



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: May 23, 2006

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-5895

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by June 11, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Mar Cass, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to MCass@SanDiego.gov with the Project Number in the subject line.

General Project Information:

- Project No. 93861, SCH No. N/A
- Community Plan Area: **Barrio Logan Community Planning Area**
- Council District: 8

Subject: La Entrada Apartments: COASTAL DEVELOPMENT PERMIT(CDP), SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP) and a DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) to allow the demolition of approximately 25 structures and the construction of an 85-unit apartment complex on a 69,802 square-foot lot. The project requires a Barrio Logan Planned District Permit which is processed as a Site Development Permit. The project is located at 1721-1795 Logan Avenue and 910-920 Beardsley Street in the Barrio Logan/Harbor 101 Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone in Council District 8 [Lots 25 through 44 in Block 139 of Pueblo Lot 1157 (commonly known as Mannassee and Schiller's Addition)]. The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Global Premier

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Archaeology and Paleontology.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marc Cass at (619) 446-5330. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Cory Wilkinson at (619) 557-7900. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on May 23, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 93861

SUBJECT: La Entrada Apartments: COASTAL DEVELOPMENT PERMIT(CDP), SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP) and a DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) to allow the demolition of approximately 25 structures and the construction of an affordable 85-unit apartment complex on a 69,802 square-foot lot. The project requires a Barrio Logan Planned District Permit which is processed as a Site Development Permit. The project is located at 1721-1795 Logan Avenue and 910-920 Beardsley Street in the Barrio Logan/Harbor 101 Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone in Council District 8[Lots 25 through 44 in Block 139 of Pueblo Lot 1157 (commonly known as Mannassee and Schiller's Addition)]. Applicant: Global Premier.

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

- IV. DOCUMENTATION:

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

- V. MITIGATION, MONITORING AND REPORTING PROGRAM

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

HISTORICAL RESOURCES (ARCHAEOLOGY)

- I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director

(ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site specific records search as well

- as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

- 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
- 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

- 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
- 2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
- 3. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

- 1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
- 2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
- 3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
- 4. The PI shall coordinate with the MLD for additional consultation.
- 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. **Night Work**

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. **Post Construction**

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
- 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
- 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
- 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

- 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building

Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to

significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

- A. If night work is included in the contract
 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with the San Diego Natural History Museum
 - The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
- 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
- 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
- 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Council District 8
 Development Services Department
 Logan Heights Branch Library (MS 17)
 Antoinette Gibbs, LDR Planning Review
 Cory Wilkinson, Development Project Manager
 Jim LoBue, Community and Economic Development

Other

Air Pollution Control District (MS 0-176)
Barrio Station Inc. (241)
Carmen Lucas (206)
Department of Environmental Health, Hazardous Materials Management Division
(MS D-561)
Historical Resources Board (87)
Jerry Schaefer, Ph.D. (209)
Louie Guassac (215A)
Mike de la Torre
Ricardo E. Montoya
Ron Christman (215)
South Coastal Information Center @ San Diego State University (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society (218)
Native American Distribution (PUBLIC NOTICE ONLY 225A-R)
 Barona Group of Capitan Grande Band of Mission Indians (225A)
 Campo Band of Mission Indians (225B)
 Ewiiapaayp Band of Mission Indians (225C)
 Inaja and Cosmit Band of Mission Indians (225D)
 Jamul Indian Village (225E)
 La Posta Band of Mission Indians (225F)
 Manzanita Band of Mission Indians (225G)
 Sycuan Band of Mission Indians (225H)
 Viejas Group of Capitan Grande Band of Mission Indians (225I)
 Mesa Grande Band of Mission Indians (225J)
 San Pasqual Band of Mission Indians (225K)
 Santa Ysabel Band of Diegueño Indians (225L)
 La Jolla Band of Mission Indians (225M)
 Pala Band of Mission Indians (225N)
 Pauma Band of Mission Indians (225O)
 Pechanga Band of Mission Indians (225P)
 San Luiseno Band of Mission Indians/Rincon (225Q)
 Los Coyotes Band of Indians (225R)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (x) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Allison Sherwood, Senior Planner
Development Services Department

May 23, 2006
Date of Draft Report

June 14, 2006
Date of Final Report

Analyst: Cass



San Diego County Archaeological Society, Inc.

Environmental Review Committee

11 June 2006

To: Mr. Marc Cass
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
La Entrada Apartments
Project No. 93861

Dear Mr. Cass:

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

Based on the information contained in the DMND, initial study, and historical assessment report provided, we have the following comments:

- (1) There are a number of deficiencies in the historical assessment that need to be corrected for it to be considered adequate and acceptable:
 - a. There are no chains of title of the properties, nor are there listings of occupants, both of which are essential for a reviewer to concur that the properties are not associated with significant individuals.
 - b. There is no indication that the researchers obtained record searches from the South Coastal Information Center, nor were the 1928-29 aerial photographs reviewed.
 - c. The historical overview of Barrio Logan is based on a 1983 document by Dr. Ray Brandes. Whatever adequacy that document may have held at the time, the overview in the current assessment must be brought up to date. Note that the current analysis of the Barrio Logan community now stops with the 1970s.
 - d. The Brandes report, cited above, does not appear in the bibliography, only in a footnote.
 - e. Page 7 of the historical assessment notes that 1765 and 1785 Logan Avenue were considered in the *Barrio Logan Redevelopment Area Historic and Urban Resource Study* to be significant. Yet the current report now considers these properties to not be significant. The difference in assessment needs to be addressed and the current one better justified. What does the previous report

- (1) a. Titles of properties indicate ownership of properties not necessarily residency of properties. In order for an individual's association with a property to be grounds for the historical designation of a property, that individual would have had to have lived in the residence and during their residency would have had to have accomplished notable endeavors. No such individuals were listed in the historical assessment.
- b. Record searches from the South Coastal Information Center are done by geographic radius. Since all of the properties are on the same block, one search would be adequate for all. Such a search would identify other "historical" properties within a 1/4 mile radius of the block. The 1/4 mile radius search is now included in the historical assessment.
- c. The background research contained in the historical assessment is adequate to establish a baseline for further study. The information derived from background research should serve as a basis, either in whole or in part, for research design which guides the overall study. Sufficient background research should be done to provide the context and association within which to identify broad patterns of human activity in the area's past; its economic development, changing demographic, social and cultural characteristics; and patterns of land use. This context serves as the basis for understanding and evaluating sites, buildings and structures identified in the survey process.
- d. The Brandes report is now included in the bibliography.
- e. The report titled, "*Barrio Logan Redevelopment Area Historic and Urban Resource Study*," lists properties by address and indicates that the properties located at 1765 and 1785 Logan Avenue have local significance. The historical assessment titled "*Historical Assessment of the Properties of the Properties Located at 1721-1795 Logan Avenue*," and dated November 2005 analyzed the potential for either of the referenced properties to be potentially historically significant. The assessment concludes that the properties are "very simple and modified examples of the style" and that they "lack the distinctive characteristics that would enable them to be considered a true representative of the Spanish Eclectic type, period or method of construction." As such, the structures are not potentially historic.

have to say about these properties, and the others that are part of this project?
What has changed in the ensuing years to make the earlier conclusion invalid?

