

RESOLUTION NUMBER R- 294297

ADOPTED ON NOV 27 2000

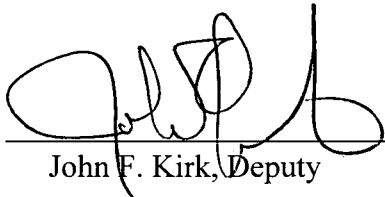
BE IT RESOLVED, by the Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 98-0150, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 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 North Chollas Community Park Phase I Improvements.

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  _____
John F. Kirk, Deputy

JFK/rjs:mr
11/03/00
Or.Dept:Eng&CP
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PARK & RECREATION
NORTHERN PARKS DIVISION

**U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
AND
CITY OF SAN DIEGO, CALIFORNIA
LDR NO. 98-0150**

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: APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING of \$85,000 from Fiscal Year 1998, the 24th Entitlement Program Year park improvements for the proposed North Chollas Community Park to include paved park entry roads with gated access, park signage, security lighting, paved parking areas, pedestrian hardscape walkways and plaza areas, restrooms and snack bar facility, children's tot lot, turfed mutli-purpose fields including skinned infield areas, unimproved nature trail system, disabled access trail and exercise walk, turfed open play and picnic area, paved court areas, open lawn area for unleashed dog use (with surrounding fencing), overlook areas, enhanced riparian/creek areas and revegetation of disturbed native habitat areas. The 94-acre site is zoned OS-P and it is located on College Grove Drive between 54th Street and College Ave. in the Mid-City Community Planning Area within the City of San Diego. Applicant: The City of San Diego, Park and Recreation Department, Northern Division.

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

R-294297

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 Land Development Review Division, Fifth Floor, City Operations Building, 1222 First Avenue, San Diego, CA 92101.

V. MITIGATING MEASURES:

1. All lighting for the proposed ballfields shall be directed away from the habitat area. Where necessary, adequate shielding of the light source from the ballfields will be used to protect the City's Multi-Habitat Planning Area (MHPA) and sensitive species from night lighting. This requirement should be clearly shown/noted on any improvement plans. In addition, all outdoor, night time recreational activities shall cease by 11:00 p.m. and light fixtures shall be equipped with automatic timing devices.
2. All proposed parking lots adjacent to the habitat areas must not drain directly into the Chollas Creek channel. All parking areas must prevent the release of toxins, chemicals, petroleum products, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This will be accomplished by implementing a variety of methods including natural detention basins, grass swales or mechanical trapping devices. This requirement should be clearly shown/noted on any improvement plans. These systems should be maintained once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, and adding chemical neutralizing compounds (e.g. clay compounds) when necessary and appropriate.
3. Provision shall be made to inform the construction contractor(s), prior to the bidding process, about the biological constraints of this project. The contractor(s) shall be responsible for impacts to sensitive biological resources beyond those identified in this report which occur as a direct result of construction activities. All sensitive habitat areas to be avoided shall be clearly marked on project maps provided to the contractor. These areas shall be designated as "no construction" zones. Before a grading

permit is issued these areas shall be flagged by a qualified biologist prior to the onset of construction activities. In some cases, resources may need to be fenced or otherwise protected from direct or indirect impacts.

4. A contractor education program shall be implemented to ensure that contractors and all construction personnel are fully informed of the biological resources associated with this project. This program shall focus on a) the purpose for resource protection, b) contractor identification of sensitive resource areas in the field (e.g., areas delineated on maps and by flags or fencing), c) sensitive construction practices (see numbers 3 through 10, below), d) protocol to resolve conflicts that may arise at any time during the construction process, and e) ramifications of noncompliance. This program shall be conducted by a qualified biologist, and shall be a requirement for all construction personnel.
5. Prohibited activities within drainages or other wetland areas (other than in the construction zone) include staging areas, equipment access, and disposal or temporary placement of excess fill.
6. Vehicles shall use existing access roads to the degree feasible. Where or temporary access is required, all vehicles shall use the same route, even if this requires heavy equipment to back out of such areas. Before a grading permit is issued all access routes outside of existing roads or the construction corridor shall be clearly marked (i.e. flagged and/or staked). All access roads outside of existing roads or the construction corridor shall be delineated on the grading plans and reviewed by a qualified biologist.
7. If topsoil must be stockpiled, this shall be done in disturbed areas presently lacking native vegetation. Before a stockpile or grading permit is issued, stockpile areas shall be delineated on the grading plans and reviewed by a qualified biologist and by the City Engineer.
8. Staging areas shall be located in disturbed habitat, to the degree feasible. Staging areas are prohibited within sensitive habitat areas. Prior to issuance of a grading permit all staging areas shall be delineated on the grading plans and reviewed by a qualified biologist. If staging areas outside the construction footprint are used, they shall be surveyed for biological resources prior to their use.
9. Fueling of equipment shall take place within existing paved roads, and not within or adjacent to drainages or native habitats. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" shall be designated on construction maps and shall be situated a minimum distance of 54 feet from all drainage. Specified vehicle fueling and maintenance procedures and hazardous materials storage

areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants, and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques, and the use of temporary impervious liners and or/ barriers to prevent soil and water contamination. The described program to control and contain construction related hazardous materials shall be subject to review and approval by the Development Services Manager.

