



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 62130

SUBJECT: **Billingsley Residence:** A STREET VACATION, VARIANCE and a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow the development of a 2,973 square-foot, three-level, single-family residence on a vacant lot located at 4285 1/3 Goldfinch Street within the Uptown Community Planning Area. The variance would allow no on-site parking where on-site parking is required. The Street Vacation would allow the vacation of the southern portion of Goldfinch Street. Legal Description: Lots 3 and 4 of Block 7 of Arnold and Choates Addition. Applicant: Kirby Pray and Marilyn Billingsley.

- 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), Biology and MHPA Land Use Adjacency.** 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:

A. General

1. Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) environmental designee of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "Billingsley Residence is subject to Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration (Project 62130)."
2. 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 Qualified Paleontologist, Qualified Archaeologist, Biologist and the City's Mitigation Monitoring Coordination (MMC) Section.

3. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: **Historical Resources (Archaeology), Biology and MHPA Land Use Adjacency.**

I. HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Land Development Review (LDR) Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval 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 the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 - c. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the AME and as authorized by the CM. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

3. The PI may submit a detailed letter to the CM and/or RE for concurrence and forwarding to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
 - (1). Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching Projects Only. If the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching Projects

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

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

A. Notification

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

B. Isolate discovery site

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

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
 2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
 3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
 4. The PI shall coordinate with the MLD for additional consultation.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant department and/or Real Estate Assets Department (READ) and the Museum of Man.

V. **Night Work**

- A. If night work is included in the contract
1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVN and submit to MMC via the RE by fax by 9am the following morning, if possible.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact the RE and MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with

an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
3. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

II. BIOLOGY

A. POTENTIAL IMPACTS TO RAPTORS

1. If project grading is proposed during the raptor breeding season (Feb. 1-Sept. 15), the project biologist shall conduct a pre-grading survey for active raptor nests in within 300ft. of the development area and submit a letter report to MMC prior to the preconstruction meeting.
 - A. If active raptor nests are detected, the report shall include mitigation in conformance with the City's Biology Guidelines (i.e. appropriate buffers, monitoring schedules, etc.) to the satisfaction of the City's Environmental Review Manager (ERM)). Mitigation requirements determined by the project biologist and the ERM shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.
 - B. If no nesting raptors are detected during the pre-grading survey, no mitigation is required.

III. MHPA LAND USE ADJACENCY

1. Prior to initiation of any construction-related grading, the biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
2. Prior to preconstruction meeting, the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with appropriate construction fencing and checked by the biological monitor before initiation of construction grading.

3. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be unidirectional, low pressure sodium illumination (or similar), and it shall be directed away from the preserve areas and the tops of adjacent trees with potentially nesting raptor species, using appropriate placement and shields.
4. All staging/storage areas for equipment and materials shall be located within the development footprint and shall not encroach onto adjacent sensitive habitat retained within the open space and/or/MHPA areas. No equipment maintenance shall be conducted within or near the adjacent sensitive habitat retained within the open space and/or/MHPA areas
5. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City engineer.
6. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.
7. No invasive non-native plant-species shall be introduced into areas adjacent to the MHPA.

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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal

U.S. Fish and Wildlife Service (23)

State of California

California Dept. of Fish and Game (32)
State Clearinghouse (46)

County of San Diego

Air Pollution Control District (65)

City of San Diego

Jeanne Krosch, MSCP (MS 5A)
Mitigation Monitoring Coordination (MS 1102B)
Council District 2
Development Services Department
Corey Braun, Planning Review
Patrick Hooper, Development Project Manager
Allison Sherwood, EAS
Shirley Edwards, City Attorney's Office
Jim Currier, LDR-Engineering
Krassimir Tzonov, LDR-Landscape Reviewer
Mark Stalheim, Long Range Planning (MS 5A)

Other

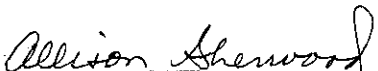
Marilyn Billingsley
Matt Winter
Carmel Mountain Conservancy (284)
Environmental Law Society (164)
Sierra Club (165)
San Diego Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Historical Resources Board (87)
Carmen Lucas (206)
Jerry Schaefer, Ph.D. (209)
San Diego Museum of Man (213)
Louie Guassac (215A)
Ron Christman (215)
Clint Linton (215B)
South Coastal Information Center @ San Diego State University (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (PUBLIC NOTICE ONLY 225A-R)
 Barona Group of Capitan Grande Band of Mission Indians (225A)
 Campo Band of Mission Indians (225B)
 Ewiiapaayp Band of Mission Indians (225C)
 Inaja and Cosmit Band of Mission Indians (225D)
 Jamul Indian Village (225E)
 La Posta Band of Mission Indians (225F)
 Manzanita Band of Mission Indians (225G)
 Sycuan Band of Mission Indians (225H)
 Viejas Group of Capitan Grande Band of Mission Indians (225I)

Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
San Luiseno Band of Mission Indians/Rincon (225Q)
Los Coyotes Band of Indians (225R)
Greater North Park Planning Committee (363)
Burlingame Homeowners Association (364)
Friends of Switzer Canyon (365)
North Park Community Association (366)

VII. RESULTS OF PUBLIC REVIEW:

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

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


Allison Sherwood, Senior Planner
Development Services Department

November 29, 2007
Date of Draft Report

January 22, 2008
Date of Final Report

Analyst: **Cass**



San Diego County Archaeological Society, Inc.