Also, as with the 1983 Brandes report, this previous report appears in a
footnote but not in the bibliography.

f. The DPR forms in Appendix C of the assessment do not identify the evaluator
by name.

(2) Research of the historical maps and aerial photos needs to be made by a qualified
historical archaeologist to identify what areas may contain subsurface resources
and thus require more careful attention during demolition and grading. This is not
currently an explicit requirement of the DMND.

Given the above deficiencies, the historical assessment must be revised to be brought up
to an acceptable standard and made available again for public review before the project
can be approved.

Sincerely,


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

cc: Office of Marie Burke Lia, Attorney at Law
SDCAS President
EHe

f. The name of the evaluator has now been added to the DPR forms.

(2) a. The proposed project would consist of approximately 30,000 cubic-yards of cut at
depths exceeding 10 feet. Due to the quantity of cut, the previously recorded
archeological finds in close proximity to the site, and the potential to impact
archeological finds on-site, archeological monitoring would be required during
grading activities. A Mitigation, Monitoring and Reporting Program, contained in
Section V of the Mitigated Negative Declaration, would mitigate potentially
significant archeological resource impacts to below a level of significance.

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 93861

SUBJECT: La Entrada Apartments: COASTAL DEVELOPMENT PERMIT(CDP), SITE DEVELOPMENT PERMIT (SDP), PLANNED DEVELOPMENT PERMIT (PDP) and a DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) to allow the demolition of approximately 25 structures and the construction of an affordable 85-unit apartment complex on a 69,802 square-foot lot. The project requires a Barrio Logan Planned District Permit which is processed as a Site Development Permit. The project is located at 1721-1795 Logan Avenue and 910-920 Beardsley Street in the Barrio Logan/Harbor 101 Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone in Council District 8[Lots 25 through 44 in Block 139 of Pueblo Lot 1157 (commonly known as Mannassee and Schiller's Addition)]. Applicant: Global Premier.

I. PURPOSE AND MAIN FEATURES:

The proposed project is a Coastal Development Permit (CDP), Site Development Permit (SDP), Planned Development Permit (PDP) and a Disposition and Development agreement (DDA) be considered by the Planning Commission (Process 4), which would allow the demolition of approximately 25 structures consisting of a variety of residential, accessory structures (car-ports, sheds, etc.) commercial and industrial structures. The project would allow the development of an affordable three-level, 85-unit, apartment complex consisting of 12 four-bedroom units (1,550 square-feet); 60 three-bedroom units (1,075 square-feet); 13 two-bedroom units (900 square-feet) on a 68,802 square-foot lot. The project is located within the Parking Impact Overlay Zone and would provide the required 167 parking spaces in a subterranean parking garage which would also provide for 9 motorcycle spaces and 50 bicycle spaces.

The 85 rental units would consist of the following: 12 four-bedroom, two-bathroom units (approximately 1,550 square-feet); 60 three-bedroom, two-bathroom units (approximately 1,057 square-feet) and 13 two-bedroom, two-bathroom units (900 square-feet). The project would include a media center, a technical center, a common area and a lobby on the first floor. Three elevators would connect the levels of the residential development with the secured subterranean parking garage.

The project would also include a Waste Management Plan to reduce the quantity of materials that are disposed of at landfills by 50% or more. The Waste Management Plan would be implemented due to the increase in density and the demolition of structures. In accordance with the California Integrated Solid Waste Management Act (AB 939), the objective of the plan is to reduce the quantity of materials that are disposed of at landfills by 50% or more. The plan would outline all materials handled during the demolition, construction, and occupancy phases of the project and the percentage of the materials that would be disposed of through source reduction, recycling and composting.

The project would result in 30,000 cubic-yards of cut and export at depths exceeding 10 feet. One 5'0" to 10'0" high retaining wall and one 1'0" to 4'0" high retaining wall are proposed at southwest corner of the subject property to provide for a ramp allowing entryway to and from the subterranean garage. The development would reflect a Spanish Revival style and would include the following exterior treatments: A Spanish tile or Flat tile roof, treated wood trellises, foam rosette attic vents, foam trim at all parapets. Tower elements would be included in the development. Color schematics be broken up and would include the following: "Ivoire," "Mannered Gold," "Steady Brown" and "Arresting Auburn." The project also proposes an area for murals. The spaces for murals are provided at the southeast and southwest corner of the proposed structure. Landscaping would be in conformance with the Landscape Technical Manual and would include the following: Trees such as the Jacaranda, Purple Orchid Tree, Cape Chestnut, King Palm, Queen Palm; Shrubs such as Camellia, Bamboo, Compact Grape Holly; Groundcover such as Star Jasmine and the Dwarf Myrtle.

II. ENVIRONMENTAL SETTING:

The previously developed 1.60-acre site is located at 1721-1795 Logan Avenue and 910-920 Beardsley Street in the Barrio Logan/Harbor 101 Community Plan. The site is designated as Residential/Commercial/Industrial with similar surrounding land uses as indicated in the Barrio Logan/Harbor 101 Community Plan. The site and surrounding sites are within the Redevelopment Subdistrict of the Barrio Logan Planned District. The subject site is relatively flat with an elevation of 45 feet above Mean Sea Level (AMSL). The proposed site is not within nor adjacent to the MHPA (Multi-Habitat Planning Area) of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

Police service for the subject property would be provided by officers from Central Division, located at 2501 Imperial Avenue. The identified project is located in the Neighborhood of Barrio Logan, which is located within the boundaries of police beat 511. The 2005 (February 15 to June 30, 2005) average response time for priority one calls on beat 511 was 11.13 minutes. The citywide average response time for that same time period was 14.11 minutes

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The project files and reports referred to below are available for public review on the Fifth Floor of the Development Services Department, Land Development Review Division, 1222 First Avenue, San Diego CA 92101.

*During the environmental review of the project, it was determined that construction could potentially result in significant but mitigable impacts in the following areas (s):
Archaeology, Paleontology.*

Historical (Archaeology):

According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. Additionally, the project site is located within close proximity to previously recorded archaeological finds.

The proposed project would consist of approximately 30,000 cubic-yards of cut at depths exceeding 10 feet. Due to the quantity of cut, the previously recorded archeological finds

in close proximity to the site, and the potential to impact archeological finds on-site, archeological monitoring would be required during grading activities. In the event that such resources are discovered, excavation would be halted or diverted, to allow recovery, evaluation, and recordation of materials. A Mitigation, Monitoring and Reporting Program, contained in Section V of the attached Mitigated Negative Declaration, would mitigate potentially significant archaeological resource impacts to below a level of significance.

Paleontology:

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site is underlain by the Bay Point Formation and Artificial Fill. With respect to fossil resource potential, the Bay Point Formation has a high sensitivity level.