10. Construction in or adjacent to sensitive areas shall be appropriately scheduled to minimize potential impacts to biological resources; avoidance of the nesting season for the threatened California gnatcatchers shall be strictly avoided.
11. A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared. To the extent practical, the construction activities shall be sequenced to reduce the amount and duration of soil exposed to erosion by runoff. The erosion control plan shall include the use of hay bales, silt fences, siltation basins, or other devices necessary to stabilize the soil in denuded or graded areas during the construction and revegetation phases of the project.
12. A site restoration plan shall be prepared and implemented for all areas where vegetation shall be temporarily removed for construction. The plan shall include appropriate plant mixes and methods for reestablishing native vegetation consistent with pre-existing vegetation communities. Plan preparation shall be coordinated with a City biologist.
13. Appropriate fencing and signage shall be installed to restrict access and avoid potential impacts to the sensitive resources remaining in the undisturbed portions of the site.
14. Preserve biological features of interest or sensitivity in the park design and incorporate them into the design of the nature trail.
15. Before the issuance of a grading permit impacts to the Diegan coastal sage scrub would require mitigation at a replacement ratio of between 1:1 and 1.5:1 depending upon the location of the mitigation site inside or outside the MHPA (City of San Diego, 1997, revised). Mitigation for impacts to sage scrub could be fulfilled by either on-site creation of habitat, offsite creation of habitat or off-site acquisition of existing high quality habitat. On-site mitigation would typically require a replacement ratio of 1.5:1 (5.93 acres) because the park is outside of the MHPA. However, on-site mitigation at a ratio of 1:1 may be acceptable (3.95 acres) due to the connectivity with the on-site open space/mitigation areas

and the adjacent MHPA. The on-site mitigation could be accomplished by restoring the ruderal areas in the proposed open space to high quality sage scrub. Alternatively, since the impacts to sage scrub are small (e.g. less than five acres), a monetary contribution to the City's Habitat Acquisition Fund (Fund #10571) is another viable mitigation option (City of San Diego 1997, revised). Either of the above scenarios, or some combination of both, would mitigate impacts to sage scrub to below the level of significance.

16. Before the issuance of a grading permit impacts to the patch of riparian, disturbed mulefat scrub would require mitigation at a replacement ratio of 2:1 regardless of the location of the mitigation site (City of San Diego, 1997, revised). Mitigation for impacts to this community would best be accomplished through on-site creation of mulefat scrub as a component of the proposed project and the enhancement of the creek on-site. Since this creek is to be restored, a portion of the restoration could fulfill this mitigation requirement. The creation of riparian habitat along the enhanced creek on-site, of similar or higher quality (e.g. southern shallow scrub) to the mulefat scrub habitat impacted, would mitigate the impacts to this habitat to below the level of significance. There is the potential for using the excess creek restoration habitat as mitigation credit for compensation to impacts to riparian/wetland communities from other City of San Diego projects. Such use would require the approval of the appropriate federal and state resource agencies, as well as the preparation of a long-term mitigation and monitoring plan.
17. Before the issuance of a grading permit the applicant shall have to obtain a 404 Permit from the ACOE for impacts to the stream channel on-site. Impacts to the stream associated with the creek restoration program would require a Nationwide Permit (NWP) #27 "Wetland and Riparian Restoration and Creation Activities". In addition, there are two proposed road crossings of the stream channel. Both road crossings and associated riprap are 5,000 square feet each in area. Though these are the dimensions of these structures as illustrated on the North Chollas Community Park Site Plan, impacts to the "Waters of U.S." are anticipated to be much less as the stream channel is no more than ten feet wide at both crossings. Under a worse case scenario of 10,000 square feet (0.23-acre) of impacts, these amenities would require the issuance of a NWP=14 "Road Crossings" because the crossings are part of a single and complete project, and the impacts do not exceed 1/3 acre, or a total of 200 linear feet.
18. Before the issuance of a grading permit the applicant shall be required to obtain a 1601 Streambed Alteration Agreement with the CDFG, and a 401 Certification/Waiver with the California State Regional Water Quality

Control Board for any type of impacts to the creek.

19. Mitigation for impacts to the San Diego sunflower may be coupled with the mitigation requirements for Diegan coastal sage scrub. If on-site restoration of ruderal areas to sage scrub is the option chosen, then San Diego sunflower should be incorporated into the plant palette. A monetary contribution to the City's Habitat Acquisition fund would mitigate project impacts to this species as it is anticipated that habitat acquired by the City from this fund would include populations of the San Diego sunflower. Either option, or some combination of both, would reduce impacts to this species to below the level of significance.
20. Construction should occur during the non-breeding season (September 1 to March 5) for the California gnatcatchers, and for the most part other sensitive species. Impacts to occupied gnatcatchers habitat: 1.71 acres of intact Diegan coastal sage scrub and 2.24 acres of disturbed Diegan coastal sage scrub (a total of 3.95 acres) would be mitigated below a level of significance. Mitigation would be implemented by MHPA guidelines.
21. Mitigation for indirect impacts to wildlife corridors from urban edge effects include directing all outdoor lighting away from areas of open space, placement of signs or fencing along the nature trail to discourage human encroachment into the wildlife habitat, and the use of interpretive signs or exhibits along the trail to teach users of the park the biological value of the open space areas.
22. Cumulative impacts associated with development of the North Chollas Community Park project would be mitigated below a level of significance by directing mitigation for direct impacts toward the MHPA, or into areas adjacent to the MHPA. Since it is the goal of the City Park and Recreation Department to either mitigate on-site adjacent to the MHPA, or to contribute to the City's Habitat Acquisition Fund in order to strengthen the viability of core biological habitats, the both direct and cumulative impacts to the region would be mitigated. If payment into the fund is selected, cost per acre would be \$22,500.
23. Prior to the issuance of grading permits or recordation of final map, the applicant shall provide verification that a qualified archaeologist and/or archaeological monitor have been retained to implement the archaeological construction monitoring program. This verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review Division. **ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL CONSTRUCTION MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.**

24. The qualified archaeologist shall attend preconstruction meetings to make comments and/or suggestions concerning the archaeological construction monitoring program and discuss plans with the engineer. The requirement for archaeological monitoring shall be noted on the grading plan.
25. The qualified archaeologist or archaeological monitor shall be present on site full-time during grading.
26. In the event that unanticipated cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. **THE ARCHAEOLOGIST SHALL CONTACT LDR AT THE TIME OF DISCOVERY.** The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR. LDR must concur with the evaluation before grading activities shall be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery shall be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
27. All cultural materials collected shall be cleaned, catalogued, and permanently curated with an appropriate 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 specialty studies shall be completed, as appropriate.
28. A monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR prior to issuance of a certificate of occupancy. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to issuance of a certificate of occupancy. **THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.**
29. Prior to the issuance of grading permits, the above mitigation, monitoring and reporting program shall require an additional deposit of \$3,200.00 ensure successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Government Agencies

