



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 6107
SCH No. (Pending)

SUBJECT: Almazon Residences. SITE DEVELOPMENT PERMIT (SDP No. 10179) to grade seven (7) contiguous undeveloped lots and construct seven (7) individual single-family residences. The entire 4.51-acres project site is comprised of seven legal lots (Lots 205 through 211 of the Peñasquitos Glens Subdivision) and is located along the north side of Almazon Street, between Andorra Way and Paymogo Street, within the Rancho Peñasquitos Community Planning Area. Applicant: James Freitas.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

1. After project approval by the Decision-maker and prior to issuance of any discretionary approval(s), the applicant shall submit a deposit of **\$900.00** to the Development Project

Manager in Development Services Department to cover the City's costs associated with implementation of the Mitigation, Monitoring and Reporting Program (MMRP).

2. Prior to issuance of any construction permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the monitoring biologist, and staff from the City's Mitigation Monitoring Coordination (MMC) Section.
3. Prior to the issuance of any construction permits, the Environmental Review Manager (ERM) of the Land Development Review Division (LDR) shall verify the following mitigation measures are noted on a separate sheet of the construction/grading plans submitted and included in the specifications under the heading **Environmental Mitigation Requirements**.

Biological Resources

4. Prior to the issuance of the first grading permit, the Environmental Review Manager (ERM) of Land Development Review (LDR) Division shall verify that the applicant/permittee has mitigated for direct impacts of **0.60 acre** of coastal sage scrub habitat (Tier II) at the appropriate mitigation ratios defined by the City's Biological Resource Guidelines, by either one of the following measures:
 - A. The applicant shall acquire 0.60 acre of off-site upland habitat (Tiers I - III) within the City of San Diego Multi-Habitat Planning Area (MHPA) for impacts to 0.60 acre of coastal sage scrub (Tier II) habitat impacted by the proposed development. The applicant shall provide the ERM legal documentation (i.e. land title, deed, etc.) that verifies the appropriate upland habitat within the City's MHPA has been acquired in conformance with the City's Biological Guidelines. - *or*-
 - B. The applicant shall pay into the City's Habitat Acquisition Fund the amount necessary to purchase 0.60 acre plus a 10 percent administration fee. Said payment is currently estimated at \$45,000 per acre for the Del Mar Mesa area.
5. Prior to the issuance of any grading permits, the owner/permittee shall provide a letter to the ERM verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):
 - A. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
 - B. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved *Exhibit A*.
 - C. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the

limits of disturbance as shown on the approved *Exhibit A*. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved *Exhibit A*.

- D. The project biologist shall direct the placement of gravel bags, straw logs, silt fences or equivalent erosion control measures adjacent to all graded areas, and identify locations where trench spoil may be stockpiled in order to prevent sedimentation of the habitat. The project biologist shall oversee implementation of best management practices (BMPs) as needed to prevent any significant sediment transport.

Paleontological Resources

PRIOR TO PRECONSTRUCTION (PRECON) MEETING

6. LAND DEVELOPMENT REVIEW (LDR) PLAN CHECK

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

7. LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ERM

Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

8. SECOND LETTER CONTAINING NAMES OF MONITORS HAS BEEN SENT TO MITIGATION MONITORING COORDINATION (MMC)

- A. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

- B. MMC will provide Plan Check with a copy of both the first and second letter.

9. RECORDS SEARCH PRIOR TO PRECON MEETING

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not

limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

PRECON MEETING

10. MONITOR SHALL ATTEND PRECON MEETINGS

- A. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
- B. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

11. IDENTIFY AREAS TO BE MONITORED

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17 inches) that identifies areas to be monitored.

12. WHEN MONITORING WILL OCCUR

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

DURING CONSTRUCTION

13. MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

14. DISCOVERIES

- A. *Minor Paleontological Discovery*
In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify

the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

B. *Significant Paleontological Discovery*

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

15. NIGHT WORK

A. If night work is included in the contract

a. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

b. The following procedures shall be followed:

(1) No Discoveries

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(2) Minor Discoveries

All Minor Discoveries will be processed and documented using the existing procedures under During Construction with the exception that the RE will contact MMC by 9 A.M. the following morning.

(3) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction, will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.

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

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

b. The RE, or BI, as appropriate, will notify MMC immediately.

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

16. NOTIFICATION OF COMPLETION

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

POST CONSTRUCTION

17. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

18. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY

The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

19. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

20. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

21. FINAL RESULTS REPORT

- A. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR.

- B. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

Hydrology/Water Quality

PRE-CONSTRUCTION

22. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering permit" for the grading proposed for this project. All grading shall conform to the requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Environmental Review Manger (ERM) of Land Development Review Division (LDR), shall verify that the owner/permittee/subdivider has incorporated any construction Best Management

Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, in the construction plan or specifications, satisfactory to the City Engineer.

29. Development of this project shall comply with all the requirements of the State Water Resources Control Board (SWRCB) Order No. 99-08 and the Municipal Storm Water Permit, Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity.

In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities. The SWPPP shall identify all applicable erosion control devices to be used during construction. These may include (but may not be limited to) earthen berms, gravel bags, silt fences, temporary storm drains, desilting basins, energy dissipating devices, bladed swales, geotextile mats, plastic sheeting, and hydroseeding or other vegetation and irrigation practices.

30. In addition, the owner(s) and the subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order NO. 99-08-DWQ, and any subsequent amendment thereto, shall comply with special provisions set forth in Section C.7 of SWRCB Order No. 99-08-DWQ.
31. A complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; furthermore, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.
32. The owner/permittee shall note the following on the construction plans: "The applicant and/or contractor shall post the City/State approved SWPPP on the job site during all construction activities."

