



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 460737
SCH No. N/A

SUBJECT: **VIA GRIMALDI (ROSS) RESIDENCE NDP & CDP**

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

UPDATE: Please Note that changes within this document are identified in ~~strikeout~~ and added language is within an underlined format as it relates to the DRAFT document.

Since Distribution of this Draft document, there was revisions were made to the "Greenhouse Gas Emission Section", incorporating the provisions of the Climate Act Plan (CAP) Consistency Checklist (Adopted July 12, 2016). It was determined that this project is subject to the provisions of the checklist and any requirements will be incorporated as such. There were no new significant factors which were identified within this checklist that affects the prior CEQA determination for the project as detailed under Section 15162 of CEQA.

For reference, in December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development

projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

The Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

Additionally, there was an inquiry concerning impacts to visual resources and access this has been clarified further within the "Aesthetics" and the "Land Use" sections.

All in all, there were no new significant factors which were identified within this checklist that affects the prior CEQA determination for the project as detailed under Section 15162 of CEQA.

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

**A. GENERAL REQUIREMENTS - PART I
Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist, Native American Monitor
Qualified Biologist***

Note:

Failure of all responsible Permit Holder’s representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) # 460737 and /or Environmental Document # 460737, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof,

etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Historical Resources (Archeology)	Monitoring Report(s)	Archeological/Historic Site Observation
Biological Resources	Biological Construction Mitigation/Monitoring Exhibit	Approval by MMC

	(BCME)	
Biological Resources	Avian Protection - Pre-construction survey	Within 10 Calendar Days prior to the start of construction activities (including removal of vegetation)
Biological Resources	Resource Delineation	Prior to Construction Activities
Biological Resources	Education	Prior to commencement of Construction Activities
Biological Resources	Consultant Site Visit Record (CSVr)	Monitoring During Construction
Biological Resources	Final BCME/Report	Within 30 days of Construction Completion
Bond Release	Request for a Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, 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 have been noted on the applicable construction documents through the plan check process.

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 meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written 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 Coastal 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 ¼ 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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor 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) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) 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(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and 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 such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 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 that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered 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) which has been reviewed by the Native American consultant/monitor, 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- c. If the 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 no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), 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) of the Development Services Department to assist with the discovery notification process.
 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 provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will 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 will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 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, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:

- (1) Record the site with the NAHC;
- (2) Record an open space or conservation easement on the site;
- (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- 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 San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend 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 and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - 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. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend 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. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) 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. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - 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.
 3. The cost for curation is the responsibility of the property owner.
- 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.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were

treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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.

MSCP SUBAREA PLAN -LAND USE ADJACENCY GUIDELINES

Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project’s design in or on the Construction Documents (CD’s/CD’s consist of Construction Plan Sets for Private Projects) are in conformance with the associated discretionary permit conditions and Exhibit “A”, and also the City’s Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD’s of the following:

- A. Grading/Land Development/MHPA Boundaries - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. Drainage - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. Toxics/Project Staging Areas/Equipment Storage - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD’s that states: “All construction

related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.”

- D. Lighting - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. Barriers - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. Invasives- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. Brush Management - New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. Noise - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher(3/1-8/15); Least Bell's vireo (3/15-9/15); and Southwestern Willow Flycatcher (5/1-8/30) (select only the species that apply). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

- 1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project

requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
 - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED

HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-

site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

VI. PUBLIC REVIEW DISTRIBUTION:

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

STATE OF CALIFORNIA
Coastal Commission (48)

CITY OF SAN DIEGO
Mayor's Office
Councilmember Lightner - District 1
City Attorney's Office (93C)

Development Services:

Development Project Manager
LDR - Engineering Review
LDR - EAS
LDR - Geology
LDR - Landscaping
LDR - Planning Review

MSCP Reviewer, MS-5A
MMC, MS-1102B (77A)

Facilities Financing (93B)
Water Review (86A)
San Diego Central Library (81A)
Carmel Valley Library (81F)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

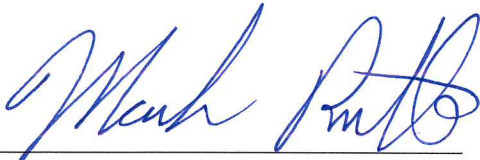
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution - Public Notice and Location Map Only (225A-S)
Torrey Pines Community Planning Board (469)
Torrey Pines Association (472)
Crest Canyon Citizens Advisory Committee (475)
Friends of Los Penasquitos Canyon Preserve (477)
UCSD Physical & Community Planning Group (478)
California Dept. of Parks and Recreation (40B)
Sierra Club (165)
Endangered Habitats League (182A)
Alex Miller (Hubbell & Hubbell), Applicant
Gail & Chuck Ross, Owner(s)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

- (X) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

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 Entitlements Division for review, or for purchase at the cost of reproduction.



MARK BRUNETTE
SENIOR PLANNER
Development Services Department

October 5, 2016

Date of Draft Report

11/21/16

Date of Final Report

Analyst: CHRIS TRACY, AICP, ASSOCIATE PLANNER

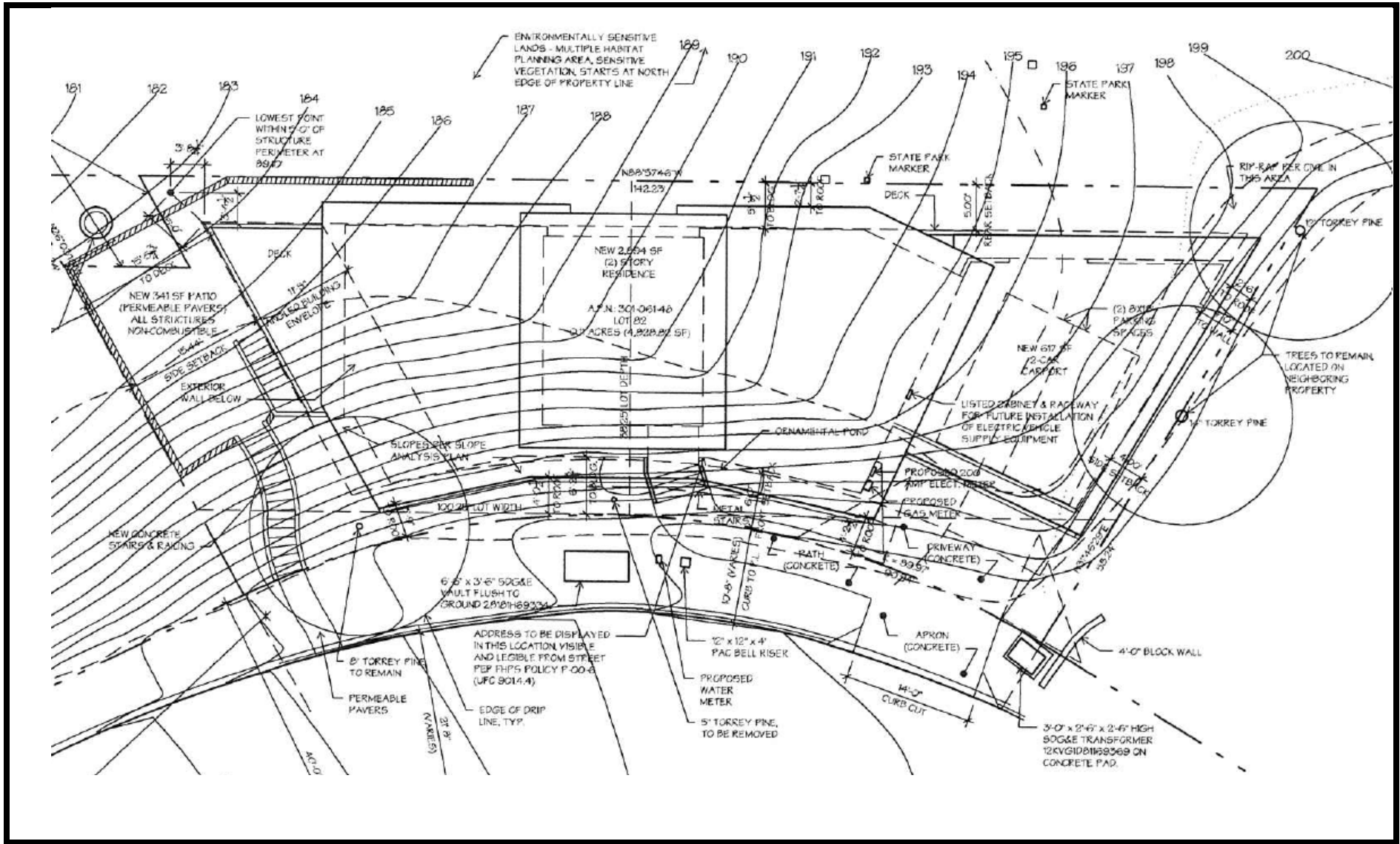
Attachments: Figure 1 – Location Map
Figure 2 – Site Plan
Letter A and Response
Letter B and Response
Letter C and Response
Initial Study Checklist