Environmental Review Committee

7 December 2007

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

Subject: Draft Mitigated Negative Declaration
Billingsley Residence
Project No. 62130


Dear Mr. Cass:

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

Based on the information contained in the DMND and initial study for the project, we agree with the mitigation measures included in the DMND.

Thank you for including SDCAS in the distribution of this environmental document.

Sincerely,


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

cc: SDCAS President
File

1. Comment Noted.

1



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

January 3, 2008

Marc Cass
City of San Diego
1222 First Avenue
San Diego, CA 92101-4155

Subject: Billingsley Residence
SCH#: 2007121014

Dear Marc Cass:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on January 2, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

State Clearinghouse Data Base

SCH# 121014
 Project Title Billingsley Residence
 Lead Agency San Diego, City of

Type MN Mitigated Negative Declaration
 Description D
 A Street Vacation, Variance and a Neighborhood Development Permit (NDP) to allow the development of a 2,973 square-foot, three-level, single-family residence on a vacant lot located at 4285 1/3 Goldfinch Street within the Uptown Community Planning Area. The variance would allow no on-site parking where on-site parking is required. The Street Vacation would allow the vacation of the southern portion of Goldfinch Street. Legal Description: Lots 3 and 4 of Block 7 of Arnold and Cheates Addition. Applicant: Kirby Pray and Marilyn Billingsley.

Lead Agency Contact

Name Marc Cass
 Agency City of San Diego
 Phone 619-446-5330 Fax
 email
 Address 1222 First Avenue
 City San Diego State CA Zip 92101-4155

Project Location

County San Diego
 City San Diego
 Region
 Cross Streets Goldfinch Street
 Parcel No. 444-272-0900
 Township Range Section Base

Proximity to:

Highways I-163
 Airports
 Railways
 Waterways
 Schools
 Land Use Low-Density Residential and RS-1-2

Project Issues Archaeologic-Historic; Geologic/Seismic; Vegetation; Water Quality

Reviewing Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Office of
 Agencies Historic Preservation; Department of Parks and Recreation; Department of Water Resources;
 California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9;
 Native American Heritage Commission

Date Received 12/04/2007 Start of Review 12/04/2007 End of Review 01/02/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

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

INITIAL STUDY
Project No. 62130

SUBJECT: **Billingsley Residence:** A STREET VACATION, VARIANCE and a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow the development of a 2,973 square-foot, three-level, single-family residence on a vacant lot located at 4285 1/3 Goldfinch Street within the Uptown Community Planning Area. The variance would allow no on-site parking where on-site parking is required. The Street Vacation would allow the vacation of the southern portion of Goldfinch Street. Legal Description: Lots 3 and 4 of Block 7 of Arnold and Choates Addition. Applicant: Kirby Pray and Marilyn Billingsley.

I. PURPOSE AND MAIN FEATURES:

The proposed project is a Street Vacation, Variance and a Neighborhood Development Permit (NDP), to be considered by the City Council (Process 5), would allow the development of a three-level 2,973 square-foot single-family residence located on an existing 5,250 square-foot lot. The project site is located at 4285 1/3 Goldfinch Street in the Uptown Community Planning Area. The Street Vacation would allow for the vacation of the southernmost portion (dead end street approximately 65 feet by 76 feet) of Goldfinch Street in order to construct a driveway and a carport in an area that is currently the public-right-of-way. The square-footage resulting from the proposed Street Vacation and the existing square-footage of the lot would result in a 7,000 square-foot lot. The Floor-Area-Ratio (F.A.R.) allowed by the underlying RS-1-1 zone is 0.45, which would allow a maximum F.A.R. of 3,150 square-feet. The project proposes 2,973 square-feet which is comprised of the first floor (467 square-feet), second floor (769 square-feet) and the third floor (1,737 square-feet). The third floor would consist of a kitchen, living room, dining room, a family room and a bathroom. A wrap-around balcony would be constructed on the southeastern corner of the third level. The second level would include three bedrooms and two bathrooms. The first floor would consist of a living-room, a bedroom and a closet. The roof would be a green panel roof consisting of a bio-blanket underneath a single layer of growing substrate and plants. The project would also include a lap pool on the southern portion of the site.

