



FINAL MITIGATED NEGATIVE DECLARATION

Project No. 459550
SCH# 201651002

SUBJECT: CITY COUNCIL APPROVAL for land acquisition and to allow for the construction of an approximately 1,075 square-foot (43 feet by 25 feet) Direct Transfer Station (DTS) in the unincorporated community of Bonita in the County of San Diego. The DTF would provide an intertie from Sweetwater Authority's (Sweetwater) potable water system to the City's potable water system, allowing the City to transfer up to 2,600 acre-feet per year (AFY) from Sweetwater. The City would be responsible for operations and maintenance costs on the water that is transferred based on the costs of an equivalent amount of water produced at the Richard A. Reynolds Groundwater Desalination Facility in Chula Vista, CA. The water is intended to be transferred during the warmer and drier periods of the year when the Otay service area demands are higher. This would allow the City to offset production from the Otay Water Treatment Plant (WTP), which may be blending local runoff with imported raw water from the San Diego County Water Authority (SDCWA).

The DTF would consist of a pump room, electrical room, and electrical meter room. Vehicular access to the site will be provided by a new driveway on the northeast end of the site and an existing driveway southwest of the site, which is the entrance driveway to the Glen Abbey Memorial Park & Mortuary (Glen Abbey). A manual swing gate would be installed at the border between the auxiliary parking lot and the DTF site. In addition to the Glen Abbey driveway, a new paved access driveway will be provided from the northeast end of the site to the DTF building. A security fence with a slide gate would also be provided at the entrance to this driveway which will allow for the crane to exit the DTF site since the size of the site would restrict a crane from being able to turnaround or back out easily. This driveway will also provide a secondary access area for regular maintenance vehicles to the site.

The County is proposing to construct a multi-use trail (approximately 5,500-foot length) from Bonita Road to the south to connect with the City of Chula Vista Open Space trail connection to Rice Canyon. The proposed trail runs along the east edge of the Glen Abbey Memorial Park property and would cross the proposed project site and run easterly along the frontage with Bonita Road. Final design of the DTS project site will accommodate an easement for the future trail alignment with varying widths from 10 to 20 feet.

The project would result in approximately 0.40 acre of temporary impacts to eucalyptus woodland (Tier IV) habitat. Excavation is not anticipated to be greater than 10 feet deep. The project will include a traffic control plan during all construction-related activities. Construction of the project is anticipated to take approximately 24-30 months, after which time the unmanned DTS will require routine maintenance no more than one or two times per month.

The project site located in the County of San Diego, in the unincorporated community of Bonita; parallel to Bonita Road, south from Glen Abbey Drive and east of Willow Street at 3954 Bonita Road & 3980 The Hill Road.

APPLICANT: City of San Diego – Public Utilities Department

- 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 (Avian Protection Measures) and Historical Resources (Archaeology)**. Subsequent revisions in the project proposal create the specific mitigation indentified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant 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 REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

- 1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Public Utilities Department (PUD) Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
- 2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “ENVIRONMENTAL/MITIGATION REQUIREMENTS.”
- 3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

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

B. GENERAL REQUIREMENTS – PART II

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The CITY PROJECT MANAGER (PM) of the Public Utilities Department is responsible to arrange and perform this meeting by contacting the City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the PM, MMC and the following monitors:

Qualified Archaeologist, Native American Monitor, Qualified Biologist or Biological Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the PM at the Public Utilities Department (858) 292-6300
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **the PM and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 459550, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the PUD ED and MMC. The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: The PM must alert MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the following responsible agency:

County of San Diego

4. **MONITORING EXHIBITS:** The Qualified Biologist shall submit, to MMC, a monitoring exhibit on an 11x17 reduction of the appropriate biological site plan, marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
5. **OTHER SUBMITTALS AND INSPECTIONS:** The PM/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Monitor Qualification Letter	Prior to Construction
General	Monitoring Exhibit	Prior to Construction
Biology	General Bird Nesting Survey	Prior to Construction
Biology	Monitoring Reports	During/Post Construction
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. BIOLOGICAL RESOURCE PROTECTION

