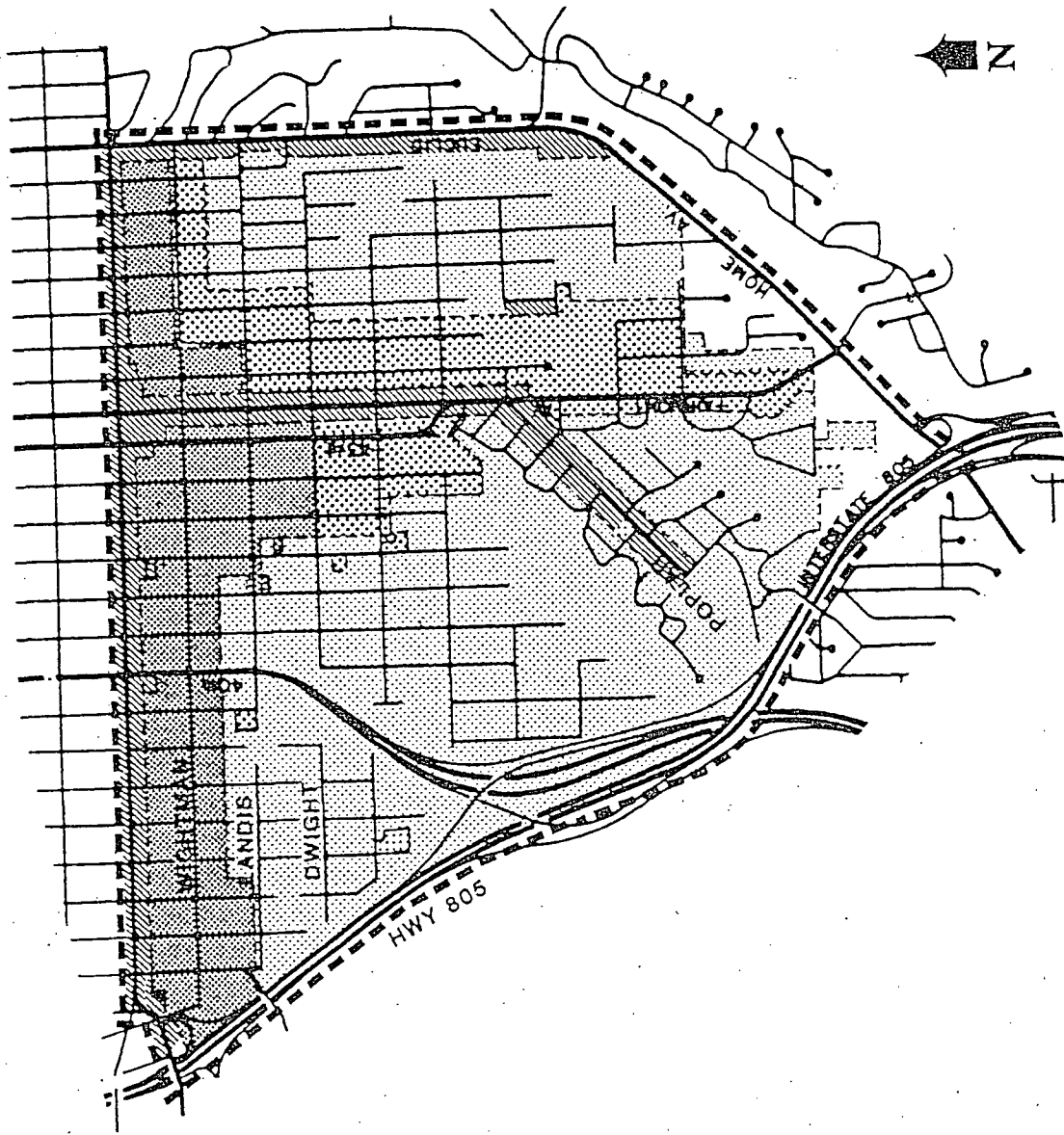


LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

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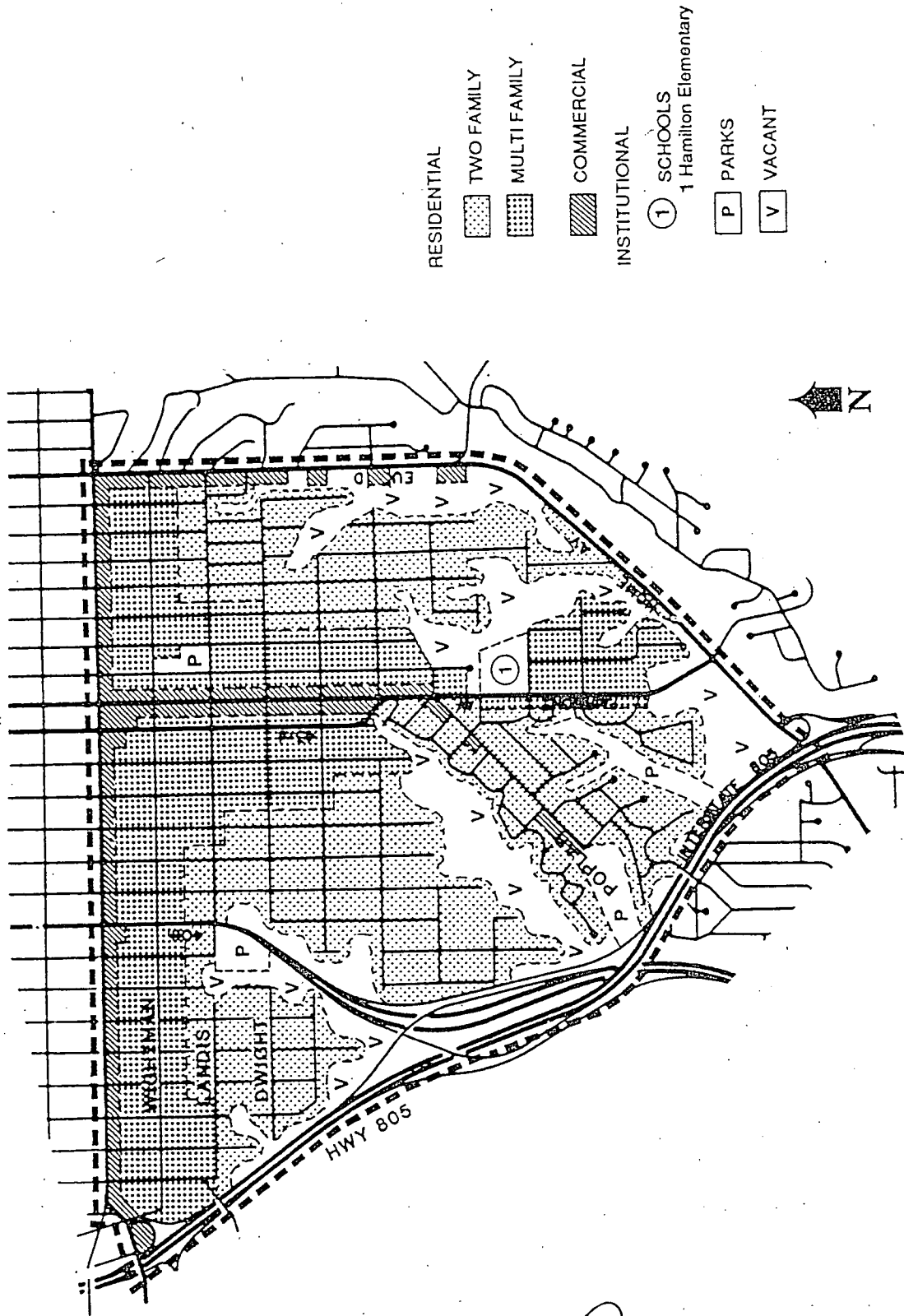


- R1-5000
- R-3000
- R-1500
- R-1000
- R-600
- C, CN

MID-CITY City Heights (1984) - Existing Zoning
CITY OF SAN DIEGO • PLANNING DEPARTMENT



R 287986



- RESIDENTIAL
- TWO FAMILY
 - MULTI FAMILY
- COMMERCIAL
- INSTITUTIONAL
- SCHOOLS
 - 1 Hamilton Elementary
 - PARKS
 - VACANT

MID-CITY City Heights (1984) - Existing Land Use
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

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III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

Yes Maybe No

A. Geology/Soils. Will the proposal result in:

1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

PROJECT AREA IS FLAT, GENERALLY STABLE, & HAS LOW POTENTIAL FOR LIQUEFACTION.

2. Any increase in wind or water erosion of soils, either on or off the site?

PROJECT AREA IS GENERALLY STABLE WITH LOW POTENTIAL FOR EROSION.

B. Air. Will the proposal result in:

1. Air emissions which would substantially deteriorate ambient air quality?

EMISSIONS GENERATED FROM THE OPERATION OF ADULT EDUCATION FACILITY WILL NOT EXCEED PRESENT AREA AIR OR DUST EMISSIONS.

2. The exposure of sensitive receptors to substantial pollutant concentrations?


SEE B1.

3. The creation of objectionable odors?

SEE B1.

4. The creation of dust?

SEE B1.

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5. Any alteration of air movement in the area of the project?