POST-CONSTRUCTION

33. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the registered civil engineering stamped Water Quality Technical Report, approved by the City Engineer.
34. Prior to the issuance of any construction permit, the Environmental Review Manager (ERM) of the Land Development Review (LDR) shall verify that these comprehensive permanent post-construction Best Management Practices (BMPs) have been incorporated into the construction plans to reduce the amount of pollutants and sediments discharged from the project site into the City's storm drain system. BMPs may include but are not limited to catch basins fitted with oil/sediment filters to filter runoff from the development prior to the discharge into the storm drain system.

35. Prior to the issuance of any construction permit, the owner/permittee/subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

The maintenance agreement shall be prepared satisfactory to the City Engineer and shall define the owner/permittee/subdivider as the responsible party for the permanent maintenance of the hydrology/water quality controls. As part of the permanent maintenance agreement, any oil/sediment filters and/or proposed clean-outs (grease, oil, and heavy metal particulate traps) which are installed on-site shall be cleaned and maintained by the owner/permittee/subdivider as necessary, to the satisfaction of the City Engineer. Equivalent alternative available technologies and BMPs may be approved by the City Engineer.

36. Prior to the issuance of Certificates of Occupancy, the City Engineer shall inspect the permanent post-construction hydrology and/or water quality controls to ensure the system functions properly. Equivalent alternative available technologies and BMPs may be required by the City Engineer based on the field inspection.
37. The drainage system proposed with this development shall be subject to approval by the City Engineer.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Council Member Peters, District 1
Development Services Department (78, 78A)
Planning Department, MSCP
Library (81)

Other Entities/Organizations

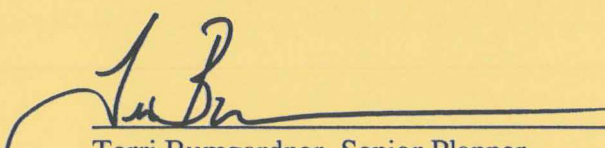
U.S. Fish & Wildlife Service (23)
California Department of Fish & Game (32)
California Regional Water Quality Control Board (44)
Sierra Club (165/165A)
Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Historical Resources Board (87)
Jerry Schaefer, Ph.D. (208A)
South Coastal Information Center @ San Diego State University (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)

Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Cuyapaipe Band of Mission Indians (225C)
Inaja and Cosmit Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
San Luiseno Band of Mission Indians/Rincon (225Q)
Los Coyotes Band of Indians (225R)
Rancho Peñasquitos Community Council (378)
Rancho Peñasquitos Planning Board (380)
Rancho Peñasquitos Town Council (383)

VII. RESULTS OF PUBLIC REVIEW:

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

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



Terri Bumgardner, Senior Planner
Development Services Department

October 17, 2003
Date of Draft Report

November 19, 2003
Date of Final

Analyst: JARQUE



San Diego County Archaeological Society, Inc.

Environmental Review Committee

27 October 2003

To: Ms. Anne Jarque
Land Development Review Division
Planning and Development Review Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration
Alamazon Residences
Project. No. 6107

Dear Ms. Jarque:

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

Based on the information contained in the PMND and initial study, and the letter report from Affinis, we note that the PMND omits the Affinis recommendation that the small archaeological collection from the testing program be curated. Given the size of the collection, the cost of complying with this recommendation will likely on the order of \$50 per lot. This recommendation should be noted in the PMND and implemented by the applicant.

Thank you for providing this project's environmental documents to us for our review and comment.

Sincerely,

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

cc: Affinis
SDCAS President

P.O. Box 81106 • San Diego, CA 92138-1106 • (858) 538-0935

Response to Comment

- 1. Comment noted. The letter has been forwarded to the applicant. The archeological survey submitted concluded the site and its resources to be identified as not significant under the California Environmental Quality Act (CEQA) and therefore no mitigation, such as a requirement to curate the collection, would be required. However, the applicant should coordinate with the consulting archaeologist to find a local curation facility, as recommended.

SDC No. 6107
Project No. 6107
LAWYER'S COPY

PROJECT DESCRIPTION

(618) 442-0490
SAN DIEGO, CA 92101
CITY OF SAN DIEGO

City of San Diego
 Development Services Department
 LAND DEVELOPMENT REVIEW DIVISION
 1222 First Avenue, Mail Station 501
 San Diego, CA 92101
 (619) 446-6460

INITIAL STUDY
Project No. 6107
SCH No. (Pending)

SUBJECT: Alamazon Residences. SITE DEVELOPMENT PERMIT (SDP No. 10179) to grade seven (7) contiguous undeveloped lots and construct seven (7) individual single-family residences. The entire 4.51-acres project site is comprised of seven legal lots (Lots 205 through 211 of the Peñasquitos Glens Subdivision) and is located along the north side of Alamazon Street, between Andorra Way and Paymogo Street, within the Rancho Peñasquitos Community Planning Area. Applicant: James Freitas.

I. PROJECT DESCRIPTION

The proposed project and Site Development Permit (SDP No. 10179), to be considered by Hearing Officer (Process 3), would allow the development of seven single-family residences on seven individual legal lots. Table 1 below illustrates the development area of each lot. The proposed project would include three types of floor plans and five types of exterior building plans that would meet the City's development regulations.