I. Prior to the Start of Construction

A. Avian Protection Requirements - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

B. HISTORICAL RESOURCES (ARCHAEOLOGY/TRIBAL CULTURAL RESOURCES)

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

A. Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the PUD Environmental Designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to Environmental Designee

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 meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. 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) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding 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 Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under “D.”
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, 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 and other linear projects in the public Right-of-Way, if significance cannot 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 and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way 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 no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

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

B. Isolate discovery site

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

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

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

V. **Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

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

B. If night and/or weekend work becomes necessary during the course of construction

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

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

VI. **Post Construction**

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a**

schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program 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. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
3. 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.
4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
5. 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.

PUBLIC REVIEW DISTRIBUTION:

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

United States Government

U.S. Fish and Wildlife Service (23)

State of California

California Department of Fish and Wildlife (32A)

Resources Agency (43)

Regional Water Quality Control Board (44)

Department of Water Resources (45)

State Clearinghouse (46A)

Native American Heritage Commission (56)

City of San Diego

Mayor's Office (MS 11A)

Council President Lightner, District 1

Councilmember Zapf, District 2

Councilmember Gloria, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Council President Pro Tem Emerald, District 9

City Attorney

Shannon Thomas

Public Utilities Department

Halla Razak, Director

Nicole McGinnis

Summer Adleberg

Sandra Carlson

George Adrian

Real Estate Assets Department

Cybele Thompson

Barry Slotten

Planning Department

Myra Herrmann

Development Services Department

Helene Deisher

Library Dept. - Gov. Documents MS 17 (81)

Other Governments Agencies

San Diego Association of Governments (108)

San Diego County Water Authority (73)

City of Chula Vista (94)

County of San Diego (68, 72, 75, 76)

Other Groups and Individuals

San Diego Gas and Electric (114)

San Diego Audubon Society (167)

Jim Peugh (167A)

California Native Plant Society (170)
Endangered Habitat League (182 and 182A)
Carmen Lucas (206)
Clint Linton (215b)
Ron Christman (215)
Frank Brown (216)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Society (225)
Native American Distribution (225 A-S)
 Barona Group of Capitan Grande Band of Mission Indians (225A)
 Campo Band of Mission Indians (225B)
 Ewiiapaayp Band of Mission Indians (225C)
 Inaja 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)
 Ipai Nation of Santa Ysabel (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)
 Rincon Band of Luiseno Indians (225Q)
 San Luis Rey Band of Luiseno Indians (225R)
 Los Coyotes Band of Mission Indians (225S)

VI. 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 Planning Department for review, or for purchase at the cost of reproduction.