- 16. U.S Army Corps of Engineers
- 23. USFWS
- 32. California Department of Fish and Game
- 35. Calif. Integrated Waste Mgmt. Board
- 37a. CAL EPA
- 44. Regional Water Quality Control Board
- 46. State Clearinghouse
- 75. County Hazardous Material Mgt. Division
- 76. County Site Assessment and Mitigation Division
- 100. City of La Mesa
- 101. City of Lemon Grove

City of San Diego

- Council-member Stevens, District 4
- Council-member McCarty, District 7
- Community & Economic Development Department
- Park and Recreation Department- Deborah Sharpe (MS 35)
- Park and Recreation Department- Robin Shifflet (MS 35)
- MSCP-Tom Story
- Engr. & Capital Project- Patti Boekamp
- Env. Services- Sylvia Castillo
- LEA- Paul Manasjan (MS 501)
- Streets Division-Chollas, J. Levy (MS 44)

Others

- 132. San Diego City Schools
- 184. Lakes Committee Chrm.
- 185. South Area Committee Co-Chrm.
- 187. Katerine Kharas
- 188. Facilities Committee
- 218. SD County Archaeological Soc.
- 286. Mid-City Development Corporation
- 287. City Heights Area Plng. Comm.
- 288. Rolando Community Council
- 291. Normal Heights Comm. Plng. Grp.
- 292. Normal Heights Comm. Assoc.
- 293. Normal Heights Comm. Center
- 294. Bay Ridge Homeowners Assn.
- 295. Triangle Neighborhood Assn.

- 297. Colina del Sol Senior Citizens
- 298. Oak Park Community Council
- 301. Webster Community Council
- 304. Marshall Community Council
- 305. Floyd Melson
- 306. Darnell Community Council
- 307. Eastern Area Planning Committee
- California Native Plant Society
- Env. Health Coalition
- Sierra Club
- North Chollas Task Force

VII. RESULTS OF PUBLIC REVIEW

- () No comments were received during 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 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 Land Development Review Division.

Lawrence C. Monserrate
 LAWRENCE C. MONSERRATE
 Environmental Review Manager
 Development Services

October 2, 1998
 Date of Draft Report

December 15, 1998
 Date of Final Report

Analyst: Johnson

LDR16.SHL - (FONSI/ND)
REVISED 9/30/98 - AVL

Oct. 31, 1998

Dear Mr. Johnson,

As a member of the NorthChulas Task Force, I would like to make a few comments on the Environmental Assessment and Mitigated Negative Declaration we received a few weeks ago. Most of the comments refer to the writing of it (grammar and typos) and not to the actual findings of the report itself.

4 First off, the Mit. Neg. Dec. doesn't have page numbers (you might want to add some) so I'll refer to the paragraphs. Under the "subject" paragraph, the streets the park is to be located between are: 54th and College Ave. (50th St. is located to the northwest of the area and is not in the immediate vicinity). This correction is also needed twice on page 1 of the Env. Ass. section in the first two paragraphs.

2 Also in both sections, you have 2 sets of paragraphs numbered 19 & 20 (on page 14 of the Env. Ass. and pages 5 & 6 of the Mit. Neg. Dec.)

3 Under the list of "others" who received copies of this report, the NorthChulas Task Force was omitted. We received 10 copies thru Johanne Harris our chair-

4 person. On page 2 of the Mit. Neg. Dec. the threatened species of lizard was omitted from the second paragraph,

5 and on page 9 the last "x" for endangered species.

RESPONSE TO COMMENTS

1. Comment Noted.
2. Comment Noted.
3. Comment Noted.
4. This was only a brief description of what type of sensitive species exist on site.
5. Comment Noted.

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RESPONSE TO COMMENTS

seems to be in the wrong column (should it be directly under letter "E"?)

6. Comment Noted.

7. Map is used to identify the project site.

8. Comment Noted.

6 On page 7 of Mit. Reg. Dev. under police services, you list it as "no effect". We request this park be policed often (meaning daily and more frequently on weekends) and hope that policing will keep our park different than surrounding ones that either have substations in (Culina) or stations nearby (Mid City). We suggest that there will be an effect on police services because of this park.

7 The map at the end of the report should be a current one, showing the Navy housing just built there recently and the Lutheran High School in place of Our Lady of Mercy, the operations yard to the south (the park is omitted and the drive in Hunter further south is now Cox Communications).

8 Finally, as a member of Chollas Lake Little League, (whom I represent at the Chollas Lake Rec. Council and Eastern Area Plan. Com.) I want to thank you from everyone at the Little League for including the

configurations on the lighting of the ballfields. Some people still don't understand that "million dollar ballfields" should be used year round as much as possible and by including the lights in your report it helps us to realize our dream of lighted ballfields in North Chollas.

Sincerely,
Frankie Lamm

City of San Diego
Development Services
LAND DEVELOPMENT REVIEW
City Operations Building
1222 First Avenue, Fifth Floor
San Diego, CA 92101
(619) 236-6460

ENVIRONMENTAL ASSESSMENT (NEPA/HUD)
INITIAL STUDY (CEQA)
LDR No. 98-0150

SUBJECT: North Chollas Community Park APPROVAL (LDR No. 98-0150) of park improvements for the proposed North Chollas Community Park to include paved park entry roads with gated access, park signage, security lighting, paved parking areas, pedestrian hardscape walkways and plaza areas, restrooms and snack bar facility, children's tot lot, turfed mutli-purpose fields including skinned infield areas, unimproved nature trail system, disabled access trail and exercise walk, turfed open play and picnic area, paved court areas, open lawn area for unleashed dog use (with surrounding fencing), overlook areas, enhanced riparian/creek areas and revegetation of disturbed native habitat areas. The 94-acre site is zoned OS-P and it is located on College Grove Drive between 54th Street and College Ave. in the Mid-City Community Planning Area within the City of San Diego. Applicant: The City of San Diego, Park and Recreation Department, Northern Division.

