

(R-2000-40)

RESOLUTION NUMBER R- 291968

ADOPTED ON JUL 26 1999

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration LDR No. 98-1003, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of CONSTRUCTION OF TOWN VIEW PIPELINE AS AN ADDENDUM TO THE DEERFIELD PUMP PLANT PROJECT.

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 on file in the office of the City Clerk 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: CASEY GWINN, City Attorney

By Catherine Bradley  
Catherine Bradley  
Deputy City Attorney

CB:aw:pev

7/13/99

Or.Dept:Contract Serv.

Bid No: K99256

R-2000-40

Form=mndr.frm

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**HILLANDALE PUMP PLANT/  
TOWN VIEW LANE PIPELINE REPLACEMENT  
MITIGATED NEGATIVE DECLARATION (LDR NO. 98-1003)**

As conditions of the project, the following mitigation measures are required to reduce potentially adverse impacts associated with Biological Resources to below a level of significance.

Biological Resources

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

1. Temporary impacts to coastal sage scrub habitat will be mitigated at a 1: 1 ratio per City guidelines. Accordingly, approximately 0. 13 acre of mitigation is required.
2. Mitigation will be in the form of a contribution to the City's Habitat Acquisition Fund which is designed to receive contributions for mitigation of impacts to 5 acres or less. The Habitat Acquisition Fund provides for purchases of lands within the MHPA. The contribution would be \$3,218 (\$22,500 per acre plus 10-percent management fee).
3. The disturbance area (0.6 acre) will be seeded with coastal sage scrub species or native grassland species, as appropriate for the type of habitat impacted, to protect from erosion. No monitoring or irrigation is required.
4. Because the project lies within the MHPA, construction shall take place outside of the California gnatcatcher breeding season; March 1 to August 15 is considered the breeding season for this listed bird species.

R-291968



Land Development  
Review Division  
(619) 236-6460

## Mitigated Negative Declaration

LDR No. 98-1003

**SUBJECT:** Hillandale Pump Plant (Town View Lane Pipeline Replacement). APPROVAL for the replacement of 740 linear feet of 20-inch ductile iron pipe, with the majority of the work taking place within the same easement. The project is located in the designated open space/MHPA area between Hillandale Drive and Town View Lane within the Navajo Community Planning Area, of the City of San Diego. Applicant: City of San Diego, Water Department, CIP Program Management Division.

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

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

As conditions of the project, the following mitigation measures are required to reduce potentially adverse impacts associated with Biological Resources to below a level of significance.

Biological Resources

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

1. Temporary impacts to coastal sage scrub habitat will be mitigated at a 1: 1 ratio per City guidelines. Accordingly, approximately 0. 13 acre of mitigation is required.
2. Mitigation will be in the form of a contribution to the City's Habitat Acquisition Fund which is designed to receive contributions for mitigation of impacts to 5 acres or less. The Habitat Acquisition Fund provides for purchases of lands

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within the MHPA. The contribution would be \$3,218 (\$22,500 per acre plus 10-percent management fee).

3. The disturbance area (0.6 acre) will be seeded with coastal sage scrub species or native grassland species, as appropriate for the type of habitat impacted, to protect from erosion. No monitoring or irrigation is required.
4. Because the project lies within the MHPA, clearing, grubbing, or grading of occupied California gnatcatcher habitat within the MHPA must occur outside the breeding season (March 1 to August 15). However, once the habitat is cleared, construction can occur during the breeding season. If construction on the pipeline does take place during the breeding season, noise walls should be required if the noise levels will exceed 60 dBA averaged over one hour (LEQ) at the edge of occupied gnatcatcher habitat

#### VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego  
Council member McCarty, District 7  
Juan Baligad, Project Manager, Planning & Development Review  
MSCP, Holly Boessow, (MS 4A)

#### Others

Navajo Community Planners Inc. (336)  
San Carlos Area Council (338)

#### VII. RESULTS OF PUBLIC REVIEW:

- (X) 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 and any Initial Study material are available in the office of Land Development Review for review, or for purchase at the cost of reproduction.