The project proposes development on a site that supports Environmentally Sensitive Lands (ESL) in the form of *Steep Hillsides* and *Sensitive Biological Resources*. The project would be in compliance with the ESL Regulations. The project proposes to grade 896 cubic-yards of cut at a maximum cut depth of 11 feet, and 165 cubic-yards of fill. Access to the site would be provided from Goldfinch Street pending the approval of a proposed curb-cut and street vacation. The site is not adjacent to or within the Multi-Habitat Planning Area (MHPA); however, the MHPA is approximately 40-feet to the southeast. Landscaping on-site would be in conformance with the City's Landscape Technical Manual and would consist of the following: Succulents; a Green Roof Garden; Drought tolerant Fescue Type Grass and low native groundcover. Brush management is required for the project and would be in compliance through a modified Brush Management Zone One with alternative compliance.

II. ENVIRONMENTAL SETTING:

The undeveloped 0.13-acre site is located immediately east of the end of Goldfinch Street. The site is bounded by Barr Avenue and residential houses to the north, Goldfinch Street and residential houses to the west, and a tributary canyon of Mission Valley to the east. The site is zoned RS-1-1 and is designated single-family residential in the Uptown Community Planning Area. The zoning of the sites surrounding the subject site is RS-1-7 to the north and west, and RS-1-1 to the east. The site is not within nor adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP) Subarea Plan area; however, the southeast corner of the site is located approximately 40 feet away from the northwest edge of the Multi-Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

*During the environmental review of the project, it was determined that construction could result in significant but mitigable impacts in the following area(s): **Biology, MHPA Land Use Adjacency and Archaeology.***

Biology

In order to assess the potential direct, indirect and cumulative biological impacts that may result from project implementation, a Biology Survey was prepared by Recon, Inc and dated March 16, 2006 and subsequently revised on May 2, 2007 and October 26, 2007. The report and conclusions are summarized herein. The only sensitive biological resource that was identified on-site is 0.081-acres of Diegan Coastal Sage Scrub (CSS). Total impacts to CSS would be 0.076-acres. Impacts to Upland Habitat in excess of 0.10-acres would be considered significant and require mitigation. Since the proposed project's impacts would consist of 0.076-acres, the impact would not be considered significant and would not require mitigation.

A site survey was conducted on January 13, 2004 with the objective of compiling a list of any sensitive plants, animals and habitats that the subject property supports. No sensitive plant species were observed during the survey. Additionally, no sensitive animals were observed on-site; however, there is a potential for raptors to nest in the trees that are adjacent to the site. The site is situated approximately 40 feet to the northeast of the Multi-Habitat Planning Area (MHPA). To mitigate any potential indirect impacts to raptors, a survey would be required prior to the start of any construction. This mitigation requirement is outlined in Section V of the MND.

Multi-Habitat Planning Area (MHPA) Land Use Adjacency

The project proposes development adjacent to the City of San Diego's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Development adjacent to the MHPA is required to conform to all applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. Although direct impacts would not occur within the MHPA, the project does have the potential to result in indirect impacts to the MHPA because of the site's adjacency to it. As such, mitigation in the form of compliance with the MHPA Land Use Adjacency Guidelines be implemented and

would reduce potential indirect impacts to below a level of significance. Therefore, a Mitigation, Monitoring and Reporting Program, contained in Section V of the attached Mitigated Negative Declaration is included and would mitigate potentially significant indirect impacts to the MHPA to below a level of significance.

Historical Resources (Archaeology)

According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. The project would export approximately 896 cubic-yards of cut at depths of up to 11-feet. Due to the quantity of cut and the potential to impact archeological finds on-site, archeological monitoring would be required during grading. In the event that such resources are discovered, excavation would be halted or diverted, to allow recovery, evaluation, and recordation of materials. A Mitigation, Monitoring and Reporting Program, contained in Section V of the attached Mitigated Negative Declaration, would mitigate potentially significant impacts archaeological resources to below a level of significance.

*The following environmental issues were considered in depth during the environmental review of the project and determined **NOT** to be potentially significant: **Water Quality/Hydrology.***

Water Quality

Proper engineering controls and best management practices consisting of Site Design BMPs, Source Control BMPs, Priority Project Category BMPs and Structural Treatment Control BMPs in accordance with the San Diego Municipal Code Chapter 14, Article 2, Division 1 (Grading Regulations) and Division 2 (Storm Water Runoff Control and Drainage Regulations), and Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control) would minimize water runoff and soil erosion during excavation/construction activities. Specifically, a condition has been added to the NDP that requires the applicant to incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1, prior to any construction permits being issued. Additionally, the applicant is conditioned to submit a Water Pollution Control Plan (WPCP) prior to any work being done on the site. The resultant discharge from the site would then be substantially free of pollutants and sediments to the maximum extent practicable. Therefore, permit issuance would preclude a significant impact to Water Quality/Hydrology and no mitigation is 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.