Construction of the project requires approximately 30,000 cubic-yards of cut exceeding depths of 10 feet. According to the City of San Diego's Paleontological Guidelines (Revised April 2004), over 1,000 cubic yards of grading at depths of 10 feet or greater which have the potential to impact formations with a high resource sensitivity rating would constitute a potentially significant impact to paleontological resources, and mitigation is required. Therefore, implementation of the Mitigation, Monitoring and Reporting program, contained in Section V of the attached Mitigated Negative Declaration, would mitigate potential resource impacts to below a level of significance.

The following environmental issues were considered in depth during review of the project: Noise, Geology, Historical, Water Quality, Hazardous Materials, Health and Safety and Water Quality. No significant impacts were identified.

Noise:

Projects are analyzed for the amount of noise the project would generate and for the amount of noise affecting the project. The intended use of the project would not result in the generation of noise, except during temporary construction which is regulated by SDMC section 59.5.0404. In order to assess potential noise impacts affecting the proposed project, a noise study, entitled "Noise Impact Study of the Proposed La Entrada Family dated July 08 2005 and subsequently revised on January 17, 2006 was prepared by P.A. Penardi & Associates and is summarized below.

With regards to interior noise levels for multi-family buildings, interior noise standards are regulated by Title 24, Noise Insulation Standards of the California Code of Regulations. Title 24 requires that interior noise levels be at or below 45 dBA CNEL in habitable residential space with windows closed. Prior to the issuance of building permits, a supplemental noise analysis may be necessary to determine if special design consideration (i.e. upgraded exterior walls, mechanical ventilation, and enhanced glazing) is necessary to achieve compliance with Title 24. No mitigation is required for the interior noise levels as the building must be in compliance with Title 24.

With regards to noise affecting the required open space, the main sources of noise would be from the traffic on Logan Avenue and the I-5 Freeway. Calculations were taken and converted into a CNEL measurement. A CNEL measurement is an average sound level during a 24-hour day, obtained after the addition of 5dB to sound levels in the evening from 7:00 P.M. to 10:00 P.M., and after an addition of 10dB to sound levels in the night before 7:00 A.M. and after 10:00 P.M. The CNEL recognizes that noise annoyance is

related to duration, how often the noise is present, how long it persists, and when it occurs.

Noise impacts emanating from the I-5 freeway, which lies north of the site, are relatively low due to the terrain and edge of the roadway shielding (the freeway is at a higher elevation than the subject property). However, calculations were made that took into consideration the Average Daily Trip (ADT) on both the I-5 freeway and Logan Avenue and the future ADT of Logan Avenue (The Redevelopment Plan EIR lists a projected future ADT of 9600 for the immediate section of Logan Avenue). Calculations were made using the Federal Highway Administration's noise prediction model, FHWARD-77-108, as modified for CNEL. The roadway noise impact is calculated using noise model input data such as the ADT, vehicular mix and distribution, vehicle speed, roadway geometry, distance between the roadway and receptor, etc. The calculations indicate a noise impact of 67.8 dB CNEL at the north building line of the proposed project.

However, due to the configuration of required outdoor space and the structure shielding of the noise, those required open space areas would not be impacted by a decibel level of 65 or greater. Therefore, project implementation would not result in a significant noise impact.

Historical:

The subject site contains structures that are over 45 years old. Any structure that is determined to be 45 years or older may be historically significant under the California Environmental Quality Act (CEQA). Under CEQA, a historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources or eligible for the National Register.

When properties are evaluated for historical significance, a property must be shown to be significant for one or more of the following four Criteria for Evaluation: A (Association with one or more events important in the dined historical context), B (Association with individuals whose specific contributions to history can be identified and documented. Persons who would be considered "significant in our past" are individuals whose activities are demonstrably important within a local, state or national context), C (Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master architect) and D (Informational Potential-properties that have yielded or may yield important historical information). In addition to determining significance, a property must also possess integrity (the ability of a property to convey and maintain its significance).

In order to determine the potential historical significance of the structures on site, a Historical Resources Evaluation Report was prepared for the project by Kathleen Crawford, entitled, "*Historical Assessment of the Properties Located at 1721-1795 Logan Avenue, San Diego, California 92113.*" (November 2005). The report is summarized herein.

The report evaluated 12 properties, five of which are single-story commercial buildings, two properties are two-story residential buildings, three are one-story residential buildings and two are one-story commercial/residential buildings. The earliest properties of the twelve were developed as residential, these include: 1757-1759 Logan Avenue(1906) and 1725 Logan Avenue (1914). The building at 1757-1759 Logan Avenue (1921) was built as residential and later converted to mixed-use. Commercial uses began appearing in the 1920's: 1785-1795 Logan Avenue (1925/1926), 1765 Logan Avenue (1926) and 1747

Logan Avenue (1928). Residential units were also built during this period: 1761-63 Logan Avenue (1926) and 1749-51 Logan Avenue (1928). In the 1930's and 1940's residential development occurred: 910-920 Beardsley Street (1936-1937) and 1771-1773 Logan Avenue (1940). The 1950's and 1960's added two commercial uses: 1737 Logan Avenue (1964) and 1721 Logan Avenue (1965) and additions to two residential units: 1761 Logan Avenue (1950) and 1749-51 Logan Avenue (1960).

The 12 properties range in architectural styles from Craftsman (910-920 Beardsley Street and 1761-1763 Logan Avenue), Victorian (1725 Logan Avenue, 1743 Logan Avenue and 1747 Logan Avenue), Modern Architectural Style (1721 Logan Avenue, 1737 Logan Avenue, 1749-51 Logan Avenue and 1757 Logan Avenue), Spanish Eclectic (1765 Logan Avenue and 1785-1795 Logan Avenue), and Modern Minimal Traditional (1771-1773 Logan Avenue).

The assessment concluded that the properties are not considered to be historically significant. Historical research indicates that the properties were not associated with locally significant individuals or events. In addition, the buildings are not considered to be architecturally significant representatives of their respective architectural styles, nor are they considered to embody the distinctive characteristics of a type, period, or method of construction. As such, demolition of the structures would not result in a substantial adverse impact to a potential historical resource. Therefore, no mitigation is required.

Air Quality:

Due to the increased traffic from the project and the demolition activities, an Air Quality Analysis was completed by Giroux & Associates on January 13, 2006. The results of the study are summarized below.

The development may generate air pollutant emissions that may impact local and regional air quality. These emissions derive mainly from mobile sources associated with individual project-related transportation. The mobile nature of these emissions is such that no single receptor site is significantly impacted. Rather, the emissions associated with the proposed project will mix with those from numerous similar developments throughout the San Diego Air Basin. While the incremental impact from any single project is very small, the cumulative impact from many such projects, in conjunction with the sometimes limited regional dispersion meteorology and abundant sunlight to drive the smog formation process, ultimately lead to the region's inability to meet photochemical pollution clear air standards.

Secondary concerns surrounding project development include dust generated from demolition activities, site clearing, grading, excavation, and travel on unpaved roadways; combustion emissions from heavy duty construction equipment; increased power plant emissions from SDG&E plants providing electricity; on-site combustion emissions from natural gas and other fuels; and from a number of small population activity-related emissions sources. These sources are either temporary, or are much smaller in magnitude than the automotive combustion sources.