  
\_\_\_\_\_  
John Kovac, Senior Planner  
Development Services

May 19, 1999  
Date of Draft Report

June 22, 1999  
Date of Final Report

Analyst: Johnson

**INITIAL STUDY CHECKLIST**

Date: May 17, 1999

LDR No. 98-1003

**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.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1.			<u>X</u>
			Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>THE PROJECT IS THE REROUTING OF EXISTING UNDER GROUND PIPES. EROSION CONTROL METHODS WOULD BE STANDARD PROJECT FEATURES.</u>
2.			<u>X</u>
			Any increase in wind or water erosion of soils, either on or off the site? <u>EROSION CONTROL WOULD BE A PROJECT FEATURE.</u>
B. <u>Air</u> . Will the proposal result in:			
1.			<u>X</u>
			Air emissions which would substantially deteriorate ambient air quality? <u>THE PROJECT IS THE REPLACEMENT OF EXISTING UNDERGROUND WATER TRANSMISSION MAIN.</u>
2.			<u>X</u>
			The exposure of sensitive receptors to substantial pollutant concentrations? <u>REPLACEMENT OF WATER MAIN WOULD NOT EMIT POLLUTANTS.</u>
3.			<u>X</u>
			The creation of objectionable odors? <u>THE PROJECT WOULD NOT CREATE ANY ODOR PROBLEMS.</u>
4.			<u>X</u>
			The creation of dust? <u>TEMPORARY/DURING CONSTRUCTION ONLY.</u>
5.			<u>X</u>
			Any alteration of air movement in the area of the project? <u>SEE B-1.</u>
6.			<u>X</u>
			A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>SEE B-1.</u>
C. <u>Hydrology/Water Quality</u> . Will the proposal result in:			