X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

— The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Cass

Attachments:

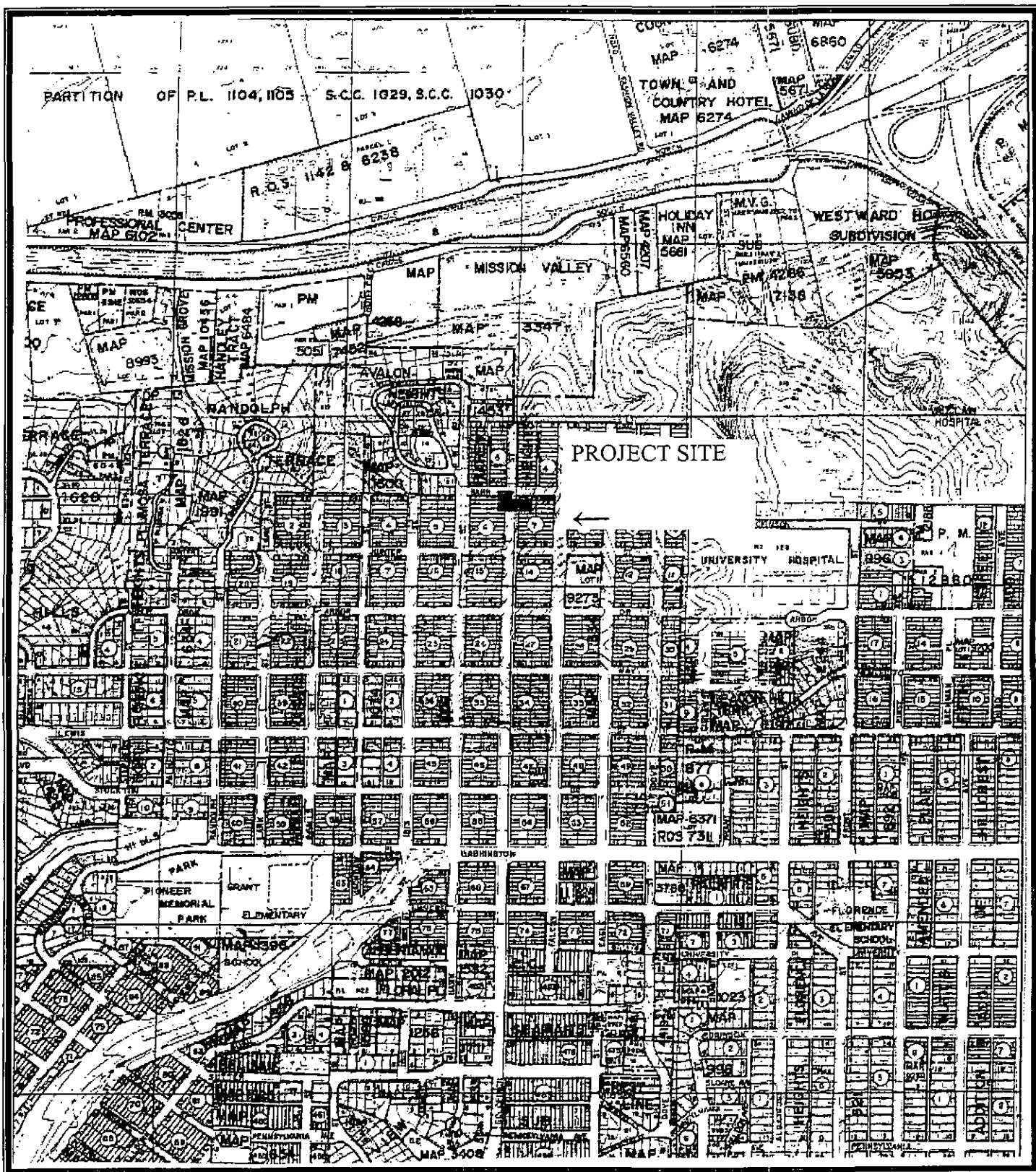
Figure 1: Location Map

Figure 2: Site Plan

Figure 3: East/West Elevations