The California Air Resources Board URBEMIS2002 computer model was used to estimate daily emissions during grading activities and finish construction of the proposed project with the following results (pounds per day):

Activity	ROG	NOx	CO	PM-10	SO2
Grading	9.7	65.7	78.5	47.0	0.0
Finish Work	34.7	63.1	80.3	2.3	0.0
Significance Threshold	55	250	550	100	250

The project related air quality concern derives from the mobile source emissions that will be generated at project build-out. The maximum daily trip generation for the project is 869 trips. The San Diego Air Pollution Thresholds are also applicable to stationary projects. The emissions associated with project build-out were calculated using the California Air Resources Board (ARB) URBEMIS2002 computer model and described in the table below (pounds per day):

Scenario/Year 2007	ROG Reactive Organic Gases	NOx Oxides of Nitrogen	CO Carbon Monoxide	Sox Oxides of Sulfide	PM-10 Particulates of Matter
Area Sources	4.7	0.7	0.9	0.0	0.0
Mobile Sources	9.1	11.3	113.0	0.1	11.0
TOTAL	13.8	12.0	113.9	0.1	11.0
City of San Diego Thresholds	137	250	550	250	100
Exceed Thresholds?	No	No	No	No	No

The project does not exceed any of the thresholds established by the SDAPCD. The proposed project relates to the RAQS through the land use and growth assumptions that are incorporated into the air quality planning process. Implementation of the proposed project would not cause unanticipated air emissions not already predicted in current SANDAG growth projections. Therefore, project implementation would not result in a significant air quality impact.

Geology:

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. In order to determine the geologic conditions of the site, a Geotechnical Reconnaissance was prepared by Geocon Inc. and dated June 08, 2005. The report is summarized herein.

The site is located east of a State of California Alquist-Priolo Earthquake Study Zone. It is located within Geologic Hazard Category 13, which is described as the Downtown Special Fault Zone. The report further indicates that it is unlikely that groundwater was encountered during construction of the existing buildings. Groundwater is expected to be approximately 5 feet above Mean Sea Level (MSL) or approximately 40 feet below the ground surface.

Due to the site being located within the downtown special fault zone, the project requires a geologic investigation to determine whether surface rupture has occurred from displacements along "potentially active" or "active" faults that may traverse the property. This requirement would be made a condition of the permit. The report would be prepared by a California Registered Geologist. The subsurface exploration portion of the fault study will be performed following demolition of the existing structures in order to gain full access to the site.

Proper engineering design of the proposed structures would be verified prior to building permits being issued. This would ensure that the potential for geologic impacts from regional hazards would be below a level of significance.

Hazardous Materials:

The project site has had multiple uses throughout its history. In order to determine the potential for contamination on-site and in close proximity to the site, a Phase I Environmental Site Assessment (ESA) was prepared for the project site by Geocon Consultants on January 11, 2006. The report is summarized herein.

The ESA was conducted in general accordance with the American Society of Testing Materials (ASTM) 2000 Standard Practice for Environmental Site Assessments, Designation E1527-00. Geocon conducted a reconnaissance of the site and performed observations of adjacent properties on December 20, 2004, March 17, 2005, May 26, 2005 and December 16, 2005.

A search for environmental records and an on-site investigation is described in the submitted Phase I ESA. The report indicated that the site is not listed on the State Department of Toxic Substance Control (DTSC) "Cortese List." The "Cortese List" is a planning document used by State and local agencies and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites.

The Phase I ESA concluded that due to preliminary research and past uses, further analysis was warranted for the following sites: 1757-1759 Logan Avenue, 1765 Logan Avenue, 1771 and 1773 Logan Avenue, and 1785-1795 Logan Avenue. As such, a Phase II ESA was performed for the aforementioned properties. The purpose of the report was to evaluate the potential presence of hazardous materials or potentially hazardous substances in the soil. The analysis was conducted through the use of 15 auger borings that were drilled to collect soil samples at approximate depths of 5 feet. The conclusions of the Phase II ESA are summarized below.

The soil vapor survey did not indicate concentrations of volatile organic compounds (VOC's) at or above the laboratory detection limits except in one sample (SV1-5). However, the amount of contamination found was determined not to pose a risk to human health or the environment. The report also indicated that Petroleum Hydrocarbons were detected in soil samples collected from 3 of the 4 sites, probably most attributable to oil based substances. Additionally, hazardous or potentially hazardous concentrations of lead were detected in surface soil samples on each of the four properties tested. The report concluded that the source of lead in the soil may be from old burn ash deposits and it is likely unrelated to documented historical site use or current site use.

Due to the contamination found on the properties, the applicant would be conditioned to provide a letter of "concurrence" from DEH indicating that human health, water resources and the environment are adequately protected. The County of San Diego Department of

Environmental Health (DEH) would provide regulatory oversight for assessment and remediation for the contaminated sites. DEH would issue the letter of "concurrence" only upon completion of any required work-plans and/or all documentation requested has been provided and determined to be adequate. Until that verification is provided, the City would not issue a building permit for the project. This permit requirement is not considered to be mitigation for the project as the project is required to comply with all state and local regulations.

Health and Safety:

The project is proposing to demolish approximately 25 existing structures which may contain asbestos and lead-based paint and if so, could potentially pose a risk to human health and public safety. While the City of San Diego does not have permitting authority over the handling of hazardous material, all demolition activities must be conducted in accordance with the San Diego County Air Pollution Control District (SDAPCD) Rules 361.140 through 361.156 and the California Code of Regulations Title 8 and 17 regarding the handling and disposal of Asbestos-containing materials and Lead-based paints, respectively.

The SDAPCD requires a project follow special procedures during demolition, renovation, and removal of asbestos containing material. In addition, the SDAPCD must be notified in writing at least 10 days in advance of any demolition regardless of whether any asbestos is present or not. Failure to meet these requirements would result in the issuance of a Notice of Violation.

If the testing shows the presence of asbestos or lead-based paints, then proper precautions must be made during the removal and disposal of asbestos or lead-based paint containing materials. The removal and disposal of these materials is regulated by state agencies (Cal-OSHA and Cal-EPA), the SDAPCD, and the County of San Diego Department of Environmental Health (DEH). These agencies ensure that the demolition crew, adjacent residents, or other individuals are not exposed to these hazardous building materials.

Because the above-mentioned State and County agencies oversee asbestos and lead-based paint removal, and it is required of the applicant to involve these agencies prior to any demolition activities as per state and county law, human health and public safety impacts due to the demolition of the on-site structures would be below a level of significance. Notice to the SDAPCD is required and would be incorporated as a condition of the permit. Therefore, no mitigation would be required.

Water Quality:

A Water Quality Technical Report was prepared for the La Entrada project by Schwerin & Associates, Inc and dated January 09, 2006 and subsequently revised May 15, 2006 and is summarized herein.

The project is subject to standard permanent Storm Water Best Management Practice's (BMP) Requirements. The anticipated pollutants of concern for the proposed multi-family development are sediments, nutrients, trash and debris and pesticides. The appropriate BMP's for the project would consist of Site Design BMP's (minimization of impervious surfaces and the landscaping selection), Source Control BMP's (private trash collection within the underground garage, landscaping would have rain shutoff devices, ect.) and Treatment Control BMP's (filters inserted in catch basins).