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>PROJECT IS NOT LOCATED NEAR MARINE OR FRESH WATER.</u>	—	—	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>SEE C-1.</u>	—	—	<u>X</u>
3. Alterations to the course or flow of flood waters? <u>SEE C-1. PROJECT IS NOT IN THE 100-YEAR FLOODPLAIN.</u>	—	—	<u>X</u>
4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>SEE C-1.</u>	—	—	<u>X</u>
5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>SEE B-1.</u>	—	—	<u>X</u>
6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? <u>SEE C-1.</u>	—	—	<u>X</u>
7. Exposure of people or property to water related hazards such as flooding? <u>SEE C-3.</u>	—	—	<u>X</u>
8. Change in the amount of surface water in any water body? <u>SEE C-1.</u>	—	—	<u>X</u>
D. <u>Biology.</u> Will the proposal result in:			
1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>PLEASE SEE INITIAL STUDY DISCUSSION.</u>	—	—	<u>X</u>
2. A substantial change in the diversity of any species of animals or plants? <u>SEE D-1.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
3. Introduction of invasive species of plants into the area? <u>SEE D-1.</u>	—	—	<u>X</u>
4. Interference with the movement of any resident or migratory fish or wildlife species? <u>SEE D-1.</u>	—	—	<u>X</u>
5. An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>SEE D-1.</u>	—	—	<u>X</u>
6. Deterioration of existing fish or wildlife habitat? <u>SEE D-1.</u>	—	—	<u>X</u>
E. <u>Noise.</u> Will the proposal result in:			
1. A significant increase in the existing ambient noise levels? <u>TEMPORARY DURING CONSTRUCTION.</u> <u>SEE INITIAL STUDY DISCUSSION.</u>	—	—	<u>X</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>SEE E-1.</u>	—	—	<u>X</u>
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>SEE E-1.</u>	—	—	<u>X</u>
F. <u>Light, Glare and Shading.</u> Will the proposal result in:			
1. Substantial light or glare? <u>PROJECT IS THE REPLACEMENT OF UNDERGROUND WATER MAIN.</u>	—	—	<u>X</u>
2. Substantial shading of other properties? <u>SEE F-1.</u>	—	—	<u>X</u>
G. <u>Land Use.</u> Will the proposal result in:			
1. A land use which is inconsistent with the adopted community plan land use designation for the site? <u>UTILITY SERVICE IS CONSISTENT WITH THE ADOPTED COMMUNITY PLAN.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>SEE G-1.</u>	—	—	<u>X</u>
3. A conflict with adopted environmental plans for the area? <u>SEE G-1.</u>	—	—	<u>X</u>
4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? <u>SEE G-1.</u>	—	—	<u>X</u>
H. <u>Natural Resources.</u> Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources? <u>SITE NOT SUITABLE FOR EXTRACTION OF SAND AND GRAVEL RESOURCES.</u>	—	—	<u>X</u>
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>PROJECT SITE IS NOT SUITABLE FOR AGRICULTURAL USE.</u>	—	—	<u>X</u>
I. <u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>PROJECT IS NOT LOCATED IN RECREATIONAL AREA..</u>	—	—	<u>X</u>
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>PROJECT SITE IS THE REPLACEMENT OF UNDERGROUND WATER MAIN, AND WILL NOT ALTER PLANNED POPULATION DENSITIES.</u>	—	—	<u>X</u>
K. <u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing? <u>PROJECT SITE IS THE REPLACEMENT OF UNDERGROUND WATER MAIN.</u>	—	—	<u>X</u>
L. <u>Transportation/Circulation.</u> Will the proposal result in:			
1. Traffic generation in excess of specific/ community plan allocation? <u>PROJECT WILL NOT INCREASE AVERAGE DAILY TRIPS.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. An increase in projected traffic which is substantial in relation to the capacity of the street system? <u>SEE L-1</u>	—	—	<u>X</u>