Figure 4: North South Elevations

Initial Study Checklist



Billingsley Residence

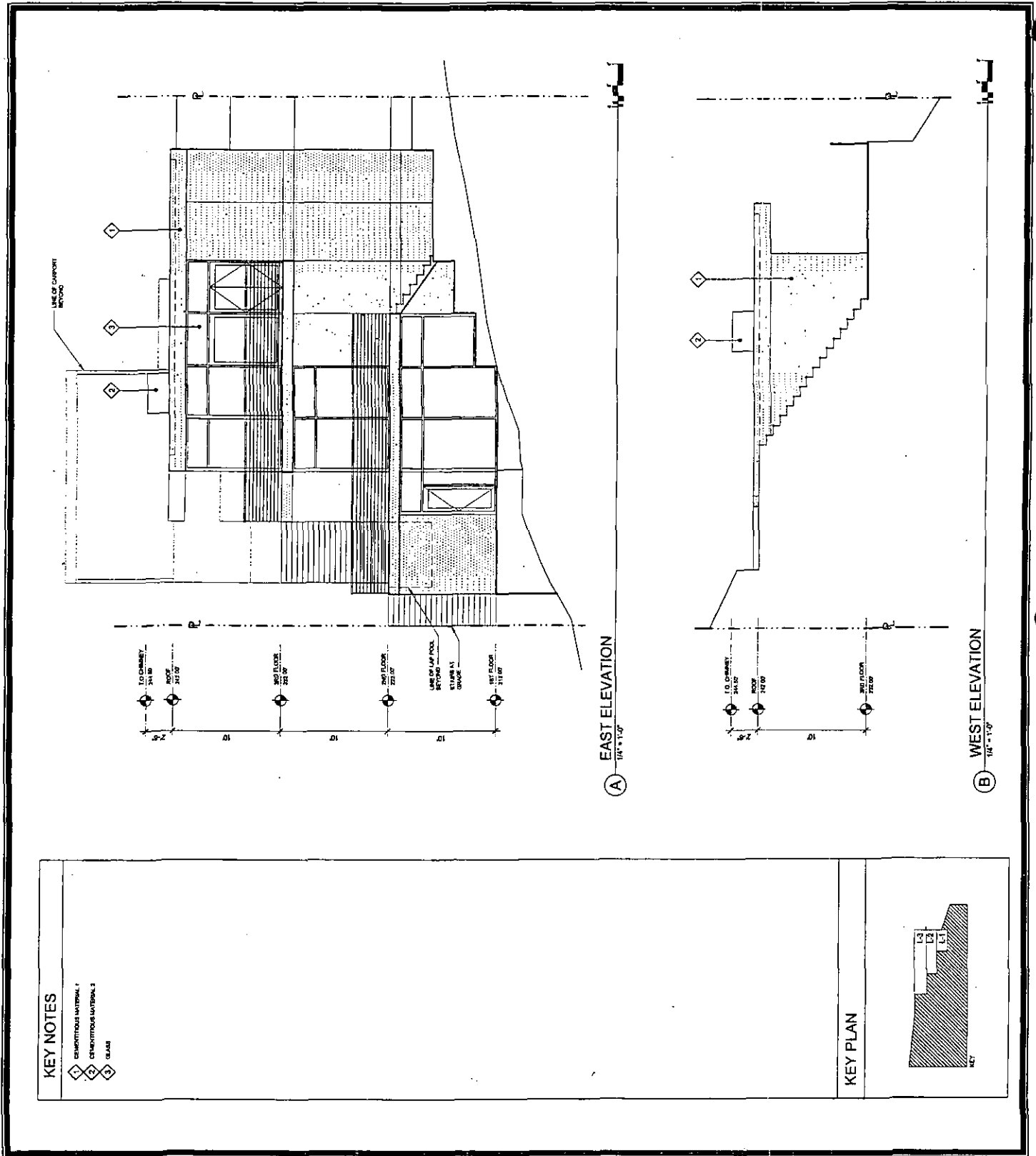


Location Map

Environmental Analysis Section Project No. 62130
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1