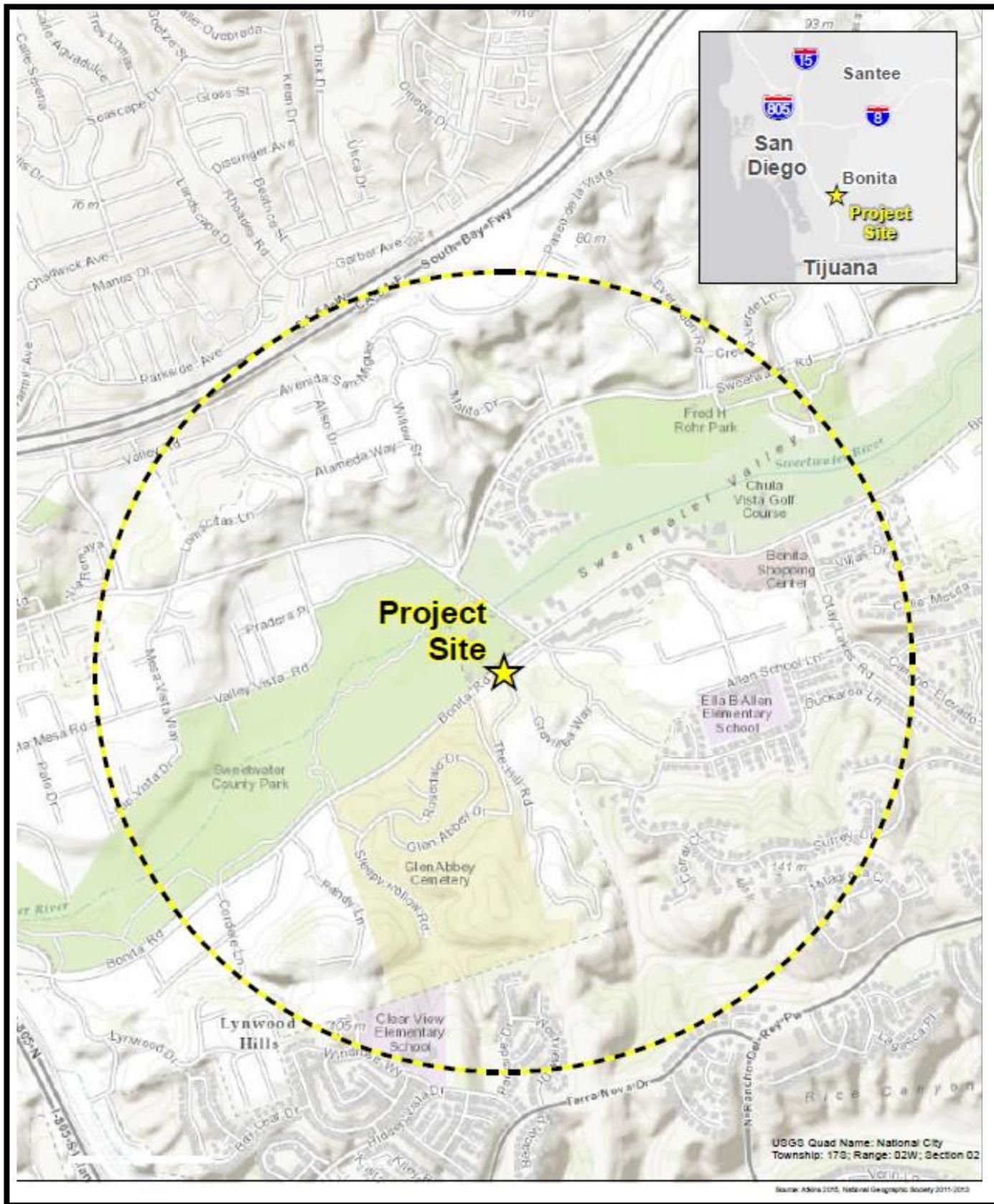
Myra Herrmann, Senior Planner
Planning Department