3. An increased demand for off-site parking? <u>REPLACEMENT OF AN EXISTING WATER MAIN.</u>	—	—	<u>X</u>
4. Effects on existing parking? <u>A TRAFFIC CONTROL PLAN WOULD BE IMPLEMENTED DURING CONSTRUCTION.</u>	—	—	<u>X</u>
5. Substantial impact upon existing or planned transportation systems? <u>TEMPORARY DURING CONSTRUCTION.</u>	—	—	<u>X</u>
6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>A TRAFFIC CONTROL PLAN WOULD BE IMPLEMENTED DURING CONSTRUCTION.</u>	—	—	<u>X</u>
7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? <u>SEE L-4.</u>	—	—	<u>X</u>
M. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
1. Fire protection? <u>AREA SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
2. Police protection? <u>SEE M-1.</u>	—	—	<u>X</u>
3. Schools? <u>SEE M-1.</u>	—	—	<u>X</u>
4. Parks or other recreational facilities? <u>SEE M-1.</u>	—	—	<u>X</u>
5. Maintenance of public facilities, including roads? <u>SEE M-1.</u>	—	—	<u>X</u>
6. Other governmental services? <u>SEE M-1.</u>	—	—	<u>X</u>
N. <u>Utilities.</u> Will the proposal result in a			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
need for new systems, or require substantial alterations to existing utilities, including:			
1. Power? <u>ALL UTILITIES ARE AVAILABLE.</u>	—	—	<u>X</u>
2. Natural gas? <u>SEE N-1.</u>	—	—	<u>X</u>
3. Communications systems? <u>SEE N-1.</u>	—	—	<u>X</u>
4. Water? <u>SEE N-1.</u>	—	—	<u>X</u>
5. Sewer? <u>SEE N-1.</u>	—	—	<u>X</u>
6. Storm water drainage? <u>SEE N-1.</u>	—	—	<u>X</u>
7. Solid waste disposal? <u>SEE N-1.</u>	—	—	<u>X</u>
O. <u>Energy.</u> Will the proposal result in the use of excessive amounts of fuel or energy? <u>SEE N-1.</u>	—	—	<u>X</u>
P. <u>Water Conservation.</u> Will the proposal result in:			
1. Use of excessive amounts of water? <u>SEE N-1.</u>	—	—	<u>X</u>
2. Landscaping which is predominantly non-drought resistant vegetation? <u>SEE N-1.</u>	—	—	<u>X</u>
Q. <u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1. The obstruction of any vista or scenic view from a public viewing area? <u>NO PERMANENT ABOVE GROUND STRUCTURES ARE PROPOSED.</u>	—	—	<u>X</u>
2. The creation of a negative aesthetic site or project? <u>WATER PIPES ARE ENTIRELY UNDERGROUND.</u>	—	—	<u>X</u>
3. Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>SEE Q-2.</u>	—	—	<u>X</u>
4. Substantial alteration to the existing			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
character of the area? <u>SEE Q-2.</u>	—	—	<u>X</u>
5. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>NO LANDMARK OR STAND OF MATURE TREES WILL BE IMPACTED.</u>	—	—	<u>X</u>
6. Substantial change in topography or ground surface relief features? <u>MINIMAL GRADING INVOLVED</u>	—	—	<u>X</u>
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? <u>SEE Q-2.</u>	—	—	<u>X</u>
R. <u>Cultural Resources.</u> Will the proposal result in:			
1. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>NO SUCH RESOURCES EXIST ON-SITE.</u>	—	—	<u>X</u>
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>NO STRUCTURES ON SITE. SEE R-1</u>	—	—	<u>X</u>
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>SEE R-2.</u>	—	—	<u>X</u>
4. Any impact to existing religious or sacred uses within the potential impact area? <u>SEE R-1.</u>	—	—	<u>X</u>
S. <u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>PROJECT IS THE REPLACEMENT OF EXISTING WATER MAIN WITHIN EXISTING EASEMENTS.</u>	—	—	<u>X</u>
T. <u>Human Health/Public Safety.</u> Will the proposal result in:			
1. Creation of any health hazard or potential health hazard (excluding mental health)? <u>REPLACEMENT WOULD REDUCE POTENTIAL HEALTH HAZARDS.</u>	—	—	<u>X</u>