Location Map

Ross Residence NDP-CDP/Project No. 460737 Address – 13062 1/3 Via Grimaldi
 City of San Diego – Development Services Department

FIGURE
No. 1



Site Plan

Ross Residence NDP-CDP/Project No. 460737 Address - 13062 1/3 Via Grimaldi
 City of San Diego - Development Services Department

FIGURE
No. 2

Comment Noted.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department
1 W. Tribal Road - Valley Center, California 92082
(760) 297-2330 Fax:(760) 297-2339



October 17, 2016

Chris Tracy
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Ross Residence NDP/CDP Project No. 460737

Dear Mr. Tracy:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Ross Residence NDP/CDP Project No. 460737. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti Tribal Chairman
Stephanie Spencer Vice Chairwoman
Steve Stallings Council Member
Laurie E. Gonzalez Council Member
Alfonso Kolb Council Member

Comment Noted.



San Diego County Archaeological Society, Inc.

Environmental Review Committee

25 October 2016

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

Subject: Draft Mitigated Negative Declaration
Ross Residence NDP/CDP
Project No. 460737

Dear Mr. Tracy:

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 initial study and DMND, we concur with the application of the City's standard cultural resources mitigation measures as included in the DMND.

Thank you for including SDCAS in the public review of this DMND.

Sincerely,

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

cc: SDCAS President
File



October 24, 2016

Mr. Creatano Martedi
Project Manager
City of San Diego
Development Services Department

Re: Ross Residence NDP & DSP – Project 460737

Dear Mr. Creatano:

On behalf of the Torrey Pines Association (TPA) we respectfully submit this response to the Project 460737 Draft MND. We hope that you will consider and respond in writing to our questions that relate to the value of the Reserve Extension as a resource worthy of preservation, and fully review the Project for compliance with the Torrey Pines Community Plan and Local Coastal Program Policies, Appendix E, during further analysis of the applicant's proposal.

Our questions are prompted by the Torrey Pines Community Plan itself, which states "...adverse visual impacts to the Torrey Pines State Preserve Extension must be considered from new development." Policies contained within the Community Plan are detailed below, followed in each case by our questions and concerns.

We are certain that each of these can be addressed in a collaborative and cooperative way, and we appreciate that the property owners, city, community planning board, and other stakeholders will consider these points during the proposal process.

Torrey Pines Association is a non-profit 501c3 founded in 1950 by Cuy Fleming (first ranger at Torrey Pines and an appointee of Ellen Browning Scripps). Our mission is to protect and preserve Torrey Pines State Natural Reserve, which includes the Reserve Extension abutting this project, through both fundraising efforts and advocacy. TPA led the drive to successfully purchase the Extension lands over 40 years ago when they were slated for development.

TORREY PINES COMMUNITY PLAN

Resource Management & Open Space Elements Goal

Policy:

(Item 5). Preserve, enhance and restore all natural open space and sensitive resource areas.

TPA Inquiry 1:

Does this project diminish or otherwise impact this goal of enhance and restore the natural open space and sensitive resource area?

Issue/
Response
1

Policy:

Item 6. Establish a pedestrian/bicycle pathway system that links all open space areas, from Carroll Canyon in the south to the San Diego River Valley in the north. This pathway system shall be provided concurrent with adjacent development, and shall be designed consistent with the design guidelines provided within this Plan.

TPA Inquiry 2:

It appears the project eliminates a longstanding public access point to the Reserve. How is this consistent with this Policy Goal? Please note that the "Area Closed" signage is a relatively recent addition when considering the long history of the Extension, and was prompted in good part by the presence of illegal swings in several trees that are now dead (hence, the "attractive nuisance" is gone). State Parks is planning to do a trail plan for the Extension, and this access point will be an important element in such a plan. Removal of public access will adversely affect the ability of the neighborhood to access Reserve trails and will remove a trail link to Del Mar Heights Elementary School.

Policy:

"14. All Torrey Pine trees on public property should be preserved and protected."

TPA Inquiry 3:

Are all Torrey Pines within the public right of way being protected and preserved?

Policies Specific to Torrey Pines Extension follow:

TORREY PINES STATE RESERVE EXTENSION

The Torrey Pines Reserve Extension includes over 180 acres of undeveloped property containing high quality Torrey Pines woodland habitat. The Reserve is an extension of Torrey Pines State Park, and is owned by and under the jurisdiction of the State of California Park and Recreation Department.

"Residential development along the rim of the Reserve Extension represents the most significant encroachment problem, creating both visual and erosion impacts."

Note: several policies overlap regarding the proposed setback. However, despite some redundancy, we will inquire on each.

Policy:

1. New development, both public and private, shall not encroach into or negatively impact the Reserve Extension. Adequate buffer areas and appropriate landscaped screening shall be provided and maintained between development and the Reserve Extension to avoid significant visual and erosion impacts from construction."

TPA Inquiry 4:

A. How is a 5' setback planned as an "adequate buffer area?"

B. How will the project adequately screen the Project via Landscape from the Reserve Extension?

Policy:

3. Future development adjacent to the Torrey Pines Reserve Extension area shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual, or sediment impacts from construction. Setbacks also shall be provided to prevent the necessity of firebreaks being constructed on reserve property.

Issue/
Response
5

TPA Inquiry 5:

As above, how does the project adequately buffer and appropriately mitigate visual impact via landscape screening and does this buffer consist of more than a 5' bio swale planted with native grasses? How can a 5' setback be adequate to "avoid...impacts from construction?"

Policy:

4. Landscaping of properties adjacent to the Extension shall not use invasive plant species. Landscaping adjacent to this area should use plant species naturally occurring in that area.

Issue/
Response
6

TPA Inquiry 6:

Does the project specify plant species naturally occurring in this Extension area?

APPENDIX E, LOCAL COASTAL PROGRAM POLICIES (LCP)

The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance.

The Plan further states that:

Residential development along the rim of the Reserve Extension represents the most significant encroachment problem, creating both visual and erosion impacts.

Relevant Policies pertaining to the preservation of coastal resources follow below:

VISUAL RESOURCES

Policy:

Item 4. Future development adjacent to the Torrey Pines Reserve Extension shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant visual impacts from construction.

Issue/
Response
7

TPA Inquiry 7:

Once again, how does the project comply? What will buffer the two-story mass from view?