I. PURPOSE AND MAIN FEATURES:

Park improvements for the proposed North Chollas Community Park include paved park entry roads with gated access, park signage, security lighting, paved parking areas, pedestrian hardscape walkways and plaza areas, restrooms and snack bar facility, children's tot lot, turfed mutli-purpose fields including skinned infield areas, unimproved nature trail system, disabled access trail and exercise walk, turfed open play and picnic area, paved court areas, open lawn area for unleashed dog use (with surrounding fencing), overlook areas, enhanced riparian/creek areas and revegetation of disturbed native habitat areas. The \$85,000 maybe used for park design and any required engineering. The 94-acre site is zoned OS-P and it is located on College Grove Drive between 54th Street and College Ave. in the Mid-City Community Planning Area within the City of San Diego. The North Chollas Community Park will request the release of Community Block Grant Program funding totaling an estimated \$85,000 dollars from the 1998 the 24th Entitlement Year.

II. ENVIRONMENTAL SETTING:

The North Chollas Community Park Project area is located between the 5540 and 6000 blocks of College Grove Drive within the City of San Diego, California. It is located immediately west of Chollas Lake Park and Gloria's Mesa Park. Carver Elementary School is to the north, the residential community of Oak Park to the west, and industrial areas to the south (City of San Diego Operations Yard).

The site is located on a former landfill, the City of San Diego's North Chollas Landfill. All possible hazardous materials have been remediated pursuant to all applicable regulations and to below a level of significance as determined in Environmental Impact Report (LDR EIR No. 89-1426 SCH No. 90010075). The EIR determined that all hazardous materials have been remediated to below a level of significance. Therefore, **004297**

project site does not contain any significant levels of hazardous materials that may pose health risk to park patrons.

The site is a disturbed, northeast trending canyon. Berms were constructed along the northern and northwestern site boundaries 1970's. Portions of the North Chollas Community Park site on the western and southern portions of the property have been disturbed by urban encroachment and past landfill facility, although native vegetation exists on the east and northeast areas of the project site and in scattered pockets throughout the project site. Unpaved access roads meander through the site. A tributary to Chollas Creek flows through the site, and is fed by runoff from the Chollas Reservoir to the east.

The project site supports several sensitive species such as, Coastal sage scrub, including California gnatcatchers (*Poliioptila californica californicus*), San Diego Black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego Sunflower (*Viguiera laciniata*) and Ashy spike moss (*Selaginella cinerascens*). Eight vegetation types occur onsite: six-sub-associations of diegan coastal sage scrub, southern willow scrub, mulefat scrub, native grassland, eucalyptus woodland, ruderal habitat, disturbed habitat and exotic trees.

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					
	Compatibility and Urban Impact	X					
	Slope	X					
	Erosion	X					
	Soil Suitability	X					
	Hazards and Nuisances, Including Site Safetyilities	X					
	Energy Consumption	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

IMPACT CATEGORIES

IMPACT LEVELS

	A	B	C	D	E	F
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					

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	X					
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

IMPACT CATEGORIES	IMPACT LEVELS					
	A	B	C	D	E	F
COMMUNITY FACILITIES AND SERVICES (CONTINUED)						
Emergency Medical	X					
Open Space and Recreation		X				
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					
<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					

IV. ENVIRONMENTAL ASSESSMENT DISCUSSION:

1. LAND DEVELOPMENT

Conformance With Comprehensive Plans and Zoning - Impact Level A

The project is consistent with the land use designation in the Mid-City Community Plan.

Compatibility and Urban Impact - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact.

Slope - Impact Level A

The project will have minimal amount of encroachment into slopes. Slopes are not a factor.

Erosion - Impact Level A

Soil suitability is not a factor.

Hazards and Nuisance, including Site Safety - Impact Level A

No hazards are within the project site, the Scope of Work does not include extensive excavation work. Landfill closure had ash removal. Also, the County Hazardous Materials Management Division Environmental Assessment, dated February 1, 1993, does not list the project site or any adjacent properties.

Energy Consumption - Impact Level A

The project consists of the creation of a community park with minor use for energy. No significant change in energy consumption.

2. NOISE

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

The project consists of the development of a vacant site into a community park. No significant impact.

3. AIR QUALITY

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

The project consists of the development of a vacant site into a community park. No significant impact. No change in air quality.

4. ENVIRONMENTAL DESIGN AND HISTORIC VALUES

Visual Quality (Coherence Diversity, Compatible Use, and Scale) - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact.

5. SOCIOECONOMIC

Demographic Character Changes - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact.

Displacement - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No displacement will occur.

Employment and Income Patterns - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No changes in employment and income patterns.

6. COMMUNITY FACILITIES AND SERVICES

Educational Facilities - Impact Level B

The project consists of the development of a vacant site into a community park with interpretive educational signs. Possible beneficial. No effect on commercial facilities.

Commercial Facilities - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on commercial facilities.

Health Care - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on health care.

Social Services - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on social services.

Solid Waste - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on solid waste.

Storm Water - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact.

Waste Water - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on waste water.

Water Supply - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on water supply.

Public Safety

Police - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on police services.

Fire - Impact Level A

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The project consists of the development of a vacant site into a community park. No significant impact. No effect on fire services.

Emergency Medical - impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on emergency medical services.

Open Space and Recreation

Open Space - Impact Level B

The project consists of the development of a vacant site into a community park. Possible beneficial impact on open space.

Recreation - Impact Level B

The project consists of the development of a vacant site into a community park. The project will have a beneficial effect on recreation.

Cultural Facilities - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on cultural facilities.

Transportation - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on transportation.

7. NATURAL FEATURES

Water Resources - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact. No effect on water resources.

Surface Water - Impact Level A

The project consists of the development of a vacant site into a community park. No significant impact.

Flood plains - Impact Level C

The project site is in "Zone B", according to FEMA Map No. 060295-161 B dated August 15, 1983.

Wetlands - Impact Level E

A tributary to Chollas Creek flow through the site.

Coastal Zone - Impact Level A

The project is not in the Coastal Zone.

Unique Natural Features and Agricultural Lands - Impact Level A

No effect on natural features or agricultural Lands.

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.