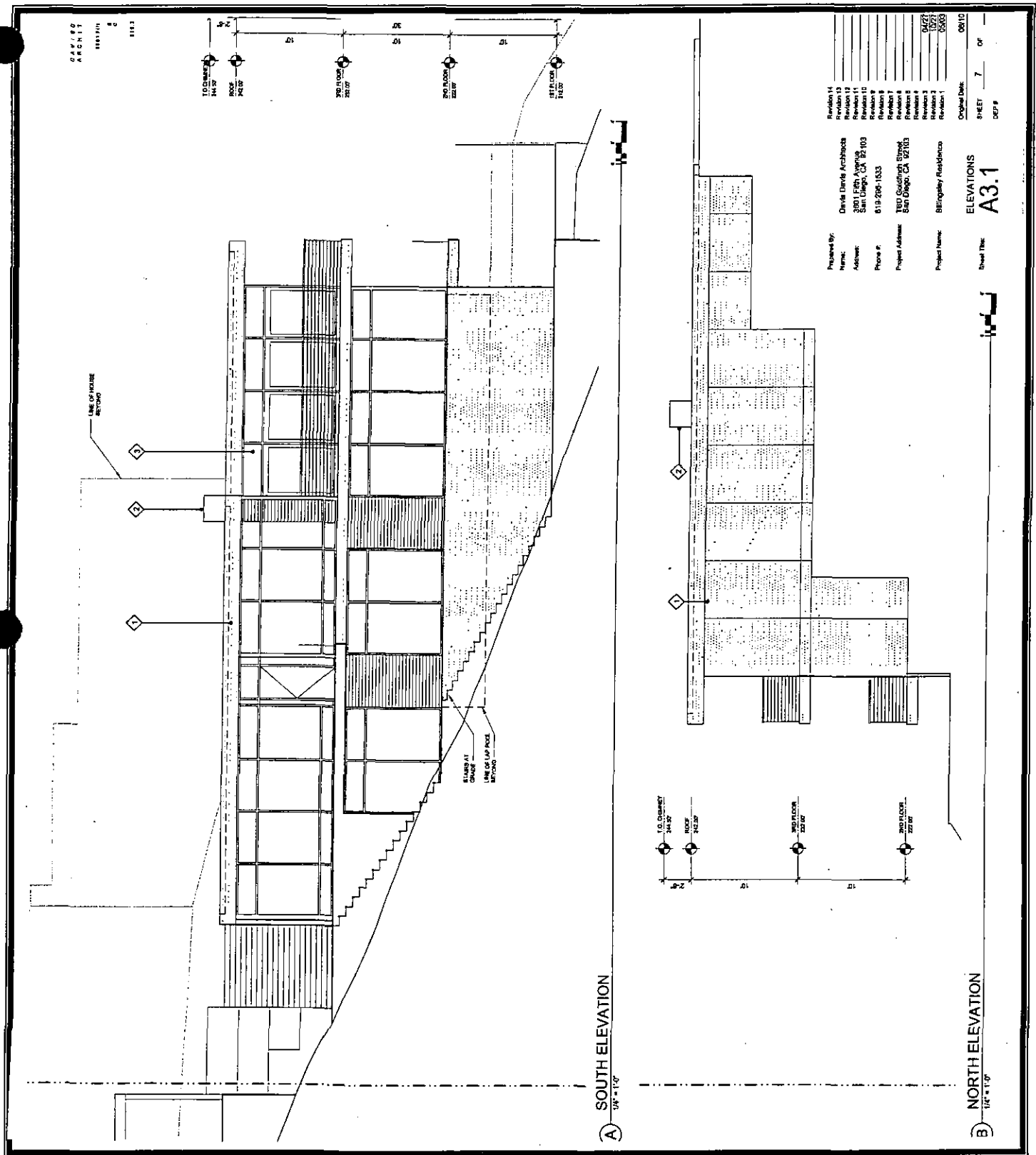


East/West Elevations

Environmental Analysis Section Project No. 62130
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

3



Initial Study Checklist

Date: August 9, 2005
Project No.: 62130
Name of Project: Billingsley Residence

III. ENVIRONMENTAL ANALYSIS:

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

Yes Maybe No

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

- A. The obstruction of any vista or scenic view from a public viewing area? — — ✓
The structure would comply with the height regulations and would not impact any scenic views.
- B. The creation of a negative aesthetic site or project? — — ✓
The project would develop a vacant lot within an existing residential area. No negative aesthetic site would result from project implementation.
- C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? — — ✓
The proposed residential project would be consistent with the surrounding development in terms of bulk, scale, materials, and style.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Substantial alteration to the existing character of the area? <u>The proposed project is in conformance with the general character of the area and would conform with the RS-1-1 zone and would not substantially alter the existing character. See I-A.</u>	—	—	<u>√</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such impact would occur.</u>	—	—	<u>√</u>
F. Substantial change in topography or ground surface relief features? <u>On-site grading would occur. However, no substantial change in topography or ground surface would result as the project would be held to the encroachment allowances of the Environmentally Sensitive Lands regulations and steep hillside guidelines as defined by SDMC, Section 143.0101.</u>	—	—	<u>√</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The loss of a hillside with a slope in excess of 25 percent may occur; however, the encroachment would be within the allowances of the Land Development Code.</u>	—	—	<u>√</u>
H. Substantial light or glare? <u>The project would not produce a substantial amount of light or glare.</u>	—	—	<u>√</u>
I. Substantial shading of other properties? <u>No such effect would occur. See I-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?	—	—	<u>√</u>
<u>The project is located on a 5,750 square-foot lot and would not be suitable for any type of mining operations. No loss would occur.</u>			
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?	—	—	<u>√</u>
<u>The project site is located within a developed, urbanized area.</u>			
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan?	—	—	<u>√</u>
<u>The project would not create a substantial amount of ADTs, nor would there be significant stationary source emissions. Therefore, the project would not conflict or obstruction implementation of the applicable air quality plan.</u>			
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	<u>√</u>
<u>See III-A.</u>			
C. Expose sensitive receptors to substantial pollutant concentrations?	—	—	<u>√</u>
<u>See III-A.</u>			
D. Create objectionable odors affecting a substantial number of people?	—	—	<u>√</u>
<u>See III-A.</u>			