Policy:

Item 6. New residential development shall be compatible with the existing neighborhood, and designed to blend into adjacent natural open space areas. Only low-profile dwellings designed to fit with the natural terrain and not be visually prominent from the canyon floor shall be allowed. For development located in visually prominent areas adjacent to space areas, building colors and materials shall be limited to earth tones and colors subordinate to the surrounding natural

environment, which minimize the development's contrast with the surrounding hillsides and open space areas.

TPA Inquiry 8:

How has the project been designed to comply with Item 6?

Building colors and materials are limited to earth tones and natural colors according to the planner but to ensure compatibility with the existing neighborhood, and blend into adjacent natural open space areas, shouldn't the project be stepped with a single story element adjacent the Resource area to minimize impacts to users within the Reserve? Regarding neighborhood compatibility:

Does the proposed architecture include height variations and breaks in mass that allow views toward the Extension Reserve from Via Latina/Via Grimaldi? How is a two-story structure rising 5' from the Torrey Pines State Reserve considered a low-profile dwelling when viewed from the Extension?

Policy:

71. The Plan recommends the preservation of Torrey Pines trees in private as well as public areas, and encourages the planting of Torrey Pines trees in roadways and other landscaped areas. Should Torrey Pines trees require removal, relocation or replacement of the trees shall occur whenever feasible.

TPA Inquiry 9:

The project proposes the retention a Torrey Pine(s) on the property. Are there conditions that mandate the replacement of trees removed from the public right of way and/or retained on site as part of project mitigation?

We are losing our Torrey Pine Trees to the drought and bark beetle. Torrey Pines are a defining neighborhood element and should be preserved in the interest of neighborhood compatibility.

Pedestrian Access to Coastal Resource Areas:

TPA Inquiry 10:

The public has enjoyed access to the Reserve, from this location, for over 20 years.

Why has the trail access been eliminated and is the public entitled to a prescriptive right to continue using it for access to the Reserve?

Where will access be provided alternatively so that this neighborhood can conveniently access the Natural Open Space System consistent with Policies of the Community Plan?

MSCP Subarea Plan—Land Use Adjacency Guidelines

"Drainage—All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA."

Issue/
Response
11

TPA Inquiry 11:

Excessive water from downspout and hardscape runoff are directed to a bio-swale. Is this this adequate to keep runoff from reaching the Reserve?

“Noise—re: “breeding seasons” for Gnatcatcher et al. ”

TPA Inquiry 12:

There is a high likelihood that this may be habitat that will impact (prolong) construction schedules and require attenuation and biological monitoring. Is biological monitoring currently being proposed?

TPA SUMMARY

The Torrey Pines Association recommends maintaining a carefully considered balance between development and resource preservation in compliance with the Adopted Community Plan, and LCP policies. TPA proposes that the following points be considered carefully:

1. Allow for public access to Reserve via 12'-15' min. trail easement consistent with City Trail Guidelines.
2. Step down architecture such that single story element lies next to Reserve thereby reducing mass of structure and allowing Project to subordinate to Reserve as required by the LCP.
3. Require use of earth tone colors consistent with the requirements of the Community Plan.
4. Vary height and mass of architecture to allow for views into the Reserve from public roadway.

Change assessment of “Less Than Significant Impact” re: “substantial adverse effect on a scenic vista” to “Potentially Significant.”

Change assessment of “No Impact” re: “Physically divide an established community?” to “Potentially Significant Impact.” Reason: House divides roadway from significant view, which is a community asset.

5. Increase the rear yard setback to 12'-15' minimum, with appropriate landscaping, to allow for “adequate visual buffering” of proposed development. Note that the project is only providing a 5' grass planted bio swale as an “adequate buffer” to avoid significant visual impacts.

6. When homes in a neighborhood are approved inconsistent with the Community Plan and LCP it is especially impactful to disregard an adjacent property so biologically and scenically valuable as a designated “State Natural Reserve.” Such statements in the development review as “already impacted by the edge effects of existing development” and “the presence of a large blanket of ice plant within the adjoining MHPA in TPSNR is an example of existing edge effects” diminish and/or disregard the significance of this property’s location.

Note re: “Ice Plant”—Removal of ALL invasives (caused BY development and the City of San Diego’s disregard of various codes) is an ongoing program within ALL state park Natural Reserve properties. Because the ice plant is established there

doesn't mean it is going to be there... or that the presence of an INVASIVE diminishes the MHPA value of this area in the long run.

Thank you for your consideration and commitment to the Torrey Pines Community. Respectfully,

Adam Gevanthor, Landscape Architect #3393
Counselor, Torrey Pines Association

Cc: Noel Spaid, Chair, Torrey Pines Community Planning Board;
Dylan Hardenbrook, Supervising Ranger, California State Parks;
Sheri Lightner, Council President, District 1;
Peter Jensen, President, Torrey Pines Association

Letter C (Transmitted Via Email)

Thank you Mr. Gevanthor for your input on this project.

Please see the following responses concerning your letter dated 10/24/16 transmitted via email 10/25/16:

Issue 1:

TORREY PINES COMMUNITY PLAN

Resource Management & Open Space Elements Goal

Policy:

Item 5, Preserve, enhance and restore all natural open space and sensitive resource areas,

TPA Inquiry 1:

Does this project diminish or otherwise impact this goal of enhance and restore the natural open space and sensitive resource area?

Response 1

Comment Noted. The proposed lot is zoned for residential use based on the designations in the Land Development Code. The Community Plan and LCP designates the lot for a residential use. The lot is not designated as open space and does not encroach into designated open space.

Issue 2:

Policy:

Item 6, Establish a pedestrian/bicycle pathway system that links all open space areas, from Carroll Canyon in the south to the San Dieguito River Valley in the north. This pathway system shall be provided concurrent with adjacent development, and shall be designed consistent with the design guidelines provided within this Plan.

TPA Inquiry 2:

It appears the project eliminates a longstanding public access point to the Reserve. How is this consistent with this Policy Goal? Please note that the "Area Closed" signage is a relatively recent addition when considering the long history of the Extension, and was prompted in good part by the presence of illegal swings in several trees that are now dead (hence, the "attractive nuisance" is gone). State Parks is planning to do a trail plan for the Extension, and this access point will be an important element in such a plan. Removal of public access will adversely affect the ability of the neighborhood to access Reserve trails and will remove a trail link to Del Mar Heights Elementary School.

Response 2

Comment Noted. A trail is not identified at this location per the current Torrey Pines Community Plan and LCP. The proposed project does not adversely impact current or proposed trails. The lot is not an access point to the park and is not planned to become an access point. Per Alex Stehl, Senior Park & Rec Specialist at California State Parks, "we don't make plans on land we don't own." She continued, "we

would not be making any trail connection plans [through a private parcel].” Per Darren Smith, District Services Manager (San Diego Coast District) with California State Parks, “there are no official trails or trailheads in the vicinity of Mr. Ross’ property.” He continued, “since your project has been designed (storm water treatment system, fire safe structure/no off property fuel management, and others) according to City of San Diego standards to minimize these effects, CA State Parks feels that these issues have been addressed.”

On the Torrey Pines State Natural Reserve home webpage, the following is noted: “please keep in mind that a reserve is not a park. A natural reserve status is assigned to an area of importance, and typically is one that contains threatened plants, animals, habitats, or unique geological formations. As such, a reserve is a protected area targeted for conservation and carries with it restrictions that are not found in parks.” This site states, “please remember: **Stay on the trails**. Walking off trail causes erosion, tramples plants and frightens animals.” This point is stressed through the use of bold font. A trail map is also found on this webpage. The map does not indicate a trail or access point on the proposed lot. The first note on this map reads: “**Stay on officially designated trails**. Cutting across switchbacks and between trails, going into closed areas, and climbing cliffs causes severe environmental damage, and is illegal and dangerous.” The trail map on the Torrey Pines Association webpage is the same map found on the Torrey Pines State Natural Reserve webpage. Again, this map does not indicate the lot is an access point to the trails and stresses (via bold font) users stay on designated trails.