Table 1
Development Summary

Lot Number	Plan Type	Lot Area* (acres)	Lot Area* (square feet)	Proposed Living Area (square feet)	Proposed Garage Area (square feet)	TOTAL SQUARE FOOTAGE
205	3A	0.66	28,750	1,987	450	2,437
206	1A	0.77	33,541	1,852	445	2,297
207	2B	0.65	28,314	2,125	420	2,545
208	3A	0.59	25,700	1,987	450	2,437
209	2A	0.66	28,750	2,125	420	2,545
210	1B	0.56	24,394	1,852	445	2,297
211	1A	0.61	26,572	1,852	445	2,297
TOTAL		4.51 ±	196,021 ±	13,780	3,075	16,855

* Conversions of lot area have been rounded and are approximate.

Proposed Floor Plan 1 would be two stories with a total living area of 1,852 square feet; Floor Plan 2 would be two stories with total living area of 2,125 square feet; and Floor Plan 3 would be two stories with a total living area of 1,987 square feet.

Access to each of the properties would be from proposed driveways along Alamazon Street. Each residence would include an attached two-car garage and would meet parking requirements for the underlying zone.

Approximately 1.04-acre (42,000 square feet) of the entire 4.51-acres (196,021± square feet) would require site grading to create seven level pad areas for development. Grading would include approximately 6,878 cubic yards of soil cut at a maximum depth of 14 feet and 701 cubic yards of soil fill with a maximum height of fill slope of six feet. The remaining 6,177 cubic yards of soil material would be exported to a legal disposal site as required as an engineering condition of the permit. Six retaining walls (one retaining wall on six of the seven properties) would be constructed. The maximum length of a proposed retaining wall would be 170 feet and the maximum height of a proposed retaining wall would be 13 feet. (Figure 2)

Proposed landscaping would include trees such as Golden Medallion (*Cassia leptophylla*), Brisbane box (*Tristania conferta*), and Cork Oak (*Quercus suber*); shrubs such as Toyon (*Heteromeles arbutifolia*), India Hawthorne (*Rhaplolepis indica*), and Mexican Sage (*Salvia leucantha*); and groundcover/hydroseed mix of Myoporum (*Myoporum parvifolium*), Dwarf Coyote Bush (*Baccharis pilularis*), and California Poppy (*Eschscholzia californica*). An open space easement would be placed on the remainder portion (approximately 3.47 ± acres) of the property that contains existing coastal sage scrub habitat. The project is not located in or adjacent to the City's Multi-Habitat Planning Area (MHPA).

II. ENVIRONMENTAL SETTING:

The seven parcels (Lots 205 through 211 of the Peñasquitos Glens Subdivision) are located on the north side of Alamazon Street, between Paymogo Street and Andorra Way, in the Rancho Peñasquitos community. (Figure 1) The site is zoned RS-1-14 (Residential) and designated as low density residential (1-5 dwelling unit/per acre), as identified in the Rancho Peñasquitos Community Plan. The surrounding area includes the same single-family residential development and is also zoned residential (RS-1-14).

The seven individual lots are rectangular in shape, consisting primarily of a steep, south-southwesterly facing slope. Approximately 0.78 acres of the southern portion of the project site adjacent to Alamazon Street had been previously cleared and grubbed for brush management (fire hazard/public safety) purposes and was required for the previous permit and subdivision development. This portion of the property, where development would occur, primarily contains bare ground and ruderal vegetation. The remaining 3.72 acres along the steep slope (greater than 25%) primarily contains undisturbed native sensitive coastal sage scrub habitat.

A previous Hillside Review permit (HR No. 89-0969) and Resource Protection Ordinance permit (RPO No. 89-0969) was filed on the property for a proposed development of nine (9) single-family residences on nine (9) contiguous lots. However, the previous applicant did not develop the lots, the permit has expired, and the current proposed project would allow development of only seven of the previous nine lots.

III. ENVIRONMENTAL ANALYSIS:

See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during the initial study and determined to be significant, but could be mitigated to a level below significance. Mitigation will be required as described in Section V (Mitigation, Monitoring, and Reporting Program) of the attached Mitigated Negative Declaration.

Biological Resources

Preliminary research and a site visit conducted by staff identified sensitive biological resources on and adjacent to the property. According to the City's Multiple Species Conservation Program (MSCP) maps (1995), the Multi-Habitat Planning Area (MHPA) is not located within or adjacent to the property although sensitive biological resources exist on-site. In addition, previous history of an open space easement located on the steep northern portion of the seven properties may have been recorded when the 4.5-acre site was subdivided.

Therefore, to determine the project's potential to significantly impact biological resources, the applicant was required to submit a biological report which would quantify in acreage any impacts to biological resources, qualify the habitat type according to the City's Biological Resources Guidelines (July 2002), and provide any recommendations that would mitigate potentially significant impacts to a level below significance.

A *Biological Resources Survey for the Alamazon Street Property* (Affinis, April 2003) was submitted to disclose the direct, indirect, and/or cumulative biological impacts from the proposed project. The report, which is available for public review at the offices of the Land Development Review Division, identified approximately 3.73 acres of coastal sage scrub (Tier II) consisting primarily of California sagebrush (*Artemisia californica*) and black sage (*Salvia mellifera*) to be located on the northern portions of the seven individual parcels. Approximately 0.78 acre of disturbed habitat that had been previously cleared and grubbed for brush management and supporting a few weedy species such as filaree (*Erodium* sp.) and black mustard (*Brassica* sp.) is located along the southern portion of the project site along Alamazon Street.

The report concluded that 0.52-acre of disturbed habitat (Tier IV) and 0.60 acre of coastal sage scrub habitat (Tier II) would be directly impacted from the proposed development and

brush management Zone-1 impacts. Approximately 0.08 acre of disturbed habitat and 0.65 acre of coastal sage scrub habitat would be impacted in brush management Zone-2 which is considered impact neutral, and no mitigation would be required. In addition, in accordance with the City's Biological Resource Guidelines, lands qualified as Tier IV (disturbed/ornamental/ruderal) would not be considered to have a significant habitat value and impacts would not require mitigation, either. However, impacts totaling more than 0.1-acre of upland (Tiers I-III) habitat would be considered significant and mitigation would be required at the appropriate mitigation ratios.