<u>STATUTORY BASED REGULATIONS</u>	A	<u>IMPACT LEVELS</u>				
		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	X					
Thermal/Explosive Hazards						
Airport Clear Zone	X					
7. WATER QUALITY						
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	

- 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

VI. STATUTORY REVIEW DISCUSSION:

1. HISTORIC PROPERTIES - Impact Level A
No historic structures on the project site.
2. FLOOD PLAIN MANAGEMENT - Impact Level C
The project site is in "Zone B", according to FEMA Map No. 060295-161 B dated August 15, 1983.
3. WETLANDS PROTECTION - Impact Level A
A tributary to Chollas Creek flow through the site.
4. NOISE - Impact Level A
The project consists of the development of a vacant site into a community park. No significant impact.
Noise is not a factor.
5. AIR QUALITY - Impact Level A
The project consists of the development of a vacant site into a community park. No significant impact.
Air quality is not a factor.
6. MANMADE HAZARDS
Thermal/Explosive hazards - Impact Level A
The project consists of the development of a vacant site into a community park. Landfill closure had ash removal. Also, the County Hazardous Materials Management Division Environmental Assessment, dated February 1, 1993, does not list the project site or any adjacent properties.

Airport Clear Zone - Impact Level A
The project consists of the development of a vacant site into a community park. No significant impact. Air quality is not a factor.
7. WATER QUALITY

Navigable Water - Impact Level A
The project site is not in or adjacent to any navigable waters.

Aquifers - Impact Level A
The project consists of the development of a vacant site into a community park. No significant impact.
No aquifers will be affected.
8. SOLID WASTE DISPOSAL - Impact Level A
The project consists of the development of a vacant site into a community park. No significant impact.
No effect on solid waste disposal.
9. COASTAL AREAS
Coastal Zone Management - Impact Level A
The project site is approximately ten miles from the coast.

Coastal Barrier Resources - Impact Level A

No coastal barrier resources in the area.

10. ENDANGERED SPECIES - Impact Level E
Mitigation will be required for endangered species.

VII. PROJECT MODIFICATIONS AND ALTERNATIVES CONSIDERED:

No project alternative

The majority of the Mid-City community was developed prior to the adoption of the current Park and Recreation Criteria as set forth in the City's General Plan and Progress Guide. Which shows that the majority of the Mid-City Community is deficient in parks. The project site has been vacant and blighted for several years. The current project will assist in creating a needed public amenity in this community. The Mid-city Community plan has zoned and designated that site for Open Space-Parks. If this site were not developed it would remain in it's current vacant blighted condition.

Alternative Sites

The Mid-City Community plan sets forth recommendations for community and neighborhood parks. Following is a brief listing: City Heights Neighborhood, Park De La Cruz, Rolando Park and Elementary School and Kensington neighborhood park, to name a few. All of these site were considered, but it was determined that the other sites did not have enough acreage for this development.

VIII. MITIGATION MEASURES NEEDED:

1. All lighting for the proposed ballfields shall be directed away from the habitat area. Where necessary, adequate shielding of the light source from the ballfields will be used to protect the City's Multi-Habitat Planning Area (MHPA) and sensitive species from night lighting. This requirement should be clearly shown/noted on any improvement plans. In addition, all outdoor, night time recreational activities shall cease by 11:00 p.m. and light fixtures shall be equipped with automatic timing devices.
2. All proposed parking lots adjacent to the habitat areas must not drain directly into the Chollas Creek channel. All parking areas must prevent the release of toxins, chemicals, petroleum products, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This will be accomplished by implementing a variety of methods including natural detention basins, grass swales or mechanical trapping devices. This requirement should be clearly shown/noted on any improvement plans. These systems should be maintained once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, and adding chemical neutralizing compounds (e.g. clay compounds) when necessary and appropriate.
3. Provision shall be made to inform the construction contractor(s), prior to the bidding process, about the biological constraints of this project. The contractor(s) shall be responsible for impacts to sensitive biological resources beyond those identified in this report which occur as a direct result of construction activities. All sensitive habitat areas to be avoided shall be clearly marked on project maps provided to the contractor. These areas shall be designated as "no construction" zones. Before a grading permit is issued

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these areas shall be flagged by a qualified biologist prior to the onset of construction activities. In some cases, resources may need to be fenced or otherwise protected from direct or indirect impacts.

4. A contractor education program shall be implemented to ensure that contractors and all construction personnel are fully informed of the biological resources associated with this project. This program shall focus on a) the purpose for resource protection, b) contractor identification of sensitive resource areas in the field (e.g., areas delineated on maps and by flags or fencing), c) sensitive construction practices (see numbers 3 through 10, below), d) protocol to resolve conflicts that may arise at any time during the construction process, and e) ramifications of noncompliance. This program shall be conducted by a qualified biologist, and shall be a requirement for all construction personnel.
5. Prohibited activities within drainages or other wetland areas (other than in the construction zone) include staging areas, equipment access, and disposal or temporary placement of excess fill.
6. Vehicles shall use existing access roads to the degree feasible. Where or temporary access is required, all vehicles shall use the same route, even if this requires heavy equipment to back out of such areas. Before a grading permit is issued all access routes outside of existing roads or the construction corridor shall be clearly marked (i.e. flagged and/or staked). All access roads outside of existing roads or the construction corridor shall be delineated on the grading plans and reviewed by a qualified biologist.
7. If topsoil must be stockpiled, this shall be done in disturbed areas presently lacking native vegetation. Before a stockpile or grading permit is issued, stockpile areas shall be delineated on the grading plans and reviewed by a qualified biologist and by the City Engineer.
8. Staging areas shall be located in disturbed habitat, to the degree feasible. Staging areas are prohibited within sensitive habitat areas. Prior to issuance of a grading permit all staging areas shall be delineated on the grading plans and reviewed by a qualified biologist. If staging areas outside the construction footprint are used, they shall be surveyed for biological resources prior to their use.
9. Fueling of equipment shall take place within existing paved roads, and not within or adjacent to drainages or native habitats. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" shall be designated on construction maps and shall be situated a minimum distance of 54 feet from all drainage. Specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants, and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques, and the use of temporary impervious liners and or/ barriers to prevent soil and water contamination. The described program to control and contain construction related hazardous materials shall be subject to review and approval by the Development services Manager.