The development would result in a drainage system that would convey water to the garage through roof gutters, drain inlets, ect. The water is then conveyed to a filtered catch basin and subsequently pumped into two curb outlets which discharge into Logan Avenue. The report also indicates that increased runoff from the proposed development is almost non-existent.

Proper engineering controls and best management practices in accordance with the San Diego Municipal Code Chapter 14, Article 2, Division 1 (Grading Regulations) and Division 2 (Storm Water Runoff Control and Drainage Regulations), and Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control) would minimize water runoff and soil erosion during excavation/construction activities. The resultant discharge from the site would then be substantially free of pollutants and sediments to the maximum extent practicable. Therefore, compliance with the outlined BMP's in the Water Quality Technical Report would preclude any potential impacts to below a level of significance.

V. RECOMMENDATION:

On the basis of this initial evaluation:

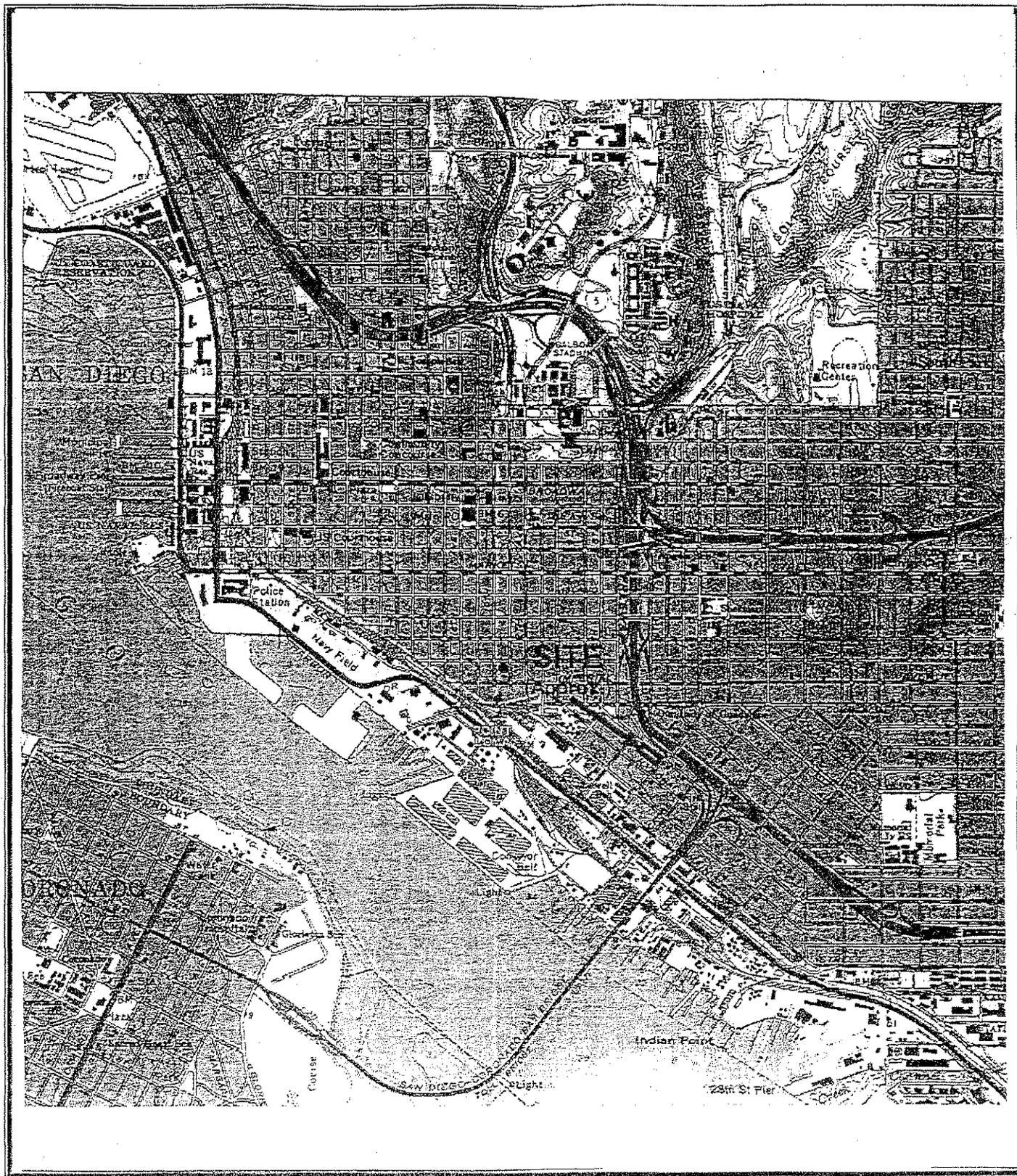
The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

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: Cass

Attachments: Figure 1: Vicinity Map
Figure 2: Location Map
Figure 3: Site Plan
Figure 4: Elevations
Initial Study Checklist