Therefore, any potentially significant direct impacts to biological resources would require biological monitoring during grading and construction. In addition, the applicant would be required to purchase 0.60 acre of off-site upland habitat (Tiers I - III) within the City of San Diego Multi-Habitat Planning Area (MHPA) for impacts to 0.60 acre of coastal sage scrub (Tier II) habitat impacted by the proposed development - or - pay into the City's Habitat Acquisition Fund the amount necessary to purchase 0.60 acre at a 1:1 mitigation ratio. These conditions are outlined and described in the attached MND (Section V, Mitigation, Monitoring, and Reporting, Program) and implementation would mitigate potential biology impacts to a level below significance.

Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). Proposed development creating new impervious surfaces could send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers, and other contaminants (non-point-source pollution) into the stormwater drainage system if not controlled.

Based on the project site area and grading plans submitted, the project may result in potentially significant impacts to water quality primarily from 1) oils and grease from the driveways, 2) sediments, fertilizers, and pesticides from landscaped areas, and 3) sediment and soil erosion during construction grading.

Therefore, to determine the project's storm water Best Management Practices (BMPs) to control pollution run-off that may result in a significant downstream water quality impact, the applicant was required to submit a Storm Water Requirements Applicability Checklist to determine the appropriate water quality technical report for the project.

A *Water Quality Technical Report* (K&S Engineering, April 2003) was prepared in conformance with the City's Storm Water Standards and submitted for review. The report and checklist can be reviewed at the offices of the Land Development Review Division. The report identified the potential pollutant sources from the development and recommended appropriate construction and post-construction BMPs to mitigate potential impacts to a level below significance. Proposed permanent treatment control BMPs include specific site design to minimize newly created impervious surfaces and to maximize use of landscaped, grassy filter strips, and maintenance of on-site biofilters. During construction grading, temporary source control BMPs include the use of gravel-bag berms, silt fences, and other erosion control measures.

Therefore, the applicant must comply with the mitigation measures (implementation of construction and post-construction BMPs) that are described in Section V (Mitigation, Monitoring, and Reporting Program) of the Mitigated Negative Declaration to minimize and control runoff carrying pollutants that could create potentially significant impacts to downstream water bodies.

Paleontology

According to the Geology of San Diego Metropolitan Area, California (1975), published by the California Division of Mines and Geology, the project is underlain by Santiago Peak Volcanic Formation. This geologic formation has produced petrified wood and important remains of siliceous microfossils and marine macro-invertebrates (Deméré, August 1994). This formation is assigned a moderate paleontological resource sensitivity rating and impacts would be considered significant if a project proposes more than 2,000 cubic yards of soil cut at a maximum depth of 10 feet or more. In addition, the *Updated Preliminary Geotechnical Investigation* (Petra, December 20, 2002) identified Santiago Peak Formation at a depth of 5 feet to 30 feet below ground surface.

The project's proposed grading could therefore result in significant impacts to buried fossil resources within the Santiago Peak Formation. The applicant has agreed to implement the paleontological Mitigation, Monitoring, and Reporting Program (MMRP) during site grading, as described in Section V of the attached MND to mitigate impacts to a level below significance.

The following environmental issues were considered during the initial study and determined to be below a level of significance, therefore no mitigation would be required.

Cultural Resources (Pre-historic)

Based on preliminary research conducted by staff, the project site is located in a highly sensitive cultural resource area. In addition, during the previous HR/RPO No. 89-0969 permit approval, an archaeological testing program was conducted and an archeological site (CA-SDI-11,473) has been recorded within the project boundaries. Therefore, to determine if the proposed project would significantly impact any previously identified archaeological resources, the applicant was required to update the previous archeological survey, *Alamazon Homes/Peñasquitos Glens Property* (Affinis, November 1989).

A subsequent letter report, *Alamazon Residences (Project No. 6107) - Archaeology* (Affinis, June 2003), confirmed, as concluded in the previous report, that the proposed development would not have a significant effect on impacting cultural resources. Both reports are available for public review at the offices of the Land Development Review Division. The archaeological testing program, conducted in 1989, collected thirty-five artifacts for further study and CA-SDI-11,473 was recorded within the project site boundaries. The report concluded that the archeological site had an extremely limited research potential, would not be considered significant, and no further mitigation would be required.

Therefore, staff determined, based on the previous surveys submitted and testing program conducted, the proposed development would not likely discover or impact significant archaeological resources or the recorded site that was determined to be not significant, and no mitigation would be required.

Geology and Soils

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The project site is located in an area that is mapped with a Geologic Hazard Ratings of 53 (Level or sloping terrain, unfavorable geologic structure, low to moderate risk).

An Updated Preliminary Geotechnical Investigation (Petra, December 20, 2002) and *Addendum to Updated Preliminary Geotechnical Investigation - Response to the City of San Diego Review Memorandum* (Petra, April 28, 2003) for the subject property was submitted for review. The reports are available for public review at the offices of the Land Development Review Division. The consultant concluded that remedial grading would be required to prepare the site for the proposed development and that no significant geologic or soils conditions have been identified to preclude development or require further mitigation. In addition, the slope stability analysis concluded that proposed 1.5:1 cut slope(s) would have a factor of safety of 2.70, and no mitigation would be required.