Issue 3

Policy:

“14. All Torrey Pine trees on public property should be preserved and protected.”

TPA Inquiry 3:

Are all Torrey Pines within the public right of way being protected and preserved? Policies Specific to Torrey Pines Extension follow:

Response 3

Comment Noted. In communications with the applicant, it was determined that all Torrey Pine trees will be retained on-site and within the adjacent right-of-way through trimming techniques and installation of root barriers. A note on the “Exhibit A” will be provided to address this. Per the Torrey Pines Community Plan, “The Plan recommends the preservation of Torrey Pines trees in private as well as public areas, and encourages the planting of Torrey Pines trees in roadways and other landscaped areas. Should Torrey Pines trees require removal, relocation or replacement of the trees shall occur whenever feasible.”

Issue 4

Policies Specific to Torrey Pines Extension follow:

TORREY PINES STATE RESERVE EXTENSION

The Torrey Pines Reserve Extension includes over 180 acres of undeveloped property containing high quality Torrey Pines woodland habitat. The Reserve is an extension of Torrey Pines State Park, and is owned by and under the jurisdiction of the State of California Park and Recreation Department.

“Residential development along the rim of the Reserve Extension represents the most significant encroachment problem, creating both visual and erosion impacts”.

Note: Several policies overlap regarding the proposed setback. However, despite some redundancy, we will inquire on each.

Policy:

1. New development, both public and private, shall not encroach into or negatively impact the Reserve Extension. Adequate buffer areas and appropriate landscaped screening shall be provided and maintained between development and the Reserve Extension to avoid significant visual and erosion impacts from construction.”

TPA Inquiry 4:

A. How is a 5’ setback planned as an “adequate buffer area?”

B. How will the project adequately screen the Project via landscape from the Reserve Extension?

Response 4

Comments Noted.

For “A.”, The proposed residence has been designed to meet underlying zone requirements. In addition, Per Darren Smith, District Services Manager (San Diego Coast District) with California State Parks, “Our largest concern with this or any other development projects adjacent to the Reserve is the potential negative edge effects including changes in hydrology, noise, lighting, invasive species, and habitat impacts from new fuel management zones. Since the your project has been designed (storm water treatment system, fire safe structure/no off property fuel management, and others) according to City of San Diego standards to minimize these effects CA State Parks feels that these issues have been addressed.”

For “B.”, Additional native shrubs are proposed in the rear of the site which will help address this issue and it should be noted that the residence is not visible from designated trail for a user within the reserve, as it is blocked by an existing ridgeline.

Issue 5

Policy:

3. Future development adjacent to the Torrey Pines Reserve Extension area shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual, or sediment impacts from construction. Setbacks also shall be provided to prevent the necessity of firebreaks being constructed on reserve property.

TPA Inquiry 5:

As above, how does the project adequately buffer and appropriately mitigate visual impact via landscape screening and does this buffer consist of more than a 5' bio swale planted with native grasses? How can a 5' setback be adequate to "avoid...impacts from construction?"

Response 5

Comment Noted. Additional native shrubs (outside of the bioswale) are proposed in the rear of the site which will help address this issue. The project is required to incorporate Land Use Adjacency Mitigation Measures to address habitat interface issues at the construction phase, therefore addressing this concern. From an operational perspective, the rear setback area will not be occupied by people other than for landscape maintenance as needed once construction is completed.

Issue 6

Policy:

4. Landscaping of properties adjacent to the Extension shall not use invasive plant species. Landscaping adjacent to this area should use plant species naturally occurring in that area.

TPA Inquiry 6:

Does the project specify plant species naturally occurring in this Extension area?

Response 6

Comment Noted. The project is required to provide plant species naturally occurring in this Extension area.

Issue 7

APPENDIX E, LOCAL COASTAL PROGRAM POLICIES (LCP)

The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance.

The Plan further states that;

Residential development along the rim of the Reserve Extension represents the most significant encroachment problem, creating both visual and erosion impacts. Relevant Policies pertaining to the preservation of coastal resources follow below:

VISUAL RESOURCES

Policy:

Item 4, Future development adjacent to the Torrey Pines Reserve Extension shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant visual impacts from construction.

TPA Inquiry 7:

Once again, how does the project comply? What will buffer the two-story mass from view?

Response 7

Comment Noted. The setback is what is prescribed by the underlying RS zone. This zone is consistent with the approved Torrey Pines Community Plan and LCP. Providing an additional buffer area was determined to be infeasible due narrow depth of the lot which would affect the functionality of the residence. As previously stated, the residence is not visible from designated trail within the reserve, as it is blocked by an existing ridgeline, and the building will incorporate an earth-tone color palette, which should assist in softening the two-story mass.

Issue 8

Policy:

Item 6, New residential development shall be compatible with the existing neighborhood, and designed to blend into adjacent natural open space areas. Only low-profile dwellings designed to fit with the natural terrain and not be visually prominent from the canyon floor shall be allowed. For development located in visually prominent areas adjacent to space areas, building colors and materials shall be limited to earth tones and colors subordinate to the surrounding natural environment, which minimize the development's contrast with the surrounding hillsides and open space areas.

TPA Inquiry 8:

How has the project been designed to comply with Item 6?

Building colors and materials are limited to earth tones and natural colors according to the planner but to ensure compatibility with the existing neighborhood, and blend into adjacent natural open space areas, shouldn't the project be stepped with a single story element adjacent the Resource area to minimize impacts to users within the Reserve?

Regarding neighborhood compatibility:

Does the proposed architecture include height variations and breaks in mass that allow views toward the Extension Reserve from Via Latina/Via Grimaldi? How is a two-story structure rising 5' from the Torrey Pines State Reserve considered a low-profile dwelling when viewed from the Extension?

Response 8

Comment noted. The project is compatible with the neighborhood, in that the neighborhood is characterized by large homes with a variety of massing (including two-story) and providing the step back feature at the rear was determined to be infeasible due narrow depth of the lot which would affect the functionality of the residence. Furthermore, earth tone colors and materials will be implemented in conjunction with the project which help blend the project into the natural environment adjacent to the site.

As stated previously, as currently designed the residence is not visible from designated trail within the reserve, as it is blocked by an existing ridgeline, therefore this should not impact users of the reserve from a visual perspective and the site is not "visually prominent from the canyon floor" since there is no nearby canyon floor that will be occupied with users of the park

Issue 9

Policy:

11. The Plan recommends the preservation of Torrey Pines trees in private as well as public areas, and encourages the planting of Torrey Pines trees in roadways and other landscaped areas. Should Torrey Pines trees require removal, relocation or replacement of the trees shall occur whenever feasible.

TPA Inquiry 9:

The project proposes the retention a Torrey Pine(s) on the property. Are there conditions that mandate the replacement of trees removed from the public right of way and/or retained on site as part of project mitigation?

We are losing our Torrey Pine Trees to the drought and bark beetle. Torrey Pines are a defining neighborhood element and should be preserved in the interest of neighborhood compatibility.

Response 9

Comment noted. Please see Response 3 that addresses this concern.

Issue 10

Pedestrian Access to Coastal Resource Areas:

TPA Inquiry 10:

The public has enjoyed access to the Reserve, from this location, for over 20 years. Why has the trail access been eliminated and is the public entitled to a prescriptive right to continue using it for access to the Reserve?

Where will access be provided alternatively so that this neighborhood can conveniently access the Natural Open Space System consistent with Policies of the Community Plan?