April 28, 2016
Date of Draft Report

July 5, 2016
Date of Final Report

Analyst: Myra Herrmann/Summer Adleberg

Figure 1- Vicinity Map
Figure 2- Location Map
Initial Study Checklist



Vicinity Map

Bonita Pump Station/Project No. 459550
 City of San Diego – Planning Department

FIGURE
No. 1



Location Map

Bonita Pump Station/Project No. 459550
City of San Diego – Planning Department

FIGURE

No. 2

REVISED
INITIAL STUDY CHECKLIST

1. Project Title/Project number: Bonita Pump Station/Project No. 459550
2. Lead agency name and address: City of San Diego, Planning Department, 1010 2nd Avenue, Suite 1200, East Tower, MS 413, San Diego, CA 92101
3. Contact person and phone number: Myra Herrmann, Senior Planner: (619) 446-5372
4. Project location: The project site located in the County of San Diego, in the unincorporated community of Bonita; parallel to Bonita Road, south from Glen Abbey Drive and east of Willow Street at 3954 Bonita Road & 3980 The Hill Road.
5. Project Applicant/Sponsor's name and address: City of San Diego Public Utilities Department, 9192 Topaz Way, San Diego, CA 92123. Contact: Summer Adleberg, (858) 614-5789.
6. General Plan designation: County of San Diego - Semi-Rural 1 Open Space
7. Zoning: County of San Diego designation - Rural Residential
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.): **CITY COUNCIL APPROVAL** for land acquisition and to allow for the construction of an approximately 1,075 square-foot (43 feet by 25 feet) Direct Transfer Station (DTS) in the in the unincorporated community of Bonita in the County of San Diego. The DTF would provide an intertie from Sweetwater Authority's (Sweetwater) potable water system to the City's potable water system, allowing the City to transfer up to 2,600 acre-feet per year (AFY) from Sweetwater. The City would be responsible for operations and maintenance costs on the water that is transferred based on the costs of an equivalent amount of water produced at the Richard A. Reynolds Groundwater Desalination Facility in Chula Vista, CA. The water is intended to be transferred during the warmer and drier periods of the year when the Otay service area demands are higher. This would allow the City to offset production from the Otay Water Treatment Plant (WTP), which may be blending local runoff with imported raw water from the San Diego County Water Authority (SDCWA).

The DTF would consist of a pump room, electrical room, and electrical meter room. Vehicular access to the site will be provided by a new driveway on the northeast end of the site and an existing driveway southwest of the site, which is the entrance driveway to the Glen Abbey Memorial Park & Mortuary (Glen Abbey). A manual swing gate would be installed at the border between the auxiliary parking lot and the DTF site. In addition to the Glen Abbey driveway, a new paved access driveway will be provided from the northeast end of the site to the DTF building. A security fence with a slide gate would also be provided at the entrance to this driveway which will allow for the crane to exit the DTF site since the size of the site would restrict a crane from being able to turnaround or back out easily. This driveway will also provide a secondary access area

for regular maintenance vehicles to the site. The project would result in approximately 0.40 acre of temporary impacts to eucalyptus woodland (Tier IV) habitat. Excavation is not anticipated to be greater than 10 feet deep. The project will include a traffic control plan during all construction-related activities.

Permanent impacts include the DTF, vehicle access, security gate, two gates, and landscaping. Total permanent impacts are anticipated to be approximately 0.50 acres of eucalyptus woodland (Tier IV). Additionally, the proposed project would have approximately 0.40 acre of temporary impacts in eucalyptus woodland (Tier IV). Excavation is not anticipated to be greater than 10 feet deep.

The County is proposing to construct a multi-use trail (approximately 5,500-foot length) from Bonita Road to the south to connect with the City of Chula Vista Open Space trail connection to Rice Canyon. The proposed trail runs along the east edge of the Glen Abbey Memorial Park property and would cross the proposed project site and also run easterly along the frontage with Bonita Road. Final design of the DTS project site will accommodate an easement for the future trail alignment with varying widths from 10 to 20 feet.

Construction of the project is anticipated to take approximately 24-30 months, after which time the unmanned DTS will require routine maintenance no more than one or two times per month.

9. Surrounding land uses and setting. Briefly describe the project's surroundings: The surrounding land uses are made up of urban and developed areas including Bonita Road to the north, residential properties to the south, a parking lot to the west, and The Hill Road (un-paved road) to the east.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

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

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

The project components have been designed to reflect the adjacent community of Bonita in the County of San Diego. No designated scenic vistas have been located on the project site and project components would not have the potential to impact existing views.

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

No direct impacts to scenic resources would occur and project implementation would not result in impacts to these resources. The project site is not located within a state scenic highway.

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

The architectural design utilizes the City’s Capital Improvement Program Facility Design Guidelines for pump stations for determining the performance criteria for the DTF site. The designers will meet with the City of San Diego to confirm that appearance and performance criteria for the facility have been met. The DTF is located in an unincorporated part of San Diego County, and as a result the County of San Diego Building Design Standards may apply. In the event there is a conflict between the City’s Capital Improvement Program Facility Design Guidelines and the County of San Diego Building Design Standards, the County’s design standards shall govern.