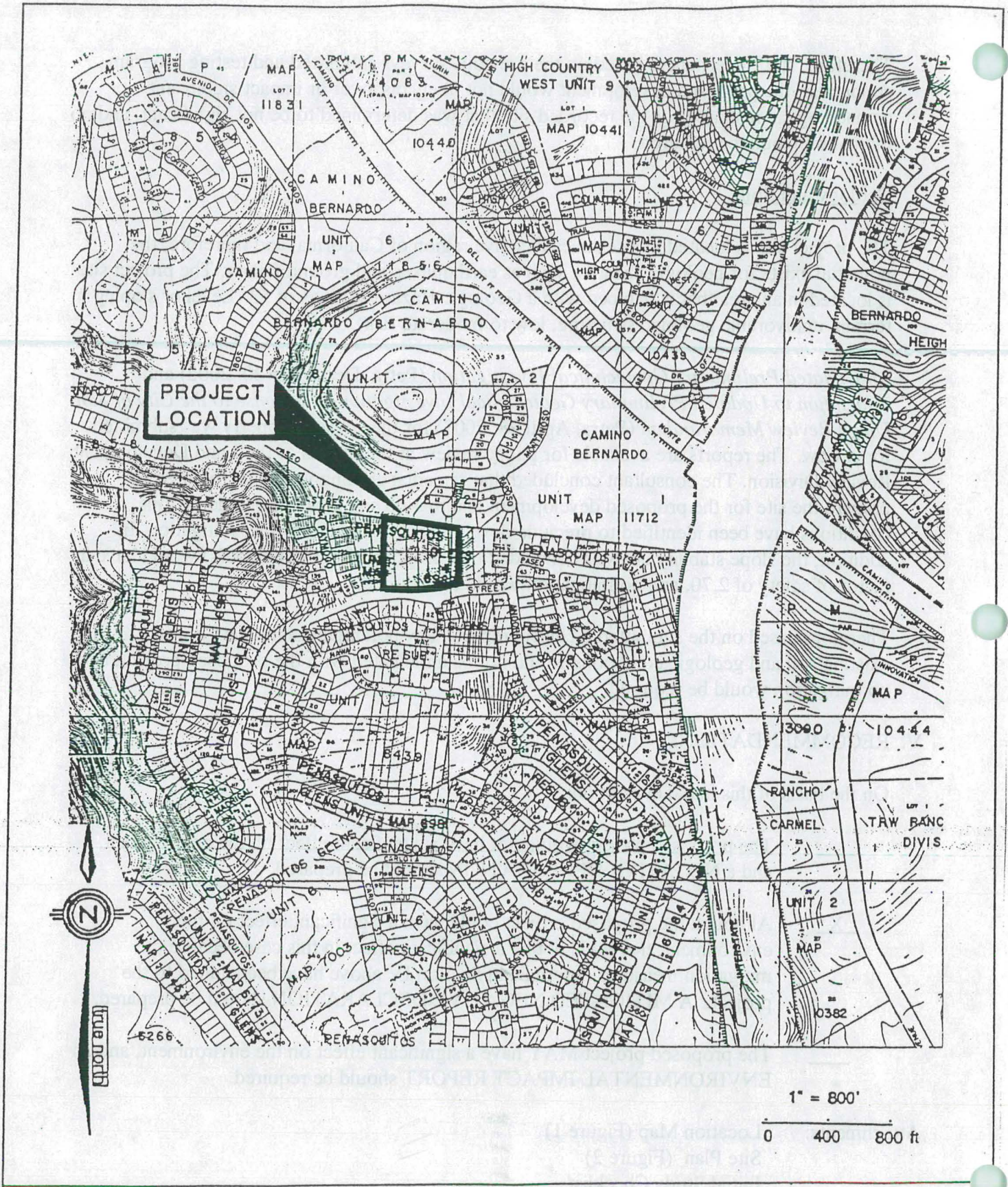
Therefore based on the submitted technical reports, any potentially significant impacts to the existing soil and geologic conditions would not be anticipated with the proposed project, and no mitigation would be required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

Attachments: Location Map (Figure 1)
 Site Plan (Figure 2)
 Initial Study Checklist



Location Map

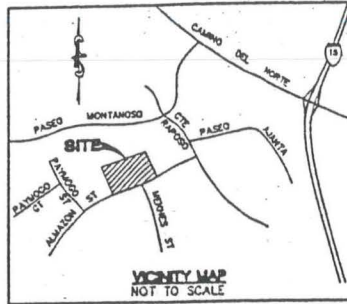
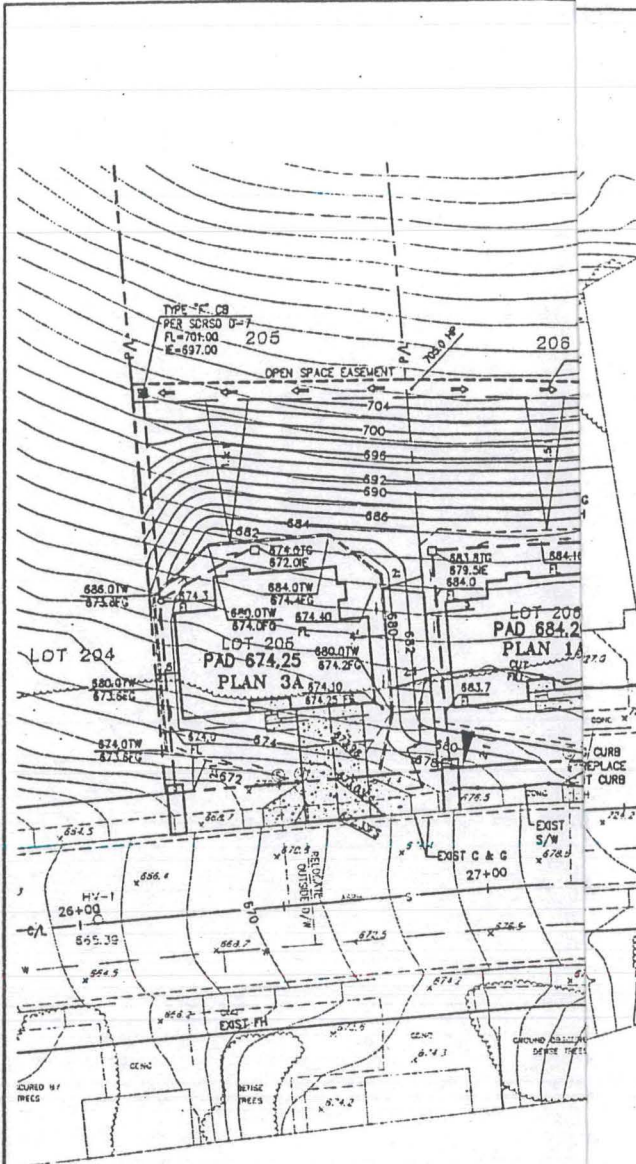
Alamazon Residences • Project No. 6107