	Yes	Maybe	No
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>There is a potential for the creation of dust particulate during construction only. However, the City Municipal Code requires dust suppression measures be implemented during construction activities.</u>	—	—	<u>√</u>
F. Alter air movement in the area of the project? <u>Air movement would not be substantially altered. See III-A.</u>	—	—	<u>√</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III-A.</u>	—	—	<u>√</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>There are no such species of plants or animals on or adjacent to the project site. See Initial Study discussion.</u>	—	<u>√</u>	—
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	<u>√</u>	—
C. Introduction of invasive species of plants into the area? <u>Proposed project landscaping would conform to the City of San Diego's approved plant species and invasive species would not be introduced into the area.</u>	—	—	<u>√</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such corridors exist on or adjacent to the project site.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	---	<u>✓</u>	---
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on-site.</u>	---	---	<u>✓</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Project is not within or adjacent to the MHPA.</u> <u>See IV-A.</u>	---	---	<u>✓</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed residential development would</u> <u>not use excessive amounts of fuel or energy.</u>	---	---	<u>✓</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	---	---	<u>✓</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project lies within Geologic</u> <u>Hazard Zone 53, a zone characterized with a</u> <u>low to moderate risk for geologic hazards. No</u> <u>such impacts would occur.</u>	---	---	<u>✓</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The project is a single-family residence and would not result in an increase in wind or water erosion.</u>	—	—	<u>√</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI-A.</u>	—	—	<u>√</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project is within the historical sensitivity map boundaries. No sites are within ½ mile of the project site. However, the site proposes grading on an undisturbed lot. Additionally, due to the unique topography of the area, archaeological monitoring would be required during grading activities. See Initial Study Discussion.</u>	—	<u>√</u>	—
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>The site is vacant. The project would not result in an adverse effect to any structures.</u>	—	—	<u>√</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	—	<u>√</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such documented existing religious uses.</u>	—	—	<u>√</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII-A.</u>	—	—	<u>√</u>

Yes Maybe No

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

- | | | | |
|--|---|---|----------|
| A. Create any known health hazard (excluding mental health)?
<u>The project site is a single family residence and would not result in any health hazards.</u> | — | — | <u>√</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>See VIII-A.</u> | — | — | <u>√</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<u>See VIII-A.</u> | — | — | <u>√</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>No such impairment is anticipated.</u> | — | — | <u>√</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
<u>The site is not listed on the County's DEH SAM case listing.</u> | — | — | <u>√</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
<u>See VIII-A.</u> | — | — | <u>√</u> |

Yes Maybe No

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

- | | |
|---|-------------------------------|
| <p>A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.
<u>The project would implement the necessary Best Management Practice's and a Water Pollution Control Plan. See Initial Study discussion.</u></p> | <p>— <u>√</u> —</p> |
| <p>B. An increase in impervious surfaces and associated increased runoff?
<u>Although impervious surface area would increase, appropriate BMPs would be implemented. See IX-A.</u></p> | <p>— — <u>√</u></p> |
| <p>C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?
<u>See IX-A. and -B.</u></p> | <p>— — <u>√</u></p> |
| <p>D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)?
<u>See IX-A. and -B.</u></p> | <p>— — <u>√</u></p> |
| <p>E. A potentially significant adverse impact on ground water quality?
<u>See IX-A. and -B.</u></p> | <p>— — <u>√</u></p> |
| <p>F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
<u>See IX-A. and -B.</u></p> | <p>— — <u>√</u></p> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The Uptown Community Plan designates the subject site for low density residential development as well as open space. The proposed project would not adversely affect the community plan.</u>	—	—	<u>√</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>√</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with any such plans. See X-A.</u>	—	—	<u>√</u>
D. Physically divide an established community? <u>The project would not divide an established community.</u>	—	—	<u>√</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Project is not within any airport CLUP.</u>	—	—	<u>√</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The project would not contribute to the existing ambient noise.</u>	—	—	<u>√</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The project is a single-family residence and would only generate temporary noise during</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>construction. Additionally, the project would be held to comply with the Noise Abatement and Control section 59.5.0401 of the SDMC.</u>			
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>The project is a single-family residence and would not result in the exposure of people to noise standards.</u>	—	—	<u>√</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by the Mission Valley Formation , which is designated as having a high potential for fossil deposits. However, the project does not propose grading that would exceed the thresholds monitoring may be required.</u>	—	—	<u>√</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The project would not induce substantial population growth through business or housing development.</u>	—	—	<u>√</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace any existing housing.</u>	—	—	<u>√</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-A and -B.</u>	—	—	<u>√</u>