The architectural design should be developed in character, style, form, colors, and materials that harmonize with the surrounding environment as established by the City’s Capital Improvement Program Facility Design Guidelines and County of San Diego Building Design Standards. The commercial properties in the immediate vicinity are made up of multi-level Spanish Colonial Revival style. The residential properties are south of the project area and not visible due to the topography of the undeveloped parcels along Bonita Road.

The DTF has an overall height not exceeding 15 feet. The exterior walls of the DTF should blend in with a Bonita Mission Style theme as much as possible. Some of the homes and businesses in the area have a Spanish style tile roofing and exterior stucco finish. The architectural treatments should consider building the pump station with apparent age.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Finishes are matte and non-reflective in nature. An anti-graffiti coating provides low maintenance for the facility. The facility should be designed with a minimum 4:12 Spanish tile roof. A securable skylight is located over each pump to facilitate the removal of pump equipment. In addition, the skylights will provide natural lighting and reduce energy costs associated with lighting. The color of the roofing shall be selected to blend with the existing environment as much as possible. The door and door frames shall be painted in a color consistent with the adjacent color of the building as approved by the City. Lighting above personnel doors will be provided with appropriate cut-off and lamp coloration and with a low light level as is reasonable for operation. The design will be in accordance with the California Building Code and the California Green Building Standards Code complying with the VOC limitations therein.

All lighting will conform to the San Diego County Light Pollution Code.

~~The direct transfer facility would be designed to reflect the adjacent buildings and architecture. The project area will be landscaped once the pump station installation and the construction are complete.~~ As such the project would not substantially degrade the existing visual character or quality of the site and its surroundings. A detailed landscape plan would be developed for the project and once construction is complete it will be implemented to ensure that no substantial degradation of the visual character of the area would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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All lighting will be LED-based, rather than high pressure sodium or fluorescent. Lighting levels will be maintained in accordance with Section 6.16.8 of the City's Capital Improvement Program Facility Design Guidelines for pump stations. In the event there is a conflict between the City's Capital Improvement Program Facility Design Guidelines and the County of San Diego BMP Design Manual, the County's standards shall govern. Standard mitigation and project design considerations would be implemented as describe in the County's Guidelines for Determining Significance and Report Format and Content Requirements Dark Skies and Glare.

The project would utilize construction materials that are not highly reflective. Project activities will take place during daylight hours and any temporary or permanent lighting that may be required will be shielded or directed away from adjacent residential properties. As such, project implementation would not result in such an impact.

- II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the project is not in agricultural production and is not classified as farmland by the FMMP. Additionally, the project site is not within one-quarter mile of an active agricultural operation or land under the Williamson Act Contract. Therefore, the project would not result in the conversion of farmland to non-agricultural uses.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Please see II) a)

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The zoning of the project site does not impact forest land. Therefore, the project would not conflict with existing zoning for forest land.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

See II) c)

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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forest use?

The change in land use would not impact farmland or forestland.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Emissions would occur during the construction phase of the project. The emissions would be minimal and would only occur temporarily during construction. During grading activities, dust suppression methods would be included. Implementation of the project would not conflict with the San Diego Regional Air Quality Strategy and/or applicable portions of the State Implementation Plan. Air quality impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Please see III. a)

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As described above, construction operations could temporarily increase the emissions of dust and other pollutants; however, construction emissions would be temporary and implementation of Best Management Practices (BMPs) would reduce temporary dust impacts. Additionally, the scope and nature of the project would not result in an increase in Vehicle Miles Traveled (VMTs) and associated emissions. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment in the region under applicable federal or state ambient air quality standards.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Expose sensitive receptors to substantial pollutant | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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concentrations?