Response 10

Comment noted. See Response 2.

Issue 11

MSCP Subarea Plan—Land Use Adjacency Guidelines

“Drainage—All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA.”

TPA Inquiry 11:

Excessive water from downspout and hardscape runoff are directed to a bio-swale. Is this this adequate to keep runoff from reaching the Reserve?

Response 11

Comment noted. The project is required and has been designed in manner to prevent run-off into the reserve as it relates to on-site downspout and hardscape runoff.

Issue 12

“Noise—re. “breeding seasons” for Gnatcatcher et al. “

TPA Inquiry 12:

There is a high likelihood that this may be habitat that will impact (prolong) construction schedules and require attenuation and biological monitoring. Is biological monitoring currently being proposed?

Response 12

Comment noted. Mitigation specifically for the California Gnatcatcher has been incorporated into MMRP (Mitigation Monitoring Resource Plan). Please note the following:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED

60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

INITIAL STUDY CHECKLIST

1. Project title/Project number: Via Grimaldi (Ross) ~~Residence~~ NDP & CDP/460737
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Chris Tracy, AICP, Associate Planner / (619) 446-5381
4. Project location: 13062 1/3 Via Grimaldi (APN: 301-061-47 & 301-061-48), San Diego, CA 92014
5. Project Applicant/Sponsor's name and address: Alex Miller, Hubbell & Hubbell, 1970 Sixth Avenue, San Diego, CA 92101
6. General/Community Plan designation: Residential/Low Density Residential (5- 9 dwelling units per acre).
7. Zoning: RS 1-7 (Residential Single-Family)
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

NEIGHBORHOOD DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT for the construction of a 2,895 sq. ft., two-story single family residence, inclusive of a two car carport, patio, and retaining walls, on a vacant 4,828.82 sq. ft. site parcel. The site is located on the north side of Via Grimaldi, 13062 1/3 Via Grimaldi (Temporary Address), intersecting with the northern apex of Via Latina.

The parcel is designated Low Density Residential (5 – 9 dwelling units per acre) and zoned RS-1-7 within the Torrey Pines Community Plan. Additionally, the project site is within the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable 1 Area), and the Parking Impact Overlay Zone (Coastal Impact Area) and Council District 1. The parcel is situated in a neighborhood setting of similar uses (residential development). The Torrey Pines State Preserve borders the property's northern property line. In addition, the project site is located in a developed area currently served by existing public services and utilities. The site is not included on any Government Code listing of hazardous waste sites. (LEGAL DESCRIPTION: Lots

81 and 82 in Block 12 of Del Mar Terrace, County of San Diego, State of California, According to Map thereof Mo. 1527, filed in the Office of the County Recorder of San Diego County February 5, 1913).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

None required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service System |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings Significance |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

No designated public and/or scenic corridors per the Torrey Pines Community Plan exist on the site. Therefore, the project would not result in a substantial adverse effect. Therefore, any impacts would be less than significant. Furthermore the project will incorporate a natural earth-tone color palette and provide on-site landscaping features in the rear (native landscaping), which will help provide a visual transition from the adjacent natural open space and sensitive resource area.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project is situated within a developed residential neighborhood. No such scenic resources or state scenic highways are located on, near, or adjacent to the project site. Therefore, no impacts would result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The site is currently vacant. The construction of a single-dwelling residence would be compatible and the construction of a single- family residence with an attached carport is permitted by the community plan and zoning designation and would not substantially degrade the existing visual character of the neighborhood. Therefore, any impacts would be less than significant. Furthermore he project will incorporate a natural earth-tone color palette and provide on-site landscaping features in the rear (native landscaping), which will help provide a visual transition from the adjacent natural open space and sensitive resource area.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Development of the residential project would comply with City glare regulations. All permanent exterior lighting would be required to comply with City regulations to reduce potential adverse effects on neighboring properties. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City’s Outdoor Lighting Regulations per Municipal Code Section 142.0740. and no significant impacts would occur.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the community plan's land use designation, and is located within a developed residential neighborhood. As such, the project site does not contain, and is not adjacent to, any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No significant impacts would occur, and no mitigation measures are required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response to II(a) above. There are no Williamson Act Contract lands on or within the vicinity of the project site. The project is consistent with the existing land use and the underlying zone. The project does not conflict with any agricultural use. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur onsite as the project is consistent with the community plan, and the underlying zone. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of forest land to non-forest use?

Refer to response II(c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impacts would result.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact, Refer to II(a) and (c) above.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O3). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality. The project would construct a single-family residence with an attached carport within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, community plan, and the underlying zoning for residential development. Therefore, the project would be Consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. As such, any impacts would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
projected air quality violation?				

Short-term Emissions (Construction)

Project construction activities would potentially generate combustion emissions from on-site heavy duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off-site. It is anticipated that construction equipment would be used on-site for four to eight hours a day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Fugitive dust emissions are generally associated with land clearing and grading operations. Due to the nature and location of the project, construction activities are expected to create minimal fugitive dust, as a result of the disturbance associated with grading. The project would construct a single-family residence with attached carport. Construction operations would include standard measures as required by the City of San Diego grading permit to reduce potential air quality impacts to less than significant. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short term emissions would be less than significant.

Long-term Emissions (Operational)

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions. Once construction of the project is complete, long-term air emissions would potentially result from such sources as fireplaces, heating, ventilation, and cooling (HVAC) systems, and other motorized equipment typically associated with residential uses. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Overall, the project is not expected to generate substantial emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, impacts would be less than significant.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

As described above in response III (b), construction operations may temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of Best Management Practices (BMP's) would reduce potential impacts related to construction activities to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

- d) Create objectionable odors affecting a substantial number of people?

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would construct a single-family residence with attached carport. Residential dwelling units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The following is a discussion concerning species as it relates to substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service:

Sensitive Vegetation Communities

Sensitive vegetation communities are those recognized by the City's MSCP (City of San Diego, 1997) and Land Development Code - Biology Guidelines (2012) as depleted, rare within the region, supporting sensitive animal or plant species, and/or serving as important wildlife corridors. These habitats are typically rare throughout their ranges, or are highly localized and/or fragmented. The U/D/NNV habitat affected by development of the Ross Residence Project site is not considered a sensitive habitat- type.

Sensitive Plants

No sensitive plant species were observed on the Ross Residence Project site, and none would be expected, given the highly disturbed nature of the property. Sensitive plants known from the vicinity are presented in Attachment A. As mentioned previously, the site supports two small Torrey Pine trees and is shadowed by the canopy of four more. All of these trees are of horticultural origin and were clearly planted as evidenced by their configuration, Four are planted in a row set back from the curb, and the other two are planted on the neighbor's manufactured slope to the east. For this reason, they are not considered significant biological resources.

Sensitive Animals

No sensitive animals were detected during the site surveys. A few species of sensitive, wide-ranging animals have a moderate probability to utilize this property on at least an occasional basis. These might include various sensitive bats or raptors that could fly over or roost onsite on occasion. No occupied habitat or raptor nests were detected, however. One or two species of locally-abundant but sensitive reptiles, such as Coronado Skink (*Eumeces skiltonianus interparietalis*) and others could occur here in low numbers. In any case, no sensitive animal populations would depend on the resources provided by this small property. Sensitive animals known from the vicinity are presented in Attachment A.