Yes Maybe No

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

- | | | | |
|---|---|---|----------|
| A. Fire protection?
<u>Proposed project would be developed in an urbanized area and is not anticipated to have a significant affect on fire protection. Fire Protection would be available to the new development.</u> | — | — | <u>√</u> |
| B. Police protection?
<u>Police protection would be available to the new development. See XIV-A.</u> | — | — | <u>√</u> |
| C. Schools?
<u>The project would not have a significant impact on schools.</u> | — | — | <u>√</u> |
| D. Parks or other recreational facilities?
<u>No effect would occur.</u> | — | — | <u>√</u> |
| E. Maintenance of public facilities, including roads?
<u>Maintenance of public facilities would not be affected with the project being developed. See XIV-A.</u> | — | — | <u>√</u> |
| F. Other governmental services?
<u>No effect would occur. See XIV-A.</u> | — | — | <u>√</u> |

XV. RECREATIONAL RESOURCES – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
<u>The project would not have an affect on recreational resources.</u> | — | — | <u>√</u> |
|--|---|---|----------|

Yes Maybe No

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

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

- A. Traffic generation in excess of specific/
community plan allocation? — — √
Traffic generation would not exceed the Uptown Community Planning area's recommended allowance.
- B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? — — √
See XVI-A.
- C. An increased demand for off-site parking? — — √
The project would not increase the demand for off-site parking.
- D. Effects on existing parking? — — √
The project would have no effect on existing parking.
- E. Substantial impact upon existing or planned transportation systems? — — √
The proposed project would not affect existing or planned transportation systems.
- F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? — — √
Public access to any such areas would not be impacted.
- G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? — — √
The project would be designed to engineering standards. No such impacts would result.

Yes Maybe No

- H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?
It is not anticipated that the project would create any conflicts with such adopted transportation policies, plans, or programs.

— — ✓

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

- A. Natural gas?
The proposed project would not require new systems or substantial alterations to existing natural gas utilities.

— — ✓

- B. Communications systems?
No new systems or substantial alterations would be required. See XVII-A.

— — ✓

- C. Water?
No new systems or substantial alterations would be required. See XVII-A.

— — ✓

- D. Sewer?
No new systems or substantial alterations would be required. See XVII-A.

— — ✓

- E. Storm water drainage?
Storm Water drainage would be developed and maintained in accordance with the City's Storm Water Guidelines. No new or substantial alterations would be required.

— — ✓

- F. Solid waste disposal?
No new systems or substantial alterations would be required. See XVII-A.

— — ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			

- | | | | |
|--|---|---|----------|
| A. Use of excessive amounts of water?
<u>Project would not use excessive amounts of water.</u> | — | — | <u>√</u> |
| B. Landscaping which is predominantly non-drought resistant vegetation?
<u>Landscaping would be consistent with the City's Landscaping Regulations.</u> | — | — | <u>√</u> |

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | |
|--|---|---|----------|
| 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?
<u>The project would result in an adverse affect on any of the above mentioned resources.</u> | — | — | <u>√</u> |
| B. 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.)
<u>Project is consistent with the long-term vision and would not achieve short-term goals to the disadvantage of long-term goals.</u> | — | — | <u>√</u> |
| C. 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.) | — | — | <u>√</u> |

Yes Maybe No

The project would not contribute to cumulative impacts.

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

— — ✓

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

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

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

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

___ Site Specific Report: _____.

III. Air

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

√ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

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: Biology Letter Report for Billingsely Project Area (October 26, 2007).

V. Energy N/A

VI. Geology/Soils

√ City of San Diego Seismic Safety Study.

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

____ Site Specific Report

VII. Historical Resources

√ City of San Diego Historical Resources Guidelines.

√ City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey:

____ Site Specific Report: _____

VIII. Human Health / Public Safety / Hazardous Materials

√ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☒ Airport Comprehensive Land Use Plan.
- ☐ Site Specific Report: _____

IX. Hydrology/Water Quality

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

X. Land Use

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

XI. Noise

- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field 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.

___ City of San Diego Progress Guide and General Plan.

___ Site Specific Report:

XII. Paleontological Resources

√ City of San Diego Paleontological Guidelines.

√ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

√ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report:_____.

XIII. Population / Housing

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Series 8 Population Forecasts, SANDAG.

___ Other:_____.

XIV. Public Services

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources: _____.

XVI. Transportation / Circulation

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG.
- ☐ Site Specific Report:

XVII. Utilities

- ☒ Community Plan

XVIII. Water Conservation N/A

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