THE PROJECT, AT 3-STORIES & 55,000 SQUARE FEET, WILL NOT ALTER AIR MOVEMENTS, MOISTURE, TEMPERATURE, OR CLIMATE.

6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
SEE B5.

C. Hydrology/Water Quality. Will the proposal result in:

1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

NO MARINE OR FRESH WATERS IN THE AREA.

2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
SEE A1. THE PROJECT IS WITHIN AN URBANIZED AREA. A DRAINAGE PLAN TO ENSURE PROPER DRAINAGE IS SUBJECT TO CITY/STATE REVIEW AND APPROVAL.

3. Alterations to the course or flow of flood waters?
SEE C1 & C2.

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?
THE OPERATION OF THE ADULT EDUCATION FACILITY WILL NOT PRODUCE ANY UNUSUAL OR DANGEROUS DISCHARGES.
SEE C2.

5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?
SEE C4.

Yes Maybe No

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?

SEE A1, C1, & C2.

7. Exposure of people or property to water related hazards such as flooding?

SEE C6.

8. Change in the amount of surface water in any water body?

SEE A1 & C1.

D. Biology. 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?

THE PROJECT IS WITHIN AN AREA THAT HAS BEEN URBANIZED FOR SOME TIME.

2. A substantial change in the diversity of any species of animals or plants?

SEE D1.

3. Introduction of invasive species of plants into the area?

SEE D1. NO INVASIVE PLANTS WILL BE INTRODUCED.

4. Interference with the movement of any resident or migratory fish or wildlife species?

SEE D1.

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?

SEE A1 & D1.

6. Deterioration of existing fish or wildlife habitat?
SEE D5.

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels?
THE OPERATION OF AN ADULT EDUCATION FACILITY WILL NOT INCREASE EXISTING AREA AMBIENT NOISE LEVELS.
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?
SEE E1.
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?
SEE E1. THE PROJECT WILL NOT GENERATE TRANSPORTATION NOISE LEVELS THAT EXCEED GENERAL PLAN STANDARDS FOR THE AREA.

F. Light, Glare and Shading. Will the proposal result in:

1. Substantial light or glare?
THE OPERATION OF THE 3-STORY, 55,000 SQUARE-FOOT ADULT EDUCATION BUILDING WILL NOT GENERATE EXTRAORDINARY LIGHT, GLARE OR SHADING.
2. Substantial shading of other properties?
SEE F1.

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site?
SEE INITIAL STUDY

Yes Maybe No

2. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
SEE INITIAL STUDY
3. A conflict with adopted environmental plans for the area?
SEE INITIAL STUDY
4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?
THE PROJECT IS NOT WITHIN APZ OF ANY AIRPORT

H. Natural Resources. Will the proposal result in:

1. The prevention of future extraction of sand and gravel resources?
SEE D1. NO EFFECT ON SAND & GRAVEL RESOURCES.
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
SEE D1. NO EFFECT ON AGRICULTURE.
3. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
SEE H2.

- I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
QUALITY OR QUANTITY OF RECREATIONAL OPPORTUNITIES WILL NOT BE AFFECTED BY THE CONSTRUCTION OR OPERATION OF A 3-STORY, 55,000 SQUARE-FOOT ADULT EDUCATION FACILITY.

J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?

A 3-STORY, 55,000 SQUARE-FOOT WILL NOT HAVE ANY DETECTABLE AFFECT ON AREA POPULATION.

K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing?

A 3-STORY, 55,000 SQUARE-FOOT WILL NOT HAVE ANY DETECTABLE EFFECT ON AREA POPULATION.

L. Transportation/Circulation. Will the proposal result in:

1. Traffic generation in excess of specific/ community plan allocation?
THERE WILL BE NO INCREASE IN TRAFFIC OR IN DEMAND FOR OFF-SITE PARKING GENERATION IN THE AREA AS A RESULT OF THE OPERATION OF THE ADULT EDUCATION FACILITY. SEE INITIAL STUDY.
2. An increase in projected traffic which is substantial in relation to the capacity of the street system?
SEE L1.
3. An increased demand for off-site parking?
SEE L1.
4. Effects on existing parking?
SEE L1.
5. Substantial impact upon existing or planned transportation systems?
SEE L1. MINIMAL IMPACT ON EXISTING TRANSPORTATION SYSTEMS, BASED ON PROJECT SIZE.

Yes Maybe No

6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
PEDESTRIAN LINKS BETWEEN PROJECT AND NEARBY PARK ARE PLANNED OR EXISTING.