Narrow Endemics

The City of San Diego recognizes a variety of "narrow endemics" within the MSCP, including the following: SanDiego Thorn-mint (*Acanthomintha ilicifolia*), Shaw's Agave (*Agave shawii*), San Diego Ambrosia (*Ambrosia pumila*), Aphanisma (*Aphanisma blitoides*), Coastal Dunes Milk Vetch (*Astragalus tener* var. *titi*), Short-Leaved Dudleya (*Dudleya brevifolia*), Variegated Dudleya (*Dudleya variegata*), Otay Tarplant (*Hemizonia conjugens*), Prostrate Navarretia (*Navarretia fossalis*), Snake Cholla (*Opuntia serpentina*), California Orcutt Grass (*Orcuttia californica*), San Diego Mesa Mint (*Pogogyne abramsii*), and Otay Mesa Mint (*Pogogyne nudiuscula*). Most of these occur in habitats, such as vernal pools, maritime sage scrub, coastal dunes, etc., not found on this property. In any case, no narrow endemics are anticipated to occur on the subject property. Narrow endemics and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other sensitive species known from the vicinity of this site are listed in Attachment A.

Direct Impacts

Development of the Ross Residence Project site as proposed will directly impact approximately 0.11 acre of the U/D/NNV along with the site's resident plants and animals, none of which are considered sensitive. These impacts are considered "less than significant" as defined by CEQA.

Indirect Impacts

Indirect impacts associated with site construction are also considered "less than significant", assuming the adoption of the MHPA adjacency measures described below. This is because all adjoining areas are developed, other than to the north. For this reason, the surrounding lands are already impacted by the edge effects of existing development. The presence of a large blanket of Ice Plant within the adjoining MHPA in TPSNR is an example of existing edge effects.

Environmentally Sensitive Lands

The Ross Residence Project site does not support Environmentally Sensitive Lands (ESL). The site does not support sensitive native vegetation types, sensitive native habitats, coastal bluffs, or any known biological resources essential to support sensitive species.

Compatibility with the MSCP and MHPA

The Ross Residence Project site is immediately adjacent to the City's MHPA (Figures 2 and 5) in the TPSNR. Due to proximity to the MHPA, the project must comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the City's MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, noise, and access.

...No specific habitat-based or species-based mitigation is required in order to reduce projects impacts to "less than significant". All impacts are considered "less than significant", from a local and regional perspective, pursuant to CEQA and the City's Biology Guidelines, assuming the adoption of the Land Use Adjacency Guidelines #1-#6. The onsite vegetation is ranked as a Tier IV in the City of San Diego. Impacts to this Tier-type do not normally require habitat-based or species-based mitigation. No specific mitigation is recommended (Biological Resources Report, Ross Residence, 2016)."

All potential impacts related to the presence of biological resources at the site would be reduced and addressed through the implementation of the Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND). With implementation of the historical resources monitoring program, potential impacts on resources would be reduced to less than significant.

- b) Have a substantial adverse effect on any

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Refer to response IV (a) above. The project site is urban developed and currently supports non native landscaping. Additionally, the project site is presently developed with an existing single-family residence and located within a residential neighborhood. The project site does not contain any riparian habitat or other identified community. No impacts would result.

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| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. The project site is located within a developed residential neighborhood. No impacts would result. Also refer to response IV (a) above.

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| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Per the biological report, "Wildlife corridors are not present on the Ross Residence Project site. No significant impacts to wildlife movement would thus result from the development of this site, as homes are present on adjoining parcels to the east, south, and west. Furthermore, because the Ross Residence Project site is not located within the City's Urban Area MHPA, any effort at onsite habitat or corridor preservation would not be viable in the long term." As such, no impacts would result. Also refer to response IV (a) above.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not conflict with any local policies and/or ordinances protecting biological resources such as a tree preservation policy or ordinance. All Torrey Pine trees on-site and within the adjacent right-of-way will remain in place. A Condition of Approval has been provided to address this concern. Therefore, no impacts would result. Also refer to response IV (a) above.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Refer to response IV(a) above. The project site is located adjacent to the City's Multi-Habitat Planning Area (MHPA). As such, the project must comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the City's MSCP Subarea Plan. Specifically areas of lighting, drainage, landscaping, grading, noise, and access. All potential impacts related to the presence of biological resources at the site would be reduced and addressed through the implementation of the Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND). With implementation of the historical resources monitoring program, potential impacts on biological resources would be reduced to less than significant.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project site is located on the City of San Diego's Historical Resources Sensitivity map. Furthermore, the project site is located within an area of the Del Mar/Torrey Pines area that requires special considerations with respect to the high potential archaeological sensitivity for project grading that could reveal unknown prehistoric

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources.

A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine presence or absence of potential resources within the project site. Although no recorded archaeological sites were located within or adjacent to the project site there are several within the vicinity; therefore, there is a potential for the project to impact archaeological resources and mitigation measures related to historical resources (archaeology) is required.

All potential impacts related to the presence of archeological resources at the site would be reduced and addressed through the purview of a qualified Native American monitor. Monitoring by this individual would occur at all stages of ground-disturbing activities at the site. Furthermore, a Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented to address this issue specifically. With implementation of the historical resources monitoring program, potential impacts on historical resources would be reduced to less than significant.

Built Environment

Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association. There are no existing structures on site. No impact would result.

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| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Refer to response V (a) above.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to the “Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps” (Kennedy and Peterson, 1975) the project site is located on the Bay Point Formation with highly sensitive deposits.

The City’s Significance Determination Thresholds state that monitoring is required when a depth of 10 feet and 1,000 cubic yards of excavation would be exceeded when a project is located on a formation that has a high sensitivity rating. The project proposes approximately 15 cubic yards of cut with a maximum depth of six inches. No impact would result.

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| d) Disturb and human remains, including those interred outside of formal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cemeteries?

Refer to response V (a) above. Although no known burial sites are known to be on the site, there is a potential for buried archaeological resources, including human remains, to be on-site. Please see Section V of the MND and the Initial Study.

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not located within an Alquist-Priolo Fault Zone. The nearest fault to the project site is the Rose Canyon/Newport-Englewood Fault, located off-shore approximately 2.48 miles west of the site (Updated Geotechnical Report, Proposed Ross Residence, 2015). The project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant and mitigation is not required.

- ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

- iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Implementation of the project would not result in an increase in the potential for seismic-related ground failure, including liquefaction. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The City of San Diego Seismic Safety Study Maps (1995 Edition, Map 38) have designated the geology at the project location as being within the City of San Diego Geologic Hazard Categories 53 (low to moderate risk of landslides). The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required. No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction of the project would temporarily disturb onsite soils during grading activities, thereby increasing the potential for soil erosion to occur; however, the use of standard erosion control measures during construction would reduce potential impacts to a less than a significant level. Therefore, impacts would be less than significant, and no mitigation measures are required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of San Diego Seismic Safety Study Maps (1995 Edition, Map 38) have designated the geology at the project location as being within the City of San Diego Geologic Hazard Categories 53 (level or sloping terrain, unfavorable geologic structure). The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of San Diego Seismic Safety Study Maps (1995 Edition, Map 38) have designated the geology at the project location as being within the City of San Diego Geologic Hazard Categories 53 (level or sloping terrain, unfavorable geologic structure). The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

e) Have soils incapable of adequately supporting the use of septic tanks or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Not Applicable, as the project does not propose such structures.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of a single dwelling unit is consistent with the land use and designated zone and would not be expected to have a significant impact related to greenhouse gases. ~~Potential impacts from greenhouse gas emissions are considered less than significant. No mitigation measures are required.~~

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project’s incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP’s assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

Per the Climate Action Plan (CAP) Consistency Checklist, the proposed project will have a less-than-significant impact on the environment, either directly or indirectly, because the proposed project is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the existing General Plan and Community Plan land use and underlying zoning designations. The proposed project is located in low density residential land use designation and is within the RS-1-7 (Residential Single-Unit) zone and meets the criteria for consistency with the General Plan, Community Plan land use and zoning designations. The project will provide roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code; Provide only low-flow plumbing fixtures will be installed in the project that meet the following standards: Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; Standard dishwashers: 4.25 gallons per cycle; Compact dishwashers: 3.5 gallons per cycle; and Clothes washers: water factor of 6 gallons per cubic feet of drum capacity; Provide a 15% improvement over current code for low-rise residential as calculated by Compliance Software certified by the California Energy Commission, and provide listed cabinet connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident. As such, potential impacts from greenhouse gas emissions are considered less than significant and no mitigation measures are required; however, the improvements described within this checklist will required as a part of required project design features.