Yes      Maybe      No

2. Exposure of people to potential health hazards?  
NO HAZARDOUS MATERIALS SITES EXIST IN PROJECT CORRIDOR

—      —      X

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 T-1.

—      —      X

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?  
NO SUCH RESOURCES EXIST ON SITE

—      —      X

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.)  
NO LONG TERM IMPACTS ANTICIPATED.

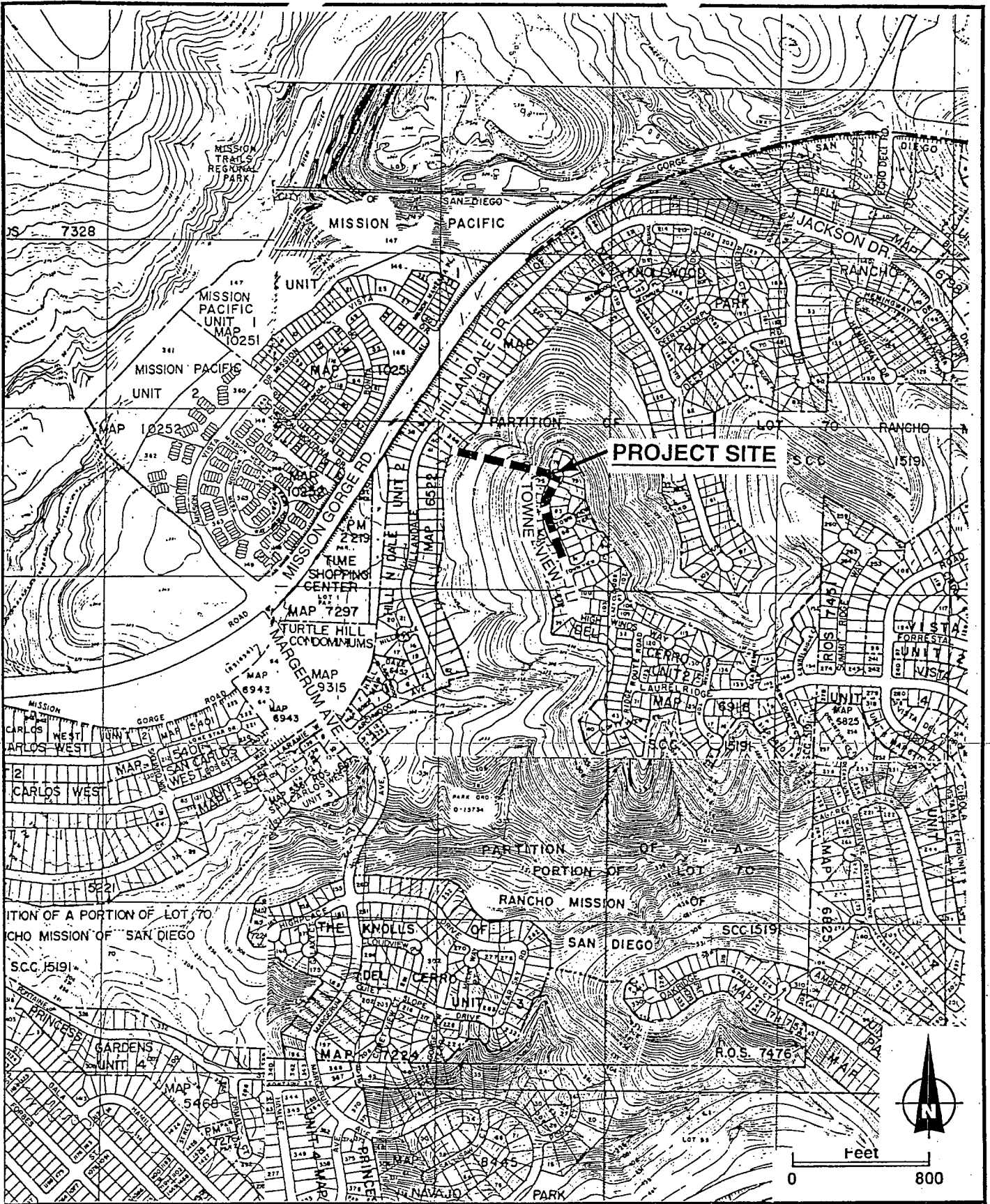
—      —      X

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.)  
ALL IMPACTS WOULD BE MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE. SEE INITIAL STUDY DISCUSSION.

—      —      X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  
SEE U-3.