La Entrada

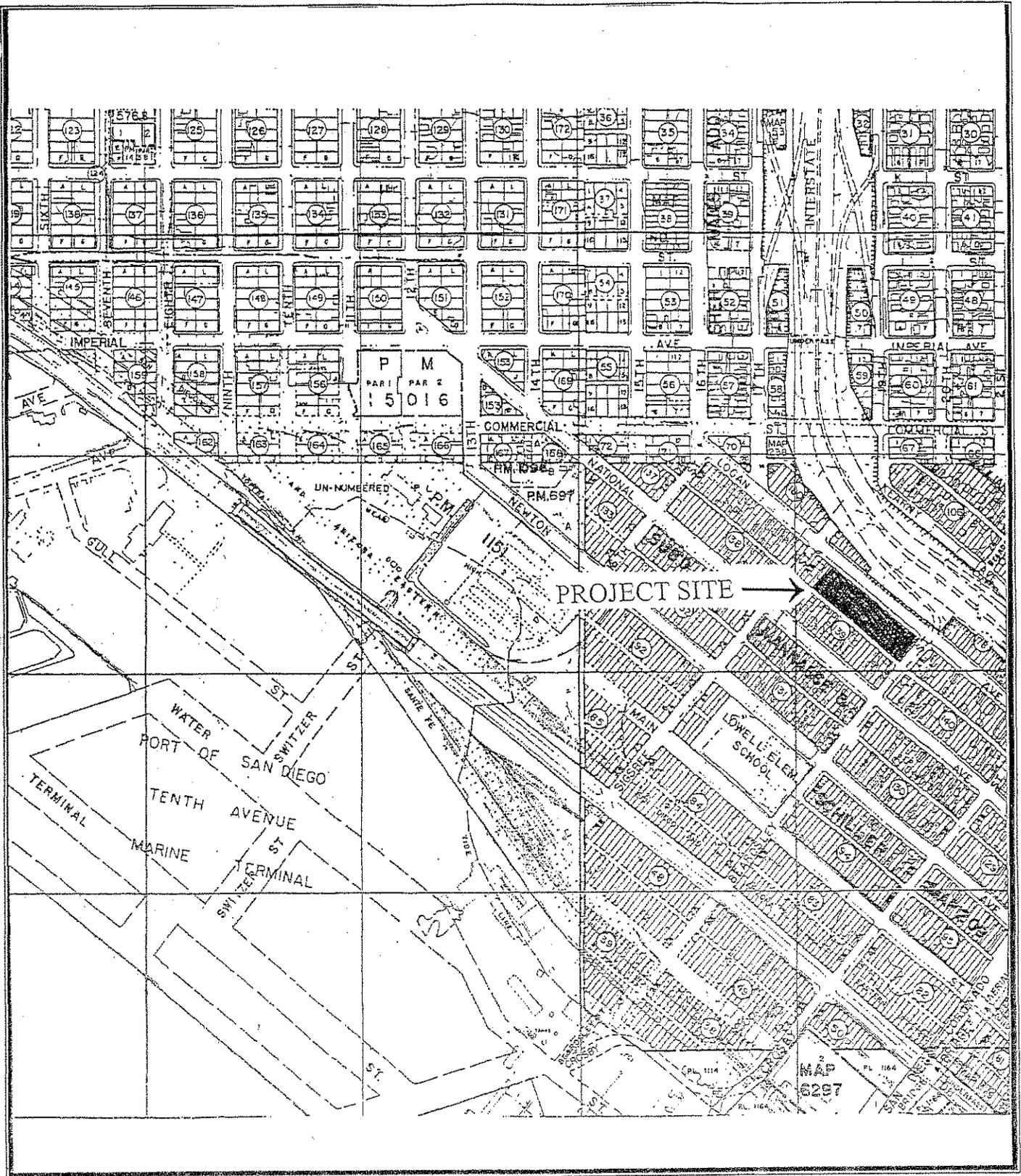


Vicinity Map

Environmental Analysis Section Project No. 93861
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1



La Entrada

Location Map

Environmental Analysis Section Project No. 93861
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

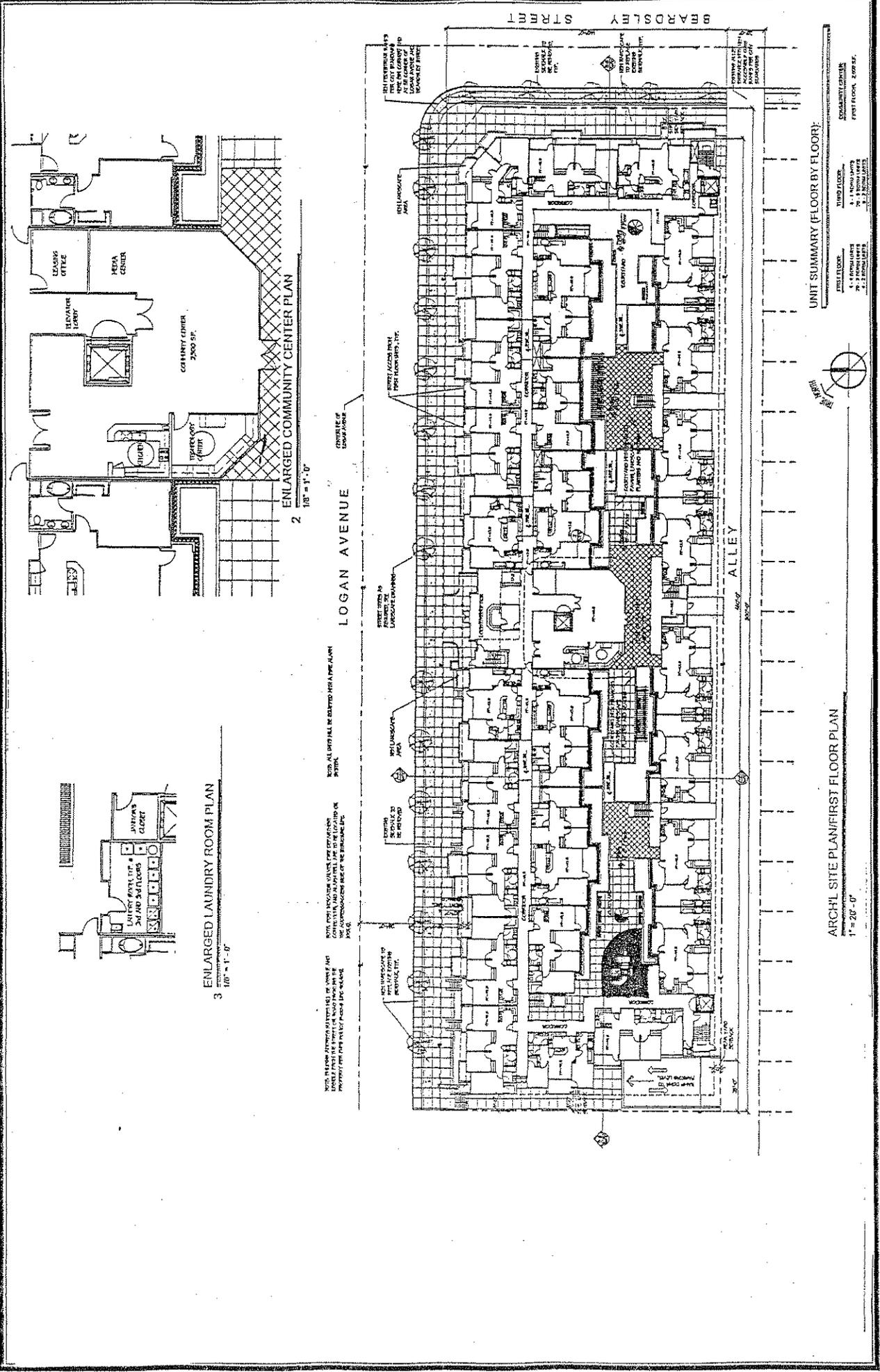
2





Site Plan La Entrada
 Environmental Analysis Section - Project No. 93861
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 3