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| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions in that it would be constructed in an established urban area with services and facilities available. In addition, the project is consistent with the underlying zone and land use designation.

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

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| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would result in the construction of a single-dwelling residence. Although minimal amounts of such substances may be present during construction, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant, and no mitigation is required.

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| b) Create a significant hazard to the public or the environment through reasonably | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Refer to response VIII (a) above. Construction of a single-family residence with an attached carport within a neighborhood of similar uses would not be associated with such impacts. Therefore, no significant impacts related to this issue were identified, and no mitigation measures are required.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to responses VIII (a) and VIII (b) above. The project site is not within one quarter mile of a school. Future risk of releases of hazardous substances would not occur as a result of project operations because it is anticipated that future on-site operations would not require the routine use or transport of acutely hazardous materials.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Further, the project would be required to comply with all federal, state and local requirements associated with hazardous materials; therefore, impacts would be less than significant.

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| d) 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, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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A hazardous waste site records search was completed in February 2016 using Geotracker; the records search showed that no hazardous waste sites exist onsite or in the surrounding area. No impacts would result.

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Activities associated with the necessary grading and construction would not increase the potential to result in a safety hazard for people residing or working in areas surrounding the project site. Long-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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term operation of the residential unit would not interfere with the operations of any airport. The project site is not located within any airport land use plan, the airport environs overlay zone, or airport approach overlay zone. The project site is also not located within two miles of any airport. Therefore, no significant impacts would occur, and no mitigation measures are required.

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response VIII(e) above. The project site is not in proximity to any private airstrip. Therefore, no significant impacts will occur, and no mitigation measures are required.

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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place on-site. No impacts would occur, and no mitigation measures are required.

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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The Project site is located adjacent to the City's Multi-Habitat Preservation Area (MHPA), California State Park land, and within high fire sensitive area; therefore, a comprehensive Brush Management Plan must be established. Since the full Brush Management Zones cannot be provided entirely on-site, the proposed structures would have to meet alternative compliance measures. Alternative compliance measures are proposed to provide for fire rated walls and all openings shall incorporate dual glazed/dual tempered window panes. Additionally, all proposed landscaping adjoining the northern portion of the site shall not use invasive plant species. Landscaping adjacent to these areas shall use plant species naturally occurring in that area. With the incorporation of these project design features; any impacts would be reduced to a level below significance.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMP's) will be utilized and provided for on-site. Implementation of these BMP's would preclude any violations of existing standards and discharge regulations. This will be addressed through the project's Conditions of Approval; therefore, impacts would be less than significant, and no mitigation measures are required.

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| <p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project does not require the construction of wells. The project is located within a developed residential neighborhood with existing public water supply infrastructure. No impacts would result.

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| <p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not substantially alter the existing drainage pattern of the site or the area. Streams or rivers do not occur on or adjacent to the site. Although grading is proposed, the project would implement on-site BMPs, therefore ensuring that substantial erosion or siltation on- or off-site would not occur. Impacts would be less than significant, and no mitigation measures are required.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would implement low impact development principles ensuring that a substantial increase in the rate or amount of surface runoff resulting in flooding on or off-site, or a substantial alteration to the existing drainage pattern would not occur. Streams or rivers do not occur on or adjacent to the project site. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would comply with all City storm water quality standards during and after construction. Appropriate BMP's would be implemented to ensure that water quality is not degraded; therefore, ensuring that the project runoff is directed to appropriate onsite drainage systems. Due to the nature of the project, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff that would require new or expanded facilities. See IX(a) for additional discussion. Impacts would be less than significant, and no mitigation measures are required.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would comply with all City storm water quality standards during and after construction. Appropriate BMP's would be implemented to ensure that water quality is not degraded. Impacts would be less than significant, and no mitigation measures are required.

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| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is not located within a 100-year flood hazard area or any other known flood area.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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See Response (IX) (g). As such, impacts would be less than significant, and no mitigation measures are required.

X. LAND USE AND PLANNING - Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would be consistent with the General Plan land use designation of Residential as well as the Torrey Pines Community Plan land use designation of Low Density Residential (5-9 dwelling units per acre). As described, the project is located within a developed residential neighborhood, and therefore, would not physically divide an established community. No impact would result. Furthermore, per email dated Nov 14, 2016, Darren Smith with California State Parks stated, "There

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are no official trails or trailheads in the vicinity of Mr. Ross' property. The area has apparently been used to access areas that are meant to be closed to the public. State Parks is currently collecting data for a trails plan for the Reserve that will evaluate the trail system and possibly propose some trail realignments. One of the concepts that may be evaluated is a perimeter trail that would reduce the number and acreage of social trails in the Extension. But this concept has not yet been developed for evaluation so we are unable to state that the current social trail would be an alignment nor can we support that the access point "will be an important element in such plan".

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the General Plan's and Community Plan's land use designation. The project site is located within a developed residential neighborhood and surrounded by similar residential development. Construction of a single-family residence with attached carport would not affect adjacent properties and is consistent with surrounding land uses. No impacts would result.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project site is located adjacent to the City's Multi-Habitat Planning Area (MHPA). As such, the project must comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the City's MSCP Subarea Plan. Specifically areas of lighting, drainage, landscaping, grading, noise, and access. All potential impacts related to the presence of biological resources at the site would be reduced and addressed through the implementation of the Mitigation, Monitoring, and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND). With implementation of the historical resources monitoring program, potential impacts on resources would be reduced to less than significant.

XI. MINERAL RESOURCES – Would the project?

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no known mineral resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. No

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See response XI (a) above. The project site has not been delineated on a local general plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no significant impacts were identified, and no mitigation measures are required.

XII. NOISE - Would the project result in:

a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Short Term

Short-term noise impacts would be associated with onsite grading, and construction activities for the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

Long Term

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

b) Generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See response XII (a) above. Potential effects from construction noise would be reduced through compliance with City restrictions. Pile driving activities that would potentially result in ground borne

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration or ground borne noise are not anticipated with construction of the project. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not significantly increase long-term (ambient) noise levels. The project would not introduce a new land use or significantly increase the intensity of the allowed land use. Post-construction noise levels and traffic would be generally unchanged as compared to noise with the existing residential use. Therefore, no substantial permanent increase in ambient noise levels is anticipated. A less than significant impact would result.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during grading and construction activities, but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Implementation of these standard measures would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level, and no mitigation measures are required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within an airport land use plan. The project site is also not located within two miles of a public airport or public use airport. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of a private airstrip. No impacts would result, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING – Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a developed residential neighborhood, and is surrounded by similar residential development. The project site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. No impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is currently undeveloped and no such displacement would occur as the project would construct a single-family residence with attached carport. No impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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See response XIII (b) above. No impacts would result.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Fire Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project site is located in an urbanized area where fire protection services are already provided. The Project site is located adjacent to the City’s Multi-Habitat Preservation Area (MHPA), California State Park land, and within high fire sensitive area; therefore, a comprehensive Brush Management Plan must be established. Since the full Brush Management Zones cannot be provided entirely on-site, the proposed structures would have to meet alternative compliance measures. Alternative compliance measures are proposed to provide for fire rated walls and all openings shall incorporate dual glazed/dual tempered window panes. Additionally, all proposed landscaping adjoining the northern portion of the site shall not use invasive plant species. Landscaping adjacent to these areas shall use plant species naturally occurring in that area. Construction of the project would not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adversely affect existing levels of fire protection services to the area, and would not require the construction of new, or expansion of, existing governmental facilities. Impacts would be less than significant, and no mitigation measures are required.