The Bonita Pump Station project area is located in County of San Diego, unincorporated community of Bonita. It parallels Bonita Road south from Glen Abby Drive east to Willow Street. The project is not proposing to emit substantial pollutant concentrations to these receptors. Additionally, project implementation would result in minimal and temporary air quality emissions during construction activities. As such, project implementation would not expose sensitive receptors to substantial concentrations of pollution.

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

Operation of construction equipment and vehicles could generate odors associated with fuel combustion; however, these odors would dissipate into the atmosphere upon release. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES – Would the project:

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

No sensitive plant or animal species, or suitable habitat for sensitive species was observed during the site visit. No focused plant or animal surveys were conducted to identify potential sensitive species as none are expected to be impacted by the proposed project due to the highly disturbed nature of the urban area.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No riparian habitat or other community identified in local or regional plans, policies, or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulations by the CDFW or USFWS occur within the project area. Therefore no impacts are anticipated.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No wetlands as defined by Section 404 of the Clean Water Act occur on site. All impacts would occur in upland; eucalyptus woodland, developed and ornamental vegetation. Therefore no impacts are anticipated.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project parallels Bonita Road south from Glen Abby Drive east to Willow Street at 3954 Bonita Road & 3980 The Hill Road. Additionally, the project's impacts areas are small and the temporary impacts would be revegetated; therefore, the project would not significantly impact wildlife corridors.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Several large eucalyptus (*Eucalyptus cladocalyx*) trees occur within the proposed project area. A Tree Risk Evaluation was conducted to evaluate the structural integrity of the trees and identify which trees were at risk of failure and posed a safety hazard. The evaluated trees exhibited tree defects and conditions that are typical of the species and of trees that have had little or no maintenance for some time. The site characteristics have resulted in tree defects that are more prone to failure ranging from improbable to imminent. Those trees at risk of failure would be removed or trimmed (see Bonita Pump Station: Tree Risk Assessment, 2015). Trees removed within the project area will be the minimum necessary for project implementation. Landscaping will be conducted once construction is complete.

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

The project would be consistent with the goals, policies and objectives of the Multiple Species Conservation Plan as described in the Biological Assessment. The proposed project area consists of Eucalyptus woodland (Tier IV) which is not regulated by the BMO and would not require mitigation for habitat impacts pursuant to the County's Subarea Plan.

V. CULTURAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

A Historical Survey Report for the Bonita Pump Station was completed November 20, 2015 (ATKINS 2015). A California Historical Resources Information System data request was submitted to the SCIC, no previously recorded resources were identified within the APE. However, there were 6 previously recorded resources, and 19 historic addresses within a one-mile radius of the project's APE. A pedestrian survey was conducted on July 30, 2015 which included the Assistant Director of Cultural Resources from the La Posta Band of Mission Indians; during this survey two contemporary concrete structures were found in the surveyed site. Based on the record search information and the potential of the area to have cultural resources it was recommended that Native American and archaeological monitoring be implemented during any project-related ground-disturbing activity. Impacts would be less than significant with mitigation incorporated.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an archaeological resource pursuant to §15064.5?

See V. a)

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

The construction area consists of Metasedimentary and Metavolcanic (Mzu) or Santiago Peak Volcanics and may also consist of Diorite Undivided (Kd) under the designation of the Peninsular Ranges Batholith. Under the Santiago Peak Volcanics designation, Metasedimentary has a moderate and the Metavolcanic has a zero paleontological resources sensitivity respectively. The Peninsular Ranges Batholith has zero paleontological resource sensitivity. According to the City's Significance Thresholds and Paleontological Guidelines (July 2002) a significant impact to fossil resources would result if the project would require excavation into a sensitive fossil bearing formation at depths greater than 10 feet with 1,000 cubic yards (High Sensitivity) or 2,000 C.Y. (Moderate sensitivity). The County of San Diego considers a project significant if project-related grading or excavation will occur within the substratum or parent material and requires mitigation in the form of monitoring for projects that would excavate 2,500 cubic yard or more. This project would require excavation of 750 cubic yards at a depth of 6.5 feet, and therefore, no impact would result and no mitigation is required.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