10. Construction in or adjacent to sensitive areas shall be appropriately scheduled to minimize potential impacts to biological resources; avoidance of the nesting season for the threatened California Gnatcatchers shall be strictly abhorred.
11. A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared. To the extent practical, the construction activities shall be sequenced to reduce the amount and duration of soil exposed to erosion by runoff. The erosion control plan shall include the use of hay bales, silt fences, siltation basins, or other devices necessary to stabilize the soil in denuded or graded areas during the construction and revegetation phases of the project.
12. A site restoration plan shall be prepared and implemented for all areas where vegetation shall be temporarily removed for construction. The plan shall include appropriate plant mixes and methods for reestablishing native vegetation consistent with pre-existing vegetation communities. Plan preparation shall be coordinated with a City biologist.
13. Appropriate fencing and signage shall be installed to restrict access and avoid potential impacts to the sensitive resources remaining in the undisturbed portions of the site.
14. Preserve biological features of interest or sensitivity in the park design and incorporate them into the design of the nature trail.
15. Before the issuance of a grading permit impacts to the Diegan coastal sage scrub would require mitigation at a replacement ratio of between 1:1 and 1.5:1 depending upon the location of the mitigation site inside or outside the MHPA (City of San Diego, 1997b). Mitigation for impacts to sage scrub could be fulfilled by either on-site creation of habitat, offsite creation of habitat or off-site acquisition of existing high quality habitat. On-site mitigation would typically require a replacement ratio of 1.5:1 (5.93 acres) because the park is outside of the MHPA. However, on-site mitigation at a ratio of 1:1 may be acceptable (3.95 acres) due to the connectivity with the on-site open space/mitigation areas and the adjacent MHPA. The on-site mitigation could be accomplished by restoring the ruderal areas in the proposed open space to high quality sage scrub. Alternatively, since the impacts to sage scrub are small (e.g. less than five acres), a monetary contribution to the City's Habitat Acquisition Fund (Fund #10571) is another viable mitigation option (City of San Diego 1997b). Either of the above scenarios, or some combination of both, would mitigate impacts to sage scrub to below the level of significance.
16. Before the issuance of a grading permit impacts to the patch of riparian, disturbed mulefat scrub would require mitigation at a replacement ratio of 2:1 regardless of the location of the mitigation site (City of San Diego, 1997b). Mitigation for impacts to this community would best be accomplished through on-site creation of mulefat scrub as a component of the proposed project and the enhancement of the creek on-site. Since this creek is to be restored, a portion of the restoration could fulfill this mitigation requirement. The creation of riparian habitat along the enhanced creek on-site, of similar or higher quality (e.g. southern shallow scrub) to the mulefat scrub habitat impacted, would mitigate the impacts to this habitat to below the level of significance. There is the potential for using the excess creek restoration habitat as mitigation credit for compensation to impacts to riparian/wetland communities

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from other City of San Diego projects. Such use would require the approval of the appropriate federal and state resource agencies, as well as the preparation of a long-term mitigation and monitoring plan.

17. Before the issuance of a grading permit the applicant shall have to obtain a 404 Permit from the ACOE for impacts to the stream channel on-site. Impacts to the stream associated with the creek restoration program would require a Nationwide Permit (NWP) #27 "Wetland and Riparian Restoration and Creation Activities". In addition, there are two proposed road crossings of the stream channel. Both road crossings and associated riprap are 5,000 square feet each in area. Though these are the dimensions of these structures as illustrated on the North Chollas Community Park Site Plan, impacts to the "Waters of U.S." are anticipated to be much less as the stream channel is no more than ten feet wide at both crossings. Under a worse case scenario of 10,000 square feet (0.23-acre) of impacts, these amenities would require the issuance of a NWP=14 "Road Crossings" because the crossings are part of a single and complete project, and the impacts do not exceed 1/3 acre, or a total of 200 linear feet.
18. Before the issuance of a grading permit the applicant shall be required to obtain a 1601 Streambed Alteration Agreement with the CDFG, and a 401 Certification/Waiver with California State Regional Water Quality Control Board for any type of impacts to the creek.
19. Mitigation for impacts to the San Diego sunflower may be coupled with the mitigation requirements for Diegan coastal sage scrub. If on-site restoration of ruderal areas to sage scrub is the option chosen, then San Diego sunflower should be incorporated into the plant palette. A monetary contribution to the City's Habitat Acquisition fund would mitigate project impacts to this species as it is anticipated that habitat acquired by the City from this fund would include populations of the San Diego sunflower. Either option, or some combination of both, would reduce impacts to this species to below the level of significance.
20. Construction should occur during the non-breeding season (September 1 to March 5) for the California gnatcatchers, and for the most part other sensitive species. Impacts to occupied gnatcatchers habitat: 1.71 acres of intact Diegan coastal sage scrub and 2.24 acres of disturbed Diegan coastal sage scrub (a total of 3.95 acres) would be mitigated below a level of significance. Mitigation would be implemented by MHPA guidelines. According to the MSCP Subarea Plan, mitigation for impacts to the California gnatcatchers are habitat-based, therefore, the above described mitigation for impacts to Diegan coastal sage scrub and construction scheduling would be sufficient as mitigation for impacts to the coastal California gnatcatchers.
19. Mitigation for indirect impacts to wildlife corridors from urban edge effects include directing all outdoor lighting away from areas of open space, placement of signs or fencing along the nature trail to discourage human encroachment into the wildlife habitat, and the use of interpretive signs or exhibits along the trail to teach users of the park the biological value of the open space areas.
20. Cumulative impacts associated with development of the North Chollas Community Park project would be mitigated below a level of significance by directing mitigation for direct impacts toward the MHPA, or into areas

adjacent to the MHPA. Since it is the goal of the City Park and Recreation Department to either mitigate on-site adjacent to the MHPA, or to contribute to the City's Habitat Acquisition Fund in order to strengthen the viability of core biological habitats, the cumulative impacts to the region would be mitigated.