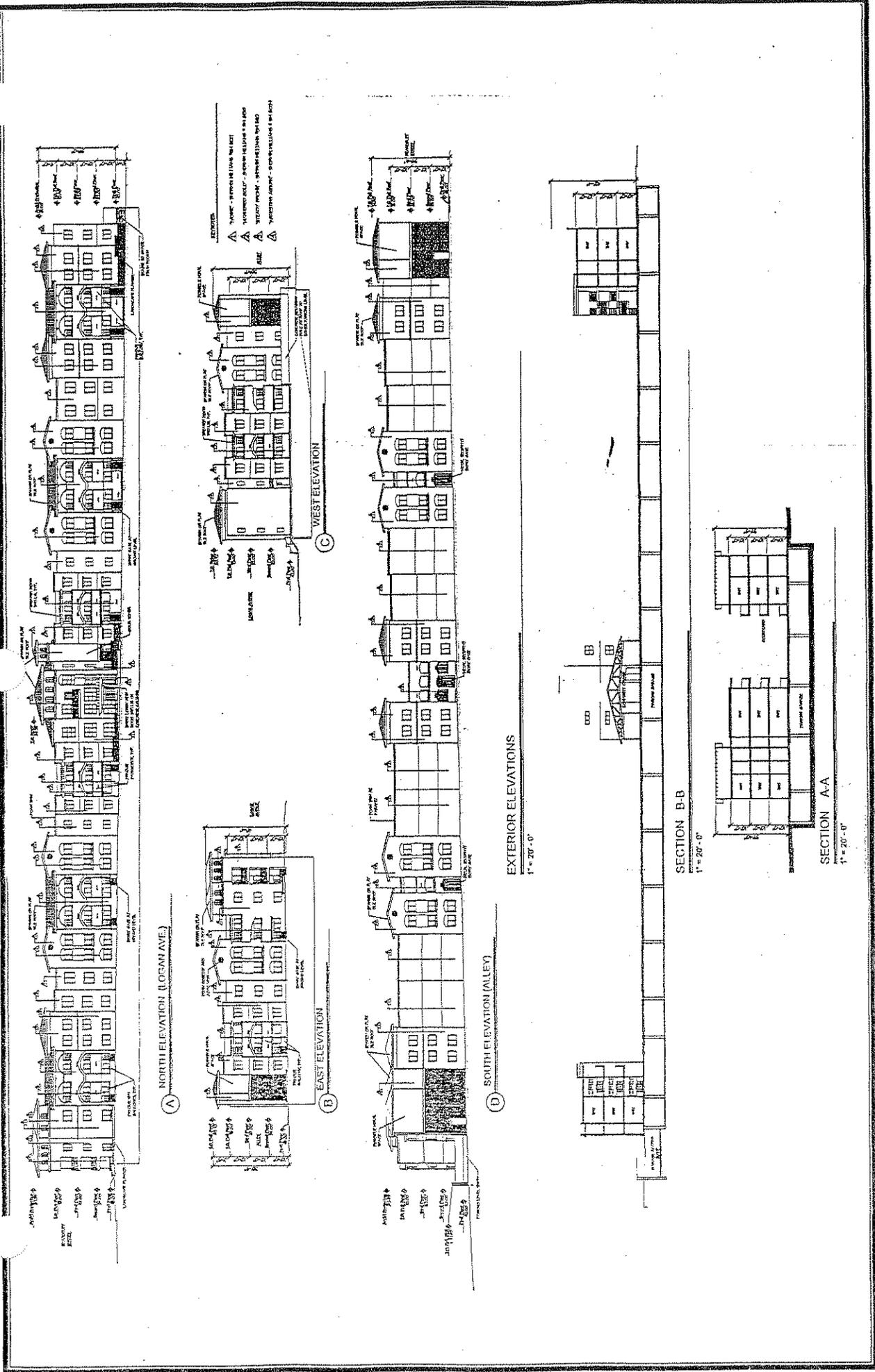


Figure
4

Elevations La Entrada
 Environmental Analysis Section - Project No. 93861
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date: May 12, 2005

Project No.: 93861

Name of Project: La Entrada

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|---|---|----------|
| <p>A. The obstruction of any vista or scenic view from a public viewing area?
 <u>No such vista or scenic view would be obstructed, nor was such a view identified in the Barrio Logan Community Plan.</u></p> | — | — | <u>√</u> |
| <p>B. The creation of a negative aesthetic site or project?
 <u>The project would not result in a negative aesthetic site.</u></p> | — | — | <u>√</u> |
| <p>C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
 <u>The proposed residential project would be consistent with the surrounding development in terms of bulk, scale, materials, and style.</u></p> | — | — | <u>√</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Substantial alteration to the existing character of the area? <u>The proposed project is in conformance with the general character of the area and conforms to the underlying zone. The project would not substantially alter the existing character.</u> <u>See I-A.</u>	—	—	<u>√</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The site is fully developed. Project implementation would not result in a loss of a distinct or landmark tree.</u>	—	—	<u>√</u>
F. Substantial change in topography or ground surface relief features? <u>On-site grading would occur. However, no substantial change in topography or ground surface would result.</u>	—	—	<u>√</u>
G. 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>No loss, covering, or modification of any of the above mentioned geologic or physical features would occur.</u>	—	—	<u>√</u>
H. Substantial light or glare? <u>The project would not produce a substantial amount of light or glare.</u>	—	—	<u>√</u>
I. Substantial shading of other properties? <u>The project would not exceed the allowed height. No such effect would occur. See I-A.</u>	—	—	<u>√</u>

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?	—	—	<u>√</u>
---	---	---	----------

Yes Maybe No

The project site is on urban land that has been heavily disturbed and has supported previous development. No known mineral resources are present.

- B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
The project site is located within a developed, urbanized area.

— — √

III. AIR QUALITY – Would the proposal:

- A. Conflict with or obstruct implementation of the applicable air quality plan?
The project would not create a substantial amount of ADTs, nor would it result in significant stationary source emissions. Therefore, the project would not conflict or obstruction implementation of the applicable air quality plan. See Initial Study Discussion.

— √ —

- B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
See III-A.

— √ —

- C. Expose sensitive receptors to substantial pollutant concentrations?
No sensitive receptors would be exposed due to none being located within close proximity and the project not resulting in a substantial amount of pollutant concentration.

— — √

- D. Create objectionable odors affecting a substantial number of people?
See III-A.

— — √

- E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
There is a potential for the creation of dust particulate during construction only. However, the City Municipal Code requires dust suppression measures be implemented during construction activities.

— — √

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Alter air movement in the area of the project? <u>The existing hotel would be demolished and the multi-family residential erected in its place. Air movement would not be substantially altered.</u> <u>See III-A.</u>	—	—	<u>√</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III-A.</u>	—	—	<u>√</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>There are no such species of plants or animals on or adjacent to the project site.</u>	—	—	<u>√</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	—	<u>√</u>
C. Introduction of invasive species of plants into the area? <u>Proposed project landscaping would conform to the City of San Diego's approved plant species and invasive species would not be introduced into the area.</u>	—	—	<u>√</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such wildlife corridors exist on or adjacent to the project site.</u>	—	—	<u>√</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on-site.</u>	—	—	<u>√</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Project is not within or adjacent to the MHPA. See IV-A.</u>	—	—	<u>√</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed residential development would not use excessive amounts of fuel or energy.</u>	—	—	<u>√</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>√</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project lies within Geologic Hazard Zone 13. Please see the Initial Study discussion.</u>	—	<u>√</u>	—
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The project would not result in a substantial increase in wind or water erosion of soils.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>The project would implement site-specific trenching after demolition of the on-site structures. See Initial Study Discussion.</u>	—	<u>√</u>	—

VII. HISTORICAL RESOURCES – Would the proposal result in:

A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The project may result in impacts to archaeological resources. See the Historical Discussion in the Initial Study.</u>	—	<u>√</u>	—
--	---	----------	---

B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>Implementation of the project involves demolition of the existing structures on-site. Demolition activities may impact a historical resource. See Historical Discussion in the Initial Study.</u>	—	<u>√</u>	—
---	---	----------	---