See V a). No human remains have been documented within the vicinity of the project site and, based on the heavily developed conditions of the site; none are expected to be found during implementation of the project. However, the potential for encountering human remains is possible anywhere in the City and County of San Diego, especially along natural waterways, coastal and bay areas; therefore archaeological monitoring for the project will include the presence of a Native American during all ground disturbing activities in accordance with the MMRP contained in the Section V of the MND. The MMRP includes specific provisions and protocols which would be implemented should human remains be discovered during ground disturbance activities in accordance with the California Public Resources Code and the California Health and Safety Code. This process would include initiating consultation with the state designated Native American MLD, which would reduce the potential for impacts to human remains to be less than significant.

VI. GEOLOGY AND SOILS – Would the project:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--|

The area does not occur within the City of San Diego Seismic Safety Maps or the Alquist-Priolo Earthquake Fault Zone. However, a geologist reviewed the proposed project area and determined that no active faults or landslides have been mapped in or near the project area. Additionally, it was determined that the proposed project area does not appear to be underlain by Recent alluvium or is subject to liquefaction during a major seismic event (Ninyo & Moore 20153).

The proposed project is not within 50 of the Alquist-Priolo fault, is not an inhabitable structure or provide any specific civic use (e.g., police or fire station, school, hospital, etc.), or pose any potential to severely damage the environment or cause major loss of life. The project would utilize proper engineering design and utilization of standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant.

- | | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The entire county is within Seismic Zone 4 and is subject to shaking; however, the proposed project is not within the Near-Source Shaking Zones that are located predominately along the Elsinore and San Jacinto fault zones in the eastern portions of the unincorporated portion of the County. The project would utilize proper engineering design and standard construction practices in accordance with the Uniform Building Code in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant. See VI. a) i)

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project area has been identified as occurring within an area that has Potential Liquefaction as identified in the County of San Diego General Plan Update EIR (2011). However; a geologist reviewed the proposed project area and Liquefiable soils are not anticipated to be a design consideration at the proposed project site (Ninyo & Moore 2015). Prior to final project design, a subsurface geotechnical evaluation (hazard

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assessment) would be conducted; if the project site does not pose a sufficiently low hazard, liquefaction mitigation would be implemented. See VI. a) i)

iv) Landslides?

The project area occurs in an area with slopes less than 25 % as identified in the County of San Diego General Plan Update EIR (2011). A geologist reviewed the proposed project area and determined that no active faults or landslides have been mapped in or near the project area. Based on review of referenced geologic maps, literature and topographic maps, landslides, or indications of deep-seated landsliding were not noted underlying the project site. (Ninyo & Moore 2015). See VI. a) i)

b) Result in substantial soil erosion or the loss of topsoil?

Erosion control Best Management Practices (BMPs) would be implemented to make sure no sediment leaves the work areas during construction. In addition, the Temporary Erosion Control and Planting Plan as part of the Contract Drawings would outline the seeding/planting measures that will be conducted to promote re-growth of native plants, protect soils, and prevent erosion.

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?

The area does not occur within the City of San Diego Seismic Safety Maps. However; a geologist reviewed the proposed project area and determined that no active faults or landslides have been mapped in or near the project area. Additionally, it was determined that the proposed project area does not appear to be underlain by Recent alluvium or is subject to liquefaction during a major seismic event (Ninyo & Moore 2015). The project would utilize proper engineering design and utilization of standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project area is underlain by old alluvium (river terrace deposits) that consists predominately of granular soils (sand) and interstratified fine sand and silt; these soils are not characterized as being expansive (Ninyo & Moore 2015). Prior to project design, a subsurface geotechnical evaluation should be performed to evaluate site-specific geotechnical

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions. In addition, please see VI a) i) impacts in this category are not expected. If it is determined during the subsurface geotechnical evaluation that the project area consists of soils within the high shrink/swell category as defined by the U.S. Department of Agriculture the project will conform to the Uniform Building Code's Expansive Soil Standards.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not propose any septic tanks or alternative waste disposal methods.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA and Climate Change" (CAPCOA 2009) to determine whether a GHG analysis would be required for submitted projects. The CAPCOA report references a 900 metric ton guideline as a conservative threshold for requiring further analysis and possible mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use associated with projects, and other factors.