ii) Police Protection

The project site is located in an urbanized and developed area within the City of San Diego where police protection services are already provided. Construction of the project would not adversely affect existing levels of police protection services to the area or create significant new demand for such services. Additionally, the project would not require the construction of new, or expansion of, existing governmental facilities. Any impacts would be less than significant, and no mitigation measures are required.

iii) Schools

The project site is located in an urbanized and developed area where public school services are available. The project would not significantly increase the demand on public schools over that which currently exists. Construction of the project is not anticipated to result in a significant increase in demand for public educational services. Any impacts would be less than significant, and no mitigation measures are required.

v) Parks

The project site is located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks, or other recreational facilities, over that which presently exists. Construction of the project is not anticipated to result in a significant increase in demand for parks or other offsite recreational facilities. Any impacts would be less than significant, and no mitigation measures are required.

vi) Other public facilities

The project site is located in an urbanized and developed area where City services are already available. Construction of the project would not require the construction of new, or expansion of, existing governmental facilities. No impacts would result.

XV. RECREATION

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?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would construct a single-family residence with attached carport and therefore, not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services, and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no significant impacts related to recreational facilities have been identified, and no mitigation measures are required.

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See response to XIV(a) above. The project does not propose recreation facilities, nor does it require the construction or expansion of any such facilities. No impacts would result.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Construction of the project would not change existing circulation patterns on area roadways; however, a temporary minor increase in traffic may occur during construction. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and thus, would not adversely affect existing levels of service along area roadways. Therefore, impacts are considered less than significant, and no mitigation measures are required.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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congestion management agency for designated roads or highways?

Refer to response XVI(a) above. Construction of the project would not generate additional vehicular traffic nor would it adversely affect any mode of transportation in the area. Therefore, the project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Impacts are considered less than significant, and no mitigation measures are required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not result in a change to air traffic patterns in that the structures would be less than 30 feet in height, due to height restrictions within the Coastal Zone. Therefore, the project would not create a safety risk. The project site is not located within any ALCUPs or near any private airstrips. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not alter existing circulation patterns on Via Grimaldi or Via Latina. No design features or incompatible uses that would increase potential hazards are proposed. The project would not affect emergency access to the project site or adjacent properties. Access would be provided to the project site from Via Grimaldi. Driveway design for the project is consistent with City design requirements to ensure safe ingress/egress from the properties. Additionally, the project site is located within an existing residential neighborhood and is not an incompatible use that would create hazardous conditions. No impacts would result.

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| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the underlying zone and would not result in inadequate emergency access. The project design would be subject to City review and approval for consistency with all design requirements to ensure that no impediments to emergency access occur. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not alter the existing conditions of the project site or adjacent facilities with regard to alternative transportation. Construction of the project would not result in design measures or circulation features that would conflict with existing policies, plan, or programs supporting alternative transportation. No impacts would result.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding uses. No increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. The proposed residential unit is not anticipated to generate significant amounts of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Additionally, the project site is located in an urbanized and developed area. Adequate services are already available to serve the project. Impacts would be less than significant, and no mitigation measures are required.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

See response XVII(a) above. Adequate services are available to serve the project site. Additionally, the proposed residential unit would not significantly increase the demand for water or wastewater treatment services and thus, would not trigger the need for new treatment facilities. Impacts would be less than significant, and no mitigation measures are required.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not exceed the capacity of the existing storm water drainage systems and therefore, would not require construction of new or expansion of existing storm water drainage facilities of which could cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not meet the CEQA significance threshold requiring the need for the project to prepare a water supply assessment. The existing project site currently receives water service from the City, and adequate services are available to serve the proposed residential dwelling units without requiring new or expanded entitlements. Impacts would be less than significant.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction of the project would not adversely affect existing wastewater treatment services. Adequate services are available to serve the project site without requiring new or expanded entitlements. Impacts would be less than significant, and no mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction debris and waste would be generated from the construction of the project. All construction waste from the project site would be transported to an appropriate facility, which would have sufficient permitted capacity to accept that generated by the project. Long-term operation of the residential use is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of both construction waste during the short-term, construction phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant, and no mitigation measures are required.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

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| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Historical Resources (Archaeology), Land Use, and Biological Resources. As such, mitigation measures have been incorporated to reduce impacts to less than significant.

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| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Historical Resources (Archaeology), Land Use, and Biological Resources which may have cumulatively considerable impacts. As such, mitigation measures have been incorporated to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute potentially significant cumulative environmental impacts.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The construction of a new single-dwelling residence is consistent with the setting and with the use anticipated by the City. It is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Impacts would be less

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan.
- Community Plans: Torrey Pines
- Site Specific Report: Proposed Site Exhibit, Architectural Drawings

II. Agricultural Resources & Forest Resources

- City of San Diego General Plan
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

III. Air Quality

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- Regional Air Quality Strategies (RAQS) - APCD
- Site Specific Report:

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: Biological Resources; the Ross Residence Project, City of San Diego Project No. 460737, Vincent N. Scheidt, Biological Consultant, April,6 2016

V. Cultural Resources (includes 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:

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(s): Updated Geotechnical Report, Proposed Ross Residence, C.W, La Monte Company, Inc., November 16, 2015

VII. Greenhouse Gas Emissions

Site Specific Report: Climate Action Plan (CAP) Consistency Checklist, Via Grimaldi (Ross) Residence

VIII. Hazards and Hazardous Materials

San Diego County Hazardous Materials Environmental Assessment Listing

San Diego County Hazardous Materials Management Division

FAA Determination

State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized

State Water Resources Control Board GeoTracker: <http://geotracker.waterboards.ca.gov/>

Airport Land Use Compatibility Plan

Site Specific Report:

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(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report: Preliminary Drainage Study – Ross Residence - Via Grimaldi, Del Mar, CA 92014, Coffey Engineering, Inc., April 22, 2016.
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- Site Specific Report: Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for Via Grimaldi CDP, PTS 460737, Coffey Engineering, Inc., July 1, 2016.

X. Land Use and Planning

- City of San Diego General Plan
- Community Plans: Torrey Pines
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination
- Other Plans:

XI. Mineral Resources

- 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:

XII. Noise

- City of San Diego General Plan
- Community Plan

- ___ San Diego International Airport - Lindbergh Field CNEL Maps
- ___ Brown Field Airport Master Plan CNEL Maps
- ___ Montgomery Field CNEL Maps
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ___ Site Specific Report:

XIII. Paleontological Resources

- X City of San Diego Paleontological Guidelines
- X Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
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- ___ 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:

XIV. Population / Housing

- X City of San Diego General Plan
- X Community Plans: Torrey Pines
- ___ Series 11/Series 12 Population Forecasts, SANDAG
- ___ Other:

XV. Public Services

- X City of San Diego General Plan
- X Community Plans: Torrey Pines

XVI. Recreational Resources

- City of San Diego General Plan
- Community Plans: Torrey Pines
- Department of Park and Recreation
- City of San Diego - San Diego Regional Bicycling Map
- Additional Resources:

XVII. Transportation / Circulation

- City of San Diego General Plan
- Community Plans: Community Plans: Torrey Pines
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- San Diego Region Weekday Traffic Volumes, SANDAG
- Site Specific Report:

XVIII. Utilities

- City of San Diego General Plan
- Site Specific Report:

XIX. Water Conservation

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

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