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure

1





TOPOGRAPHY

SURVEY BY: K & S ENGINEERING
 DATED: NOVEMBER 06, 2002
 AERIAL BY: PHOTO GEODETIC CORPORATION

LEGAL DESCRIPTION

LOTS 205 THRU 211, PENASQUITOS GLENS
 UNIT NO. 4, MAP NO. 6982

ASSESSOR'S PARCEL NO.

313-180-03 THRU 09

SITE ADDRESS

ALMAZON STREET
 SAN DIEGO, CA

EARTHWORK QUANTITIES

EXCAVATION 6,878 C.Y.
 EMBANKMENT 701 C.Y.
 EXCAVATION, RECOMPACTION WITHIN BUILDING ENVELOPE
 MAXIMUM 3'± DEEP

EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE & SWELL FACTORS. NOT TO BE USED FOR FINAL PAY QUANTITIES.

LEGEND:

ITEM:	SDRSD NO.	SYM
EXIST CONTOUR		
PROP CONTOUR		
CUT SLOPE 1.5:1		
FILL SLOPE 2:1		
TYPE T-7 CATH BASIN	D-7	
CURB OUTLET	D-25	
8" PVC SD PIPE	PER PLAN	
DAYLITE LINE	PER PLAN	
CUT/FILL LINE	PER PLAN	
RETAINING WALL (PER SEPARATE PERMIT)		
CONCRETE DRIVEWAY	G-14	
BROW DITCH	D-75	
PEDESTRIAN RAMP (TYPE B)	G-27	
TOP OF WALL/FINISH GRADE		
FINISH SURFACE/FLOW LINE		
TOP OF GRATE/INVERT		
EXIST SEWER LATERAL		
EXIST WATER LATERAL		
EXIST FH		
EXIST ST. LIGHT		

Prepared By:
 Name: K&S Engineering, Inc.
 Address: 7801 Mission Center Court, Suite 100
 San Diego, CA 92108
 Hussein Zomarodi, Project Manager
 Phone #: (619) 296-5565 fax 296-5564
 Project Address:
 ALMAZON STREET
 San Diego, Ca

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Sheet Title:
 Conceptual Grading Plan

Original Date: 02-27-03
 Sheet 1 of 2
 DEP# XX



Figure
2

K:\data\al_almazon\alproject\al_02-110\dwg\sheet15.dwg - 011006.dwg 4/27/2003 16:46:36 PDI

Initial Study Checklist

Date: October 7, 2003

Project No.: 6107

Project: Alamazon Residences

III. ENVIRONMENTAL ANALYSIS:

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

Yes Maybe No

A. AESTHETICS / NEIGHBORHOOD CHARACTER

Will the proposal result in:

- | | | | |
|---|---|---|---|
| 1. The obstruction of any vista or scenic view from a public viewing area?
<i>The proposed structures would not block any identified views and would meet the required setbacks and height limits for the underlying zone.</i> | — | — | ✓ |
| 2. The creation of a negative aesthetic site or project?
<i>The proposed structures would be visually compatible with the surrounding single-family residences.</i> | — | — | ✓ |
| 3. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<i>See A.2.</i> | — | — | ✓ |
| 4. Substantial alteration to the existing character of the area?
<i>See A-2.</i> | — | — | ✓ |
| 5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<i>No such resources exist on-site.</i> | — | — | ✓ |

Yes Maybe No

6. Substantial change in topography or ground surface relief features?
Construction grading (6,878 cubic yards of soil cut and 701 cubic yards of soil fill) would not likely substantially change the site's topography or ground surface relief features. Development would occur within approximately 1.04-acres of the 4.51-acre site.
7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
No such resources would be affected by proposed development.
8. Substantial light or glare?
Minimal lighting and exterior building treatments would not produce a substantial amount of light or glare.
9. Substantial shading of other properties?
The proposed structure meets required setbacks and height limits and would not substantially shade adjacent properties.

B. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES

Would the proposal result in:

1. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?
No such resources exist on-site.
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?
See B.1.