C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	<u>√</u>	—
---	---	----------	---

D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such impacts would occur.</u>	—	—	<u>√</u>
---	---	---	----------

E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>The project may disturb human remains during grading activities. As such, archaeological monitoring would be required during grading.</u>	—	<u>√</u>	—
---	---	----------	---

Yes Maybe No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- A. Create any known health hazard (excluding mental health)? ✓
Phase I and Phase II Environment Site Assessments were prepared for the project site. See the hazardous materials discussion in the Initial Study.
- B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? ✓
The project is a residential development and does not include the use of hazardous materials.
- C. Create 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 VIII-B.
- D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? ✓
The project would have multiple entry/exits and streets would accommodate fire equipment trucks. No such impairment is anticipated.
- E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? ✓
The site is not listed on the County's DEH SAM case listing.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A.</u>	—	—	<u>√</u>

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Due to the project's "Priority" Storm Water status, a permanent BMP schedule is required as described by the City's Storm Water Regulations. Please see the Initial Study discussion.</u>	—	—	<u>√</u>
B. An increase in impervious surfaces and associated increased runoff? <u>Although impervious surface area would increase, permanent BMPs would be implemented. See IX-A.</u>	—	—	<u>√</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>No alterations are expected to occur.</u>	—	—	<u>√</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>No such release of pollutants would occur.</u>	—	—	<u>√</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is fully consistent with the community plan and does not conflict with any such plans, policies, or regulations.</u>	—	—	<u>√</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>√</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with any such plans. See X-A.</u>	—	—	<u>√</u>
D. Physically divide an established community? <u>The project would not divide an established community.</u>	—	—	<u>√</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Project is not within any airport CLUP.</u>	—	—	<u>√</u>

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XI.	NOISE – Would the proposal result in:			
	A. A significant increase in the existing ambient noise levels? <u>The project would not significantly increase the existing ambient noise.</u>	—	—	<u>√</u>
	B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See Noise Discussion in the Initial Study.</u>	—	<u>√</u>	—
	C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>The project is not anticipated to generate enough traffic to produce noise impacts beyond which already present.</u>	—	—	<u>√</u>
XII.	PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by the Bay Point Formation, which is designated as having a high potential for fossil deposits. Paleontological monitoring is required. See the attached MMRP conditions and Initial Study discussion.</u>	—	<u>√</u>	—
XIII.	POPULATION AND HOUSING – Would the proposal:			
	A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The project would induce substantial population growth through business or housing development.</u>	—	—	<u>√</u>
	B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace any existing housing.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-A and -B.</u>	—	—	<u>√</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>Proposed project would be developed in an urbanized area and is not anticipated to have a significant affect on fire protection. Fire Protection would be available to the new development.</u>	—	—	<u>√</u>
B. Police protection? <u>Police protection would be available to the new development. See XIV-A.</u>	—	—	<u>√</u>
C. Schools? <u>The project would not have a significant impact on schools.</u>	—	—	<u>√</u>
D. Parks or other recreational facilities? <u>No effect would occur.</u>	—	—	<u>√</u>
E. Maintenance of public facilities, including roads? <u>Maintenance of public facilities would not be affected with the project being developed. See XIV-A.</u>	—	—	<u>√</u>
F. Other governmental services? <u>No effect would occur. See XIV-A.</u>	—	—	<u>√</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>√</u>

Yes Maybe No

The project would not have an affect on recreational resources.

- B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? — — √
No such adverse effects would occur. See X-V.

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- A. Traffic generation in excess of specific/ community plan allocation? — — √
Traffic generation due to the project is not anticipated to be significant and would not exceed the Barrio Logan/Harbor 101 community plan recommended allowance.
- B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? — — √
See XVI-A.
- C. An increased demand for off-site parking? — — √
The project would not increase the demand for off-site parking.
- D. Effects on existing parking? — — √
The project would have no effect on existing parking.
- E. Substantial impact upon existing or planned transportation systems? — — √
The proposed project would not affect existing or planned transportation systems.
- F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? — — √
Public access to any such areas would not be impacted.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would be designed to engineering standards. No such impacts would result.</u>	—	—	<u>√</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>It is not anticipated that the project would create any conflicts with such adopted transportation policies, plans, or programs.</u>	—	—	<u>√</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project would not require new systems or substantial alterations to existing natural gas utilities.</u>	—	—	<u>√</u>
B. Communications systems? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
C. Water? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
D. Sewer? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
E. Storm water drainage? <u>Storm Water drainage would be developed and maintained in accordance with the City's Storm Water Guidelines. No new or substantial alterations would be required.</u>	—	—	<u>√</u>
F. Solid waste disposal? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>

impacts on the environment is significant.)
The project would not contribute to cumulative impacts.

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
—	—	<u>√</u>

D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
The proposed project would not cause substantial adverse environmental effects on human beings, either directly or indirectly.

—	—	<u>√</u>
---	---	----------

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

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

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

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

Site Specific Report: _____

III. Air

California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: *Air Quality Analysis, La Entrada Family Apartments, San Diego CA, dated January 13, 2006.*

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

___ Community Plan - Resource Element.

___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

√ City of San Diego Land Development Code Biology Guidelines.

___ Site Specific Report:

V. Energy N/A

VI. Geology/Soils

√ City of San Diego Seismic Safety Study.

√ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

√ Site Specific Report: Soil and Geologic Reconnaissance dated June 8, 2005.

VII. Historical Resources

√ City of San Diego Historical Resources Guidelines.

√ City of San Diego Archaeology Library.

___ Historical Resources Board List.

___ Community Historical Survey:

√ Site Specific Report: "Historical Assessment of the Properties Located at 1721-1795 Logan Avenue, San Diego CA 92113" dated November 2005.

√ Site Specific Report: "Letter Format Historical Evaluation" dated May 24, 2005.

VIII. Human Health / Public Safety / Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- Site Specific Report: Phase I ESA prepared by Geocon and dated May 05, 2005 and subsequently revised on January 11, 2006.
- Site Specific Report: Phase II ESA prepared by Geocon and dated April 17, 2006 and subsequently revised on January 11, 2006.

IX. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(d) list, dated July, 2003, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X. Land Use

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Airport Comprehensive Land Use Plan
- City of San Diego Zoning Maps
- FAA Determination

XI. Noise

- Community Plan

- San Diego International Airport - Lindbergh Field CNEI Maps.
- Brown Field Airport Master Plan CNEI Maps.
- Montgomery Field CNEI Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego Progress Guide and General Plan.
- Site Specific Report: "Noise Impact Study of the Proposed La Entrada Family Apartments" dated July 08, 2005 and subsequently revised on January 17, 2006.

XII. Paleontological Resources

- City of San Diego Paleontological Guidelines.
- Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- Site Specific Report: _____

XIII. Population / Housing

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series 8 Population Forecasts, SANDAG.
- Other: _____

XIV. Public Services

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources: _____

XVI. Transportation / Circulation

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ San Diego Region Weekday Traffic Volumes, SANDAG.

√ Site Specific Report:

XVII. Utilities

√ Community Plan

XVIII. Water Conservation N/A

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