—      —      X



(235-1750) 5-17-99 JAA



# LOCATION MAP

## Land Development Review

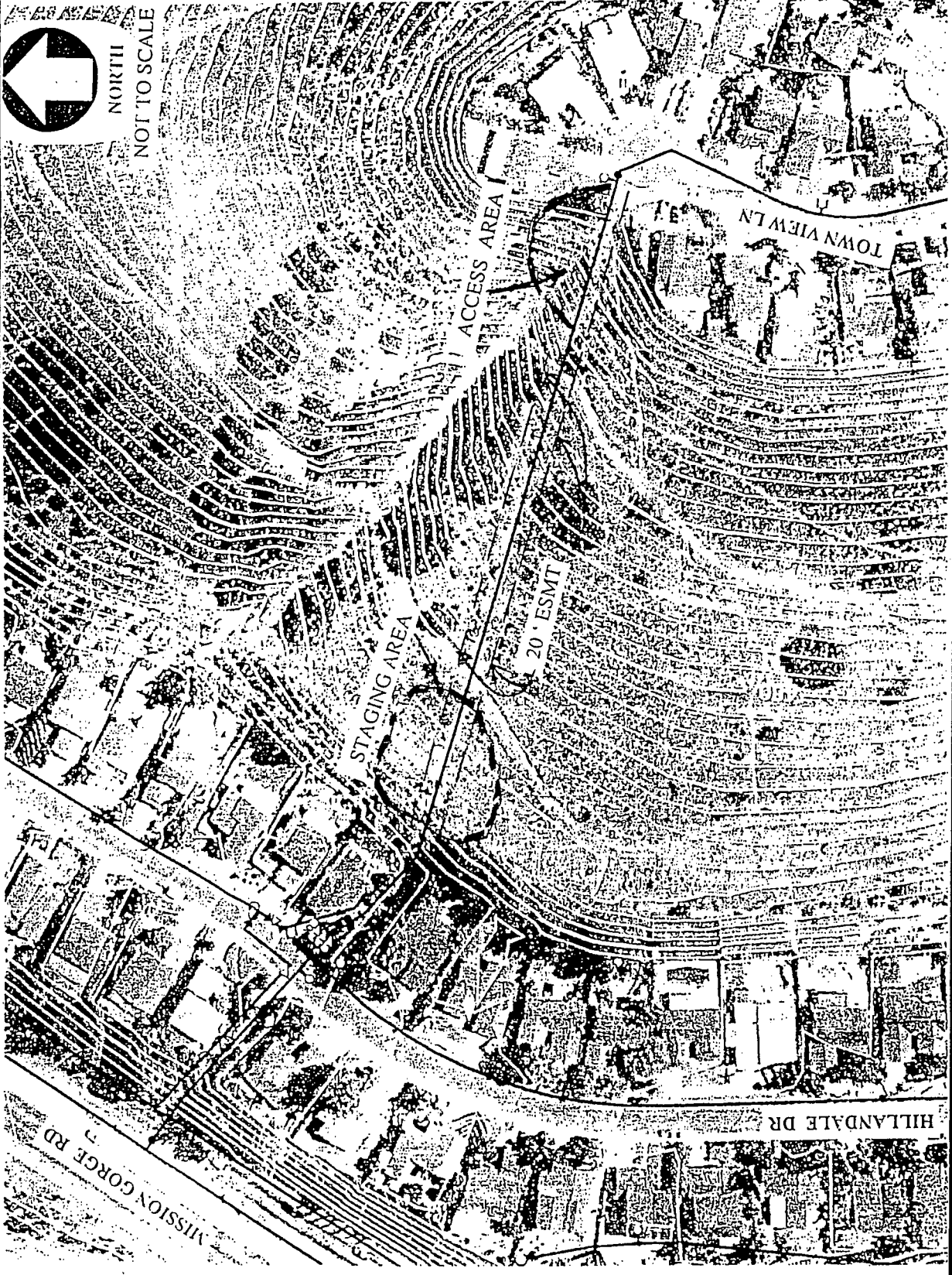
*R* 291968

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Figure  
**1**



NORTH  
NOT TO SCALE



(235-1750) 5-17-99 JAA

Figure  
**2**

# SITE PLAN

Land Development Review

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A biological survey and letter report were completed for the project by Dudek and Associates ("Biological Resources Report and Impact Analysis, Town View Lane Pipeline Replacement, LDR No.98-1003, prepared for the City of San Diego, dated April 20, 1999 on file in Land Development Review ). The report states that vegetation within the Town View Lane project area consists of one native plant community, coastal sage scrub and two altered or non-native habitat types, ruderal habitat and developed land. All of the impact occurs within the MHPA and require mitigation. A total of 0.6 acres of the project area would be directly impacted, impacts to coastal sage scrub are considered to be significant. All of the direct impacts would occur in a contiguous linear area for a total impact width of 40 feet. Upon completion of the project, the easements would be allowed to return to their native pre-project conditions. No maintenance of the disturbance would be required. There will be no long term, permanent impacts to native vegetation within the MHPA, however, a small amount of coastal sage scrub (0.13) will be impacted and temporarily removed from use by wildlife species until it regenerates.