21. Prior to the issuance of grading permits or recordation of final map, the applicant shall provide verification that a qualified archaeologist and/or archaeological monitor have been retained to implement the archaeological construction monitoring program. This verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review Division. **ALL PERSONS INVOLVED IN THE ARCHAEOLOGICAL CONSTRUCTION MONITORING OF THIS PROJECT SHALL BE APPROVED BY LDR PRIOR TO THE START OF MONITORING.**
22. The qualified archaeologist shall attend preconstruction meetings to make comments and/or suggestions concerning the archaeological construction monitoring program and discuss plans with the engineer. The requirement for archaeological monitoring shall be noted on the grading plan.
23. The qualified archaeologist or archaeological monitor shall be present on site full-time during grading.
24. In the event that unanticipated cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. **THE ARCHAEOLOGIST SHALL CONTACT LDR AT THE TIME OF DISCOVERY.** The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR. LDR must concur with the evaluation before grading activities shall be allowed to resume. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery shall be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
25. All cultural materials collected shall be cleaned, catalogued, and permanently curated with an appropriate 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 specialty studies shall be completed, as appropriate.
26. A monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR prior to issuance of a certificate of occupancy. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to issuance of a certificate of occupancy. **THE APPLICANT SHALL NOTIFY LDR OF THE START AND END OF CONSTRUCTION.**

27. Prior to the issuance of grading permits, the above mitigation, monitoring and reporting program shall require an additional deposit of \$3,200.00 to ensure successful completion of the monitoring program.

IX. DETERMINATIONS:

On the basis of this initial evaluation:

_____ The project is not in compliance with applicable laws and regulations.

_____ The proposed project shall 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 shall 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 Mid-City Community Plan points to the need for expanded park and recreational facilities. The project would enhance the immediate neighborhood by increasing recreational opportunities without causing any significant environmental impacts.

PROJECT ANALYST: JOHNSON

Attachment: Location Map
 Site Plan

27. Prior to the issuance of grading permits, the above mitigation, monitoring and reporting program shall require an additional deposit of \$454.00 to ensure successful completion of the monitoring program.

IX. DETERMINATIONS:

On the basis of this initial evaluation:

___ The project is not in compliance with applicable laws and regulations.

___ The proposed project shall 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 shall 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:

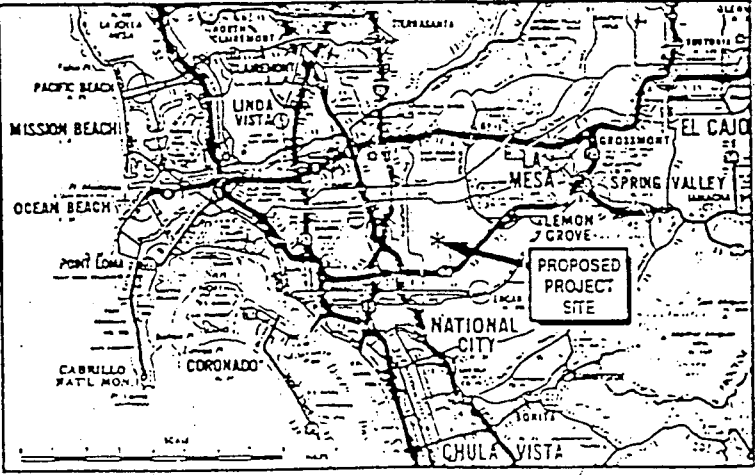
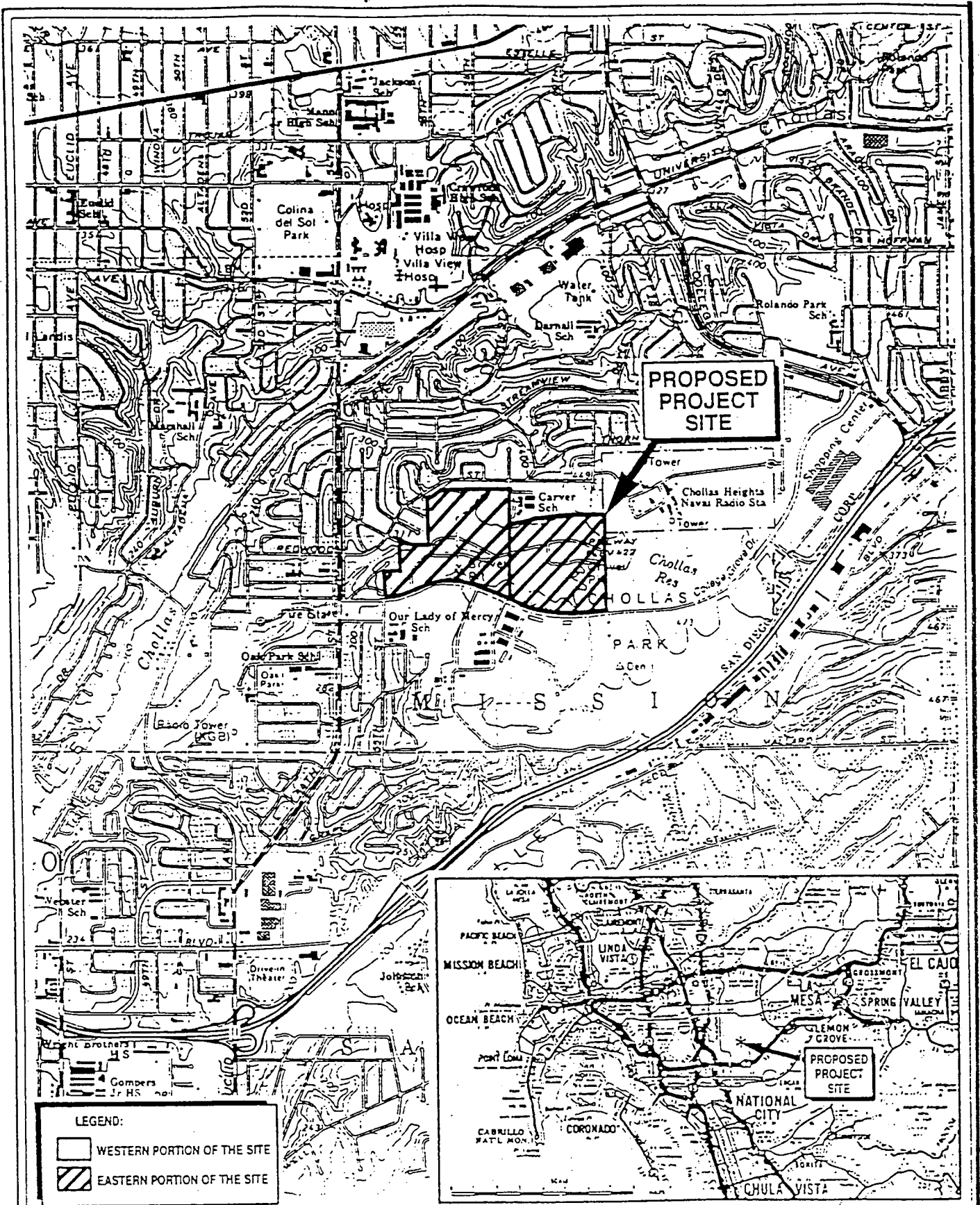
The Mid-City Community Plan points to the need for expanded park and recreational facilities. The project would enhance the immediate neighborhood by increasing recreational opportunities without causing any significant environmental impacts.