C. AIR QUALITY

Would the proposal:

	Yes	Maybe	No
1. Conflict with or obstruct implementation of the applicable air quality plan? <i>Single-family residences would not likely conflict with any air quality plans or standards.</i>	—	—	✓
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>See C.1.</i>	—	—	✓
3. Expose sensitive receptors to substantial pollutant concentrations? <i>See C.1. Project would not generate air pollutants.</i>	—	—	✓
4. Create objectionable odors affecting a substantial number of people? <i>Single-family residences only would not likely create objectionable odors.</i>	—	—	✓
5. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <i>Project construction may temporarily create particulate matter (dust) but would not significantly exceed threshold.</i>	—	—	✓
6. Alter air movement in the area of the project? <i>Single-family residences would not likely alter the air movement.</i>	—	—	✓
7. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <i>Proposed development would not affect or change the climate.</i>	—	—	✓

D. BIOLOGY

Would the proposal result in:

1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <i>The project would impact approximately 0.60-acre of coastal sage scrub habitat. The project would provide off-site mitigation at a 1:1 ratio</i>	—	✓	—
--	---	---	---

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
for any direct impacts to sensitive biological habitats by purchasing lands within the City's MHPA. See Initial Study Biological Resources discussion.			
2. A substantial change in the diversity of any species of animals or plants? <i>See D.1. An open space conservation easement would be recorded on the remaining 3.47-acres that contain coastal sage scrub habitat.</i>	—	✓	—
3. Introduction of invasive species of plants into the area? <i>No invasive plants are proposed.</i>	—	—	✓
4. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <i>See D.1.</i>	—	—	✓
5. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <i>See D.1.</i>	—	✓	—
6. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <i>No such resources have been identified on-site.</i>	—	—	✓
7. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? <i>The project site is not located in or adjacent to the Multi-Habitat Planning Area and would not be in conflict with the City's MSCP Subarea Plan.</i>	—	—	✓

E. ENERGY

Would the proposal:

- | | Yes | Maybe | No |
|--|-----|-------|----|
| 1. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?
<i>Single-family residential uses only.</i> | — | — | ✓ |
| 2. Result in the use of excessive amounts of power?
<i>See E.1.</i> | — | — | ✓ |

F. GEOLOGY/SOILS

Would the proposal:

- | | | | |
|---|---|---|---|
| 1. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
<i>The property is mapped with a Geological Hazard Rating of 53 (Level or sloping terrain, unfavorable geologic structure, low to moderate risk). See Initial Study Geology/Soils discussion.</i> | — | — | ✓ |
| 2. Result in a substantial increase in wind or water erosion of soils, either on or off the site?
<i>Minimal grading proposed and site drainage would not substantially increase wind or water erosion of soils. Temporary and permanent Best Management Practices (BMPs) would be implemented.</i> | — | — | ✓ |
| 3. 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?
<i>See F-1.</i> | — | — | ✓ |

G. HISTORICAL RESOURCES

Would the proposal result in:

- | | | | |
|---|---|---|---|
| 1. Alteration of or the destruction of a prehistoric or historic archaeological site?
<i>Archeological site (CA-SDI-11,473) has been recorded within the project boundaries, but previous survey and testing program did not identify the site or its resources as significant. An subsequent updated archaeological letter survey confirmed that the proposed project</i> | — | — | ✓ |
|---|---|---|---|

	Yes	Maybe	No
<i>would not likely impact any potentially significant cultural resources. See Initial Study Historical Resources (Cultural) discussion.</i>			
2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <i>See G.1.</i>	—	—	✓
3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <i>See G.1.</i>	—	—	✓
4. Any impact to existing religious or sacred uses within the potential impact area? <i>No such uses exist on-site.</i>	—	—	✓
5. The disturbance of any human remains, including those interred outside of formal cemeteries? <i>See G.1.</i>	—	—	✓

H. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS

Would the proposal:

1. Create any known health hazard (excluding mental health)? <i>Single-family residences would not likely produce or create human health/public safety/hazardous materials impacts.</i>	—	—	✓
2. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <i>See H.1.</i>	—	—	✓
3. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <i>See H.1.</i>	—	—	✓

	Yes	Maybe	No
4. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>See H.1.</i>	—	—	✓
5. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <i>The project site is not identified on such a list mentioned above.</i>	—	—	✓
6. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>The applicant would be required to implement a Brush Management Program to reduce potential fire, erosion, and slope failure hazards which may occur on-site.</i>	—	—	✓

I. HYDROLOGY/WATER QUALITY

Would the proposal result in:

1. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <i>Due to the existing site conditions and drainage patterns, the applicant would be required to implement construction and post-construction Best Management Practices (BMPs) that would control potential downstream water quality impacts. See Initial Study Water Quality discussion.</i>	—	✓	—
2. An increase in impervious surfaces and associated increased runoff? <i>See I.1.</i>	—	✓	—
3. Substantial alteration to on- and off-site drainage patterns due to changes in runoff	—	—	—

	Yes	Maybe	No
flow rates or volumes? <i>See I.1.</i>	—	✓	—
4. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <i>See I.1.</i>	—	—	✓
5. A potentially significant adverse impact on ground water quality? <i>See I.1.</i>	—	—	✓
6. Cause or contribute to exceeding applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <i>See I.1.</i>	—	—	✓

J. LAND USE

Would the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <i>The proposed single-family residence would be in conformance with the Rancho Peñasquitos Community Plan residential land use designation for the site.</i>	—	—	✓
2. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <i>See J.1.</i>	—	—	✓
3. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <i>See D.7. The project would not be in conflict with any such plans.</i>	—	—	✓
4. Physically divide an established community? <i>See J.1.</i>	—	—	✓

Yes Maybe No

5. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan (CLUP)?
- The site is not identified in or affected by any identified zones within a CLUP.*
- — ✓

K. NOISE

Would the proposal result in:

1. A significant increase in the existing ambient noise levels?
- Seven single-family residences would not likely increase ambient noise levels.*
- — ✓
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?
- See K-1.*
- — ✓
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?
- See K-1.*
- — ✓

L. PALEONTOLOGICAL RESOURCES

Would the proposal impact a unique paleontological resource or site or unique geologic feature?