7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?
SEE L1 & L6:

M. Public Services. 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. Fire protection?
EXISTING FIRE SERVICES WILL SERVE THE PROPOSED BUILDING. SUBJECT TO STATE ARCHITECT REVIEW AND APPROVAL.

b. Police Protection?
THE PROJECT WILL BE CONSTRUCTED NEXT DOOR TO A POLICE SUBSTATION.

c. Schools?
THE PROJECT WILL REPLACE A SMALLER FACILITY. WILL INCREASE EDUCATIONAL OPPORTUNITIES FOR ADULTS.

d. Parks or other recreational facilities?
SEE L6.

e. Maintenance of public facilities, including roads?
THERE WILL NO DETECTABLE INCREASE IN WEAR & TEAR OF PUBLIC FACILITIES FROM THE OPERATION OF A 55,000 SQUARE-FOOT BUILDING. SEE L1.

f. Other governmental services?
SEE L1 & L5. AN ADULT EDUCATION USE COMPLEMENTS THIS NEIGHBORHOOD WITH MANY LOW-INCOME RESIDENTS.

N. Utilities. Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

a. Power?
EDUCATIONAL FACILITIES DO NOT USE
EXTRAORDINARY AMOUNTS OF ENERGY.

b. Natural gas?
SEE Na.

2. Landscaping which is predominantly non-drought resistant vegetation?

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

1. The obstruction of any vista or scenic view from a public viewing area?
NO VISTAS OR SCENIC VIEWS IN AREA.

2. The creation of a negative aesthetic site or project?
DESIGN INTENDED TO FIT AREA
ARCHITECTURALLY & FUNCTIONALLY.

3. Project bulk, scale, materials, or style which will be incompatible with surrounding development?
SEE Q1.

4. Substantial alteration to the existing character of the area?
SEE Q1.

5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
NONE AT SITE OR IMMEDIATE AREA.

6. Substantial change in topography or ground surface relief features?
SEE A1. NO SUBSTANTIAL GRADING IS PROPOSED.

Yes Maybe No

7. 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?
SEE A1 & D1.

R. Cultural Resources. Will the proposal result in:

1. Alteration of or the destruction of a prehistoric or historic archaeological site?
SEE INITIAL STUDY.
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?
SEE INITIAL STUDY.
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?
SEE INITIAL STUDY.
4. Any impact to existing religious or sacred uses within the potential impact area?
SEE INITIAL STUDY.

- S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?
THE PROJECT AREA CONSISTS OF THE LINDA VISTA FORMATION, WHICH HAS A LOW TO MODERATE SENSITIVITY FOR PALEONTOLOGICAL RESOURCES. HOWEVER, THIS URBANIZED AREA IS NOT EXPECTED TO YIELD ANY RESOURCES OF SIGNIFICANCE.

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?
SEE INITIAL STUDY.

2. Exposure of people to potential health hazards?
SEE INITIAL STUDY.
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)?
SEE INITIAL STUDY.

U. Mandatory Findings of Significance.

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?
SEE A1, D1 & INITIAL STUDY.
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.)
SEE D1, Me & INITIAL STUDY
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.)
SEE U2.
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
SEE U2.

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

City of San Diego Seismic Safety Study, 1995.

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.

B. Air

Traffic Analysis, Mid-City Police Station/City Heights Urban Village project, January 1996

C. Hydrology/Water Quality

Flood Insurance Rate Map (FIRM) No. 161B, August 15, 1983.

Federal Emergency Management Agency (FEMA) No. 161B, August 15, 1983. National Flood Insurance Program - Flood Boundary and Floodway Map.

D. NOISE

Mid-City Community Plan

Traffic Analysis, Mid-City Police Station/City Heights Urban Village project, January 1996

E. LAND USE

City of San Diego Progress Guide and General Plan.

Mid-City Community Plan

Traffic Analysis, Mid-City Police Station/City Heights Urban Village project, January 1996

City of San Diego Zoning Maps

F. Recreational Resources

City of San Diego Progress Guide and General Plan.

Mid-City Community Plan

G. Transportation/Circulation

City of San Diego Progress Guide and General Plan.

Mid-City Community Plan

City Heights Redevelopment Plan EIR

Traffic Analysis, Mid-City Police Station/City Heights Urban Village project, January 1996

H. Public Services

City of San Diego Progress Guide and General Plan.

Mid-City Community Plan

I. Neighborhood Character/Aesthetics

City of San Diego Progress Guide and General Plan.

Mid-City Community Plan.

J. Cultural Resources

City of San Diego Archaeology Library.

Cultural Resources Report, City Heights Urban Village Plan, February 1996

Historical Site Board List.

K. Paleontological Resources

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.

L. Human Health/Public Safety

San Diego County Hazardous Materials Management Division

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