PROJECT ANALYST: JOHNSON

Attachment: Location Map
Site Plan

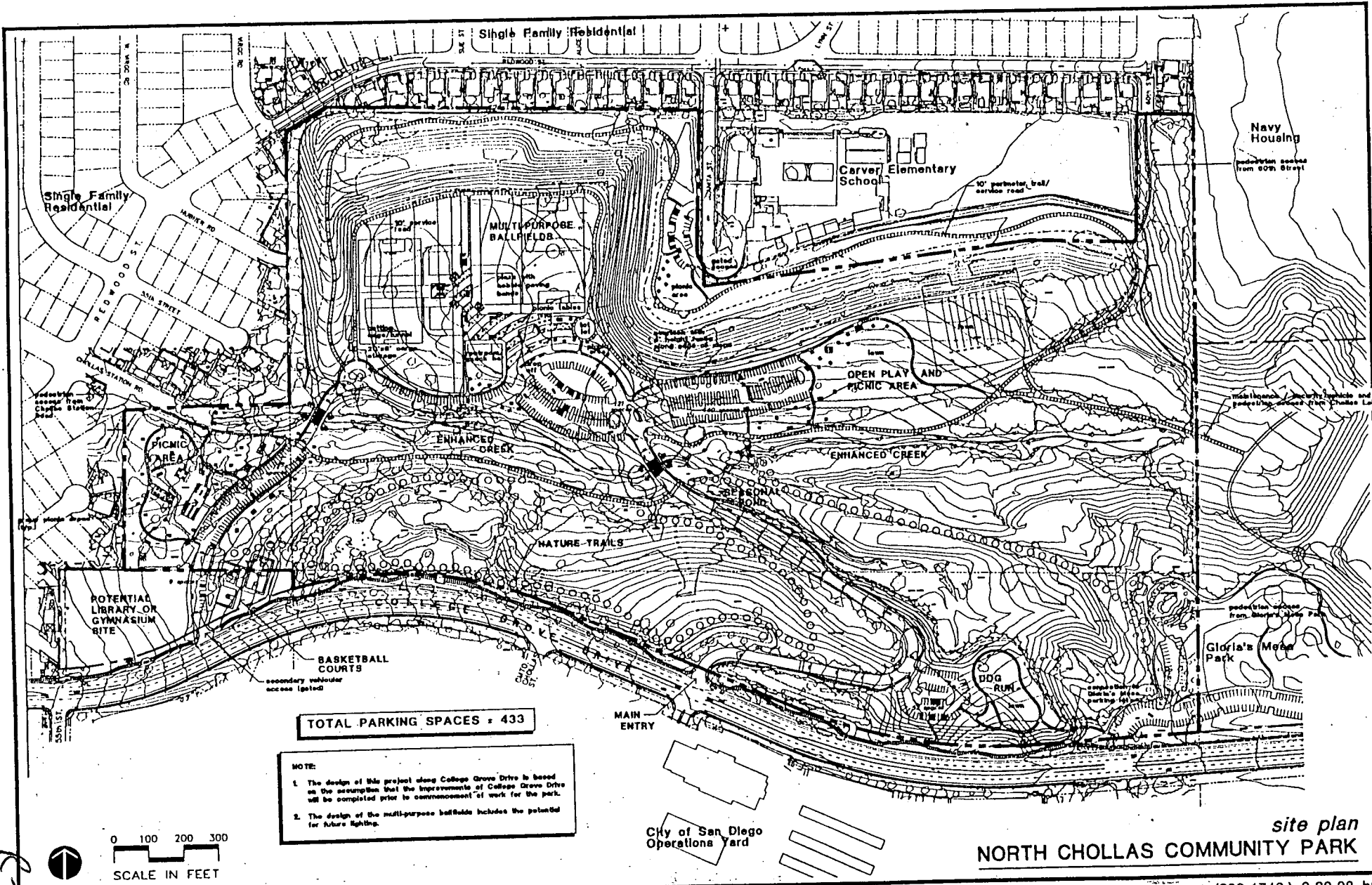
C:\MyFiles\NEPA-FONSI FOR NORTH CHOLLAS COMMUNITY PARK.wpd

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0 1/2 MILE

PROJECT VICINITY MAP



(208-1746) 9-30-98 bf..

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Figure
2

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SITE PLAN
Land Development Review
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE

ORIGINATING AC 2100524
 DEPT. NO.: 547

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount 487,783 Fund 30244
 Purpose Authorizing the transfer of ²~~487,783~~ ⁴ from CDBG; Authorizing the the total expenditure of \$2,379,483 for CIP 29-667.0. ^{and \$200,000 from the Public/Private Partnership Fund,}

(\$1,892,000 is contingent upon Auditor's certifying funds availability upon receipt of fully executed grant agreement from the state.) Authorize expenditure of \$75,000 contingent upon receipt of donations.

Date 11/03/00 By: [Signature]
 AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
01	0	18534	6306	6306	4279	000001				\$85,000.00
02	0	18535	8310	8310	4279	000001				75,000.00
03	0	18536	1405	1405	4279	000001				127,483.00
04	0	10365	2444	2444	4279	244454				200,000.00
TOTAL AMOUNT										\$487,483.00

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ _____

Vendor _____

Purpose _____

Date _____ By: _____

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

AC 2100524

AC-361 (REV 2-92)

R-294296 to R-294297 NOV 27 2000