A California gnatcatcher, a sensitive species, was detected within the vicinity of the project area. The California gnatcatcher was detected within coastal sage scrub habitat near the 100-foot wide mapping area of the project. Due to the small amount of California gnatcatchers habitat impacted and project scheduling to remove vegetation and to construct outside the breeding season, the project will result in no impacts to the California gnatcatcher.

#### 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: Johnson

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



CITY OF SAN DIEGO  
PLANNING AND DEVELOPMENT REVIEW  
LAND DEVELOPMENT PROJECT REVIEW  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 236-6460

INITIAL STUDY  
LDR No. 98-0471

SUBJECT: Hillandale Pump Plant (Town View Lane Pipeline Replacement). APPROVAL for the replacement of 740 linear feet of 20-inch ductile iron pipe, with the majority of the work taking place within the same easement. The project is located in the designated open space/MHPA area between Hillandale Drive and Town View Lane within the Navajo Community Planning Area, of the City of San Diego. Applicant: City of San Diego, Water Department, CIP Program Management Division.

I. PURPOSE AND MAIN FEATURES:

The proposed project would replace approximately 740 linear feet of an existing water transmission main, located on a hill slope in the Navajo community planning area, between Hillandale Drive and Town View Lane (Figure 2). The replacement work would be completed within existing permanent easements. The trench depths will vary between 6 foot to 8 foot 2 inches; and the trench width would vary between 2 foot 8 inches and 3 foot 6 inches. In addition, no access roads will be required.

The total duration of construction for this project is anticipated to be approximately six months. It is anticipated that construction would start in fall of 2000. During the construction phase of the project, it is estimated that work hours would be between 8:30 a.m. and 3:30 p.m., Monday through Friday. Additionally, the contractor will comply with the requirements in the Standard Specification for Public Work construction.

II. ENVIRONMENTAL SETTING:

The water pipeline project site is located within open space and lies within the Multi-Habitat Planning Area (MHPA) as identified in the City of San Diego's Multiple Species Conservation Plan (MSCP), Subarea Plan. The site supports disturbed and undisturbed native plant communities. Essential public utilities are consistent with the MSCP/MHPA. The project alignment is located in a residential neighborhood of the Navajo Community Planning area. The project alignment is located entirely within the open space canyon, between Town View Lane and Hillandale Drive (See Figure 1).

The project area is within the Navajo Community Planning area; zoning for the residential areas are: Single-Family residential (R-1-5000), which requires a minimum lot dimension of 5,000 square feet.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

The following environmental issues were considered during review of the project and determined to be significant.

Biological Resources

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## INITIAL STUDY CHECKLIST

### REFERENCES

#### A. Geology/Soils

- City of San Diego Seismic Safety Study, Updated 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.
- Site Specific Report:

#### B. Air

- N/A Regional Air Quality Strategies (RAQS) - APCD.
- State Implementation Plan.
- Site Specific Report:

#### C. Hydrology/Water Quality

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

#### D. Biology

- Community Plan - Resource Element.
- City of San Diego Vernal Pool Maps.
- California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
- Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
- Robinson, David L., San Diego's Endangered Species, 1988.
- California Department of Fish and Game, "San Diego Vegetation", March 1985.
- California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.

State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.

Code of Federal Regulations, Title 50, Part 10; "List of Migratory Birds."

Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.

Site Specific Report(s): MSCP Maps, 1995.

**E. Noise**

Community Plan.

San Diego International Airport - Lindbergh Field CNEL Maps, January 1993 - December 1993.

Brown Field Airport Master Plan CNEL Maps.

Montgomery Field CNEL Maps.

NAS Miramar CNEL Maps, 1990.

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1989-94.

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