Based upon the scope of work, limited temporary construction and limited automobile trips, the project would not generate any substantial Greenhouse Gas emissions (GHG). Therefore, the emissions would be minimal and would fall under the 900 metric ton screening criteria used by the City to determine if a GHG analysis is required as further identified in the document CEQA & Climate Change (January 2008 by California Air Pollution Control Officers Association (CAPCOA)). Because construction-related activities are temporary in nature, and the unmanned facility will only require a minimal amount of trips per month for maintenance, the project would not generate GHG emissions, either directly or indirectly. Furthermore, the DTS will be designed to be consistent with all City standards, policies and regulations adopted for the purpose of reducing GHG emissions, including all applicable energy efficiency measures to demonstrate compliance with the City's Climate Action Plan. As such, the project would not cause any generate significant GHG emissions and no mitigation is required.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Please see VII. a) The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

The project when completed will not involve the transport, use, or disposal of hazardous materials. During construction all equipment and vehicles would be checked for fluid leaks while working in the project area. Any leaks would be cleaned and any contaminated soils would be removed from the project area and disposed of following the City’s Hazardous Materials Management Program.

- b) 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?

See VIII. a) No foreseeable upset and accident conditions involving the release of hazardous materials are anticipated for the project.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

See VIII a) In addition, no schools are located within a ¼ mile of the proposed project.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The proposed project area is not included on a list of hazardous materials sites and therefore implementation of the project would not create a significant hazard to the public or environment.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

There is not a public airport or a public use airport within two miles of the project.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project is not located within the vicinity 1 mile of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would not interfere with any emergency response or evacuation plans.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

~~The proposed site is located in a "RR" zone, which is a rural residential zone, the area is not considered a wildland. Invasive species colonizing impacted areas could alter the conditions for wildfire. To prevent this, all impacted areas would be revegetated following construction using native species consistent with the surrounding habitat. Monitoring and management of the revegetation would occur for 25 months following implementation to ensure survival of the native plants following success criteria identified in the habitat revegetation plan, and to prevent the establishment of non-native invasive species.~~

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?

A Water Pollution Control Plan (WPCP) will be prepared in accordance with the City's Storm Water Standards that will outline storm water BMPs required for the proposed project. The DTF is located in an unincorporated part of San Diego County, and as a result the County of San Diego BMP Design Manual Standards may apply. In the event there is a conflict between the City's Storm Water Requirements and the County of San Diego BMP Design Manual, the County's standards shall govern. Prior to construction, storm water BMPs per the WPCP would be installed to prevent sediment from leaving the work areas. These BMPs would be checked regularly and monitored for efficacy; therefore, the project would not violate any existing water quality standards or discharge requirements while the project is under construction.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project does not propose the extracting or use of groundwater. It is not anticipated that excavation of depths up to 10 feet would impact groundwater. Based on our experience and borings in the vicinity (Ninyo & Moore, 2009/2014), we anticipate that groundwater is at an elevation of roughly 55 feet MSL beneath the subject parcels. However, a subsurface geotechnical evaluation, would be performed during design phase to confirm. If groundwater is encountered, all impacts would be minor and temporary. Furthermore, the project would not introduce significant new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the project would not deplete groundwater supplies or interfere substantially with groundwater recharge.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Storm water BMPs would be implemented pursuant to the Water Pollution Control Plan that will be developed for this project to prevent erosion or siltation. The project area would be landscaped (with the exception of proposed improvements) by revegetation and therefore would not substantially alter any existing drainage patterns.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Please see IX.c) and IX e).

e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