The project is underlain with Santiago Peak Volcanic Formation (Moderate sensitivity rating). Project grading and construction could potentially impact identified Santiago Peak Volcanic Formation that could yield significant paleontological resources. See Paleontological Resources Initial Study discussion.

— ✓ —

M. POPULATION AND HOUSING

Would the proposal:

1. Induce substantial population growth in an area, either directly (for example, by

Yes Maybe No

proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Seven single-family residences would not likely induce substantial population growth to the area.

— — ✓

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

See M.1.

— — ✓

3. Alter the planned location, distribution, density or growth rate of the population of an area?

See M.1.

— — ✓

N. PUBLIC SERVICES

Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

1. Fire protection?

Services in the area are adequate for the proposed development.

— — ✓

2. Police protection?

See N.1.

— — ✓

3. Schools?

See N.1.

— — ✓

4. Parks or other recreational facilities?

See N.1.

— — ✓

5. Maintenance of public facilities, including roads?

See N.1.

— — ✓

6. Other governmental services?

See N.1.

— — ✓

O. RECREATIONAL RESOURCES

Would the proposal result in:

1. Would the project increase the use of existing neighborhood and regional parks

Yes Maybe No

or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project would not be required to provide additional parks for the community.

2. 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?
See O.1.

P. TRANSPORTATION/CIRCULATION

Would the proposal result in:

1. Traffic generation in excess of specific/ community plan allocation?
No substantial increase in traffic generation is expected from the proposed development.
2. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?
See P.1.
3. An increased demand for off-site parking?
No substantial increase would be expected. The project would provide 2 parking spaces (per lot development) in a proposed 2-car garage, when 2 are required.
4. Effects on existing parking?
See P.3.
5. Substantial impact upon existing or planned transportation systems?
See P.3.
6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
See P.1.

— —

— —

— —

— —

— —

— —

— —

— —

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 7. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?
<i>See P.1.</i> | — | — | ✓ |
| 8. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?
<i>The development would be in conformance with above-mentioned policies, plans, or programs.</i> | — | — | ✓ |

Q. UTILITIES

Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

- | | | | |
|---|---|---|---|
| 1. Natural gas?
<i>The project would develop seven new single-family residences. Services are adequate for the proposed development.</i> | — | — | ✓ |
| 2. Communications systems?
<i>See Q.1.</i> | — | — | ✓ |
| 3. Water?
<i>See Q.1.</i> | — | — | ✓ |
| 4. Sewer?
<i>See Q.1.</i> | — | — | ✓ |
| 5. Storm water drainage?
<i>See Q.1.</i> | — | — | ✓ |
| 6. Solid waste disposal?
<i>See Q.1.</i> | — | — | ✓ |

R. WATER CONSERVATION

Would the proposal result in:

- | | | | |
|---|---|---|---|
| 1. Use of excessive amounts of water?
<i>The project would develop seven new single-family residences. Services are adequate for the proposed development.</i> | — | — | ✓ |
|---|---|---|---|

- 2. Landscaping which is predominantly non-drought resistant vegetation? — — ✓
The project would comply with City's Landscape Standards.

S. MANDATORY FINDINGS OF SIGNIFICANCE:

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? — — ✓
No substantial change.

- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) — — ✓
No such impacts have been identified.

- 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) — — ✓
No such cumulative impacts have been identified.

- 4. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? — — ✓
No such impacts have been identified.

INITIAL STUDY CHECKLIST

REFERENCES

A. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

B. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

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

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

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

C. Air

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

Regional Air Quality Strategies (RAQS) - APCD.

D. 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: *A Biological Resources Survey for the Alamazon Street Property* (Affinis, April 2003).

E. Energy (N/A).

F. 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: *1) An Updated Preliminary Geotechnical Investigation* (Petra, December 20, 2002) and *2) Addendum to Updated Preliminary Geotechnical Investigation - Response to the City of San Diego Review Memorandum* (Petra, April 28, 2003).

G. Historical Resources

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- _____ City of San Diego Historical Inventory of Historical Architects, Structures, and People in San Diego (*July 2000*)
- _____ Historical Resources Board List.
- _____ Community Historical Survey:
- Site Specific Report: *1) Alamazon Homes/Peñasquitos Glens Property* (Affinis, November 1989) and *2) Alamazon Residences (Project No. 6107) - Archaeology* (Affinis, June 2003).

H. Human Health / Public Safety / Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.
- City of San Diego Landscape Standards.

I. 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, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- City of San Diego Storm Water Standards.

J. Land Use

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Airport Comprehensive Land Use Plan
- City of San Diego Zoning Maps
- FAA Determination
- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

K. Noise

- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.

- Marine Corps Air Station (MCAS) Miramar CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego Progress Guide and General Plan.

L. Paleontological Resources

- City of San Diego Paleontological Guidelines.
- Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- Site Specific Report: 1) *An Updated Preliminary Geotechnical Investigation* (Petra, December 20, 2002) and 2) *Addendum to Updated Preliminary Geotechnical Investigation - Response to the City of San Diego Review Memorandum* (Petra, April 28, 2003).

M. Population / Housing

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

N. Public Services (N/A)

- City of San Diego Progress Guide and General Plan.
- Community Plan.

O. Recreational Resources

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Department of Park and Recreation
- City of San Diego - San Diego Regional Bicycling Map

P. Transportation / Circulation

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
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- Caltrans Project Report (1989)

Q. Utilities (N/A)

R. Water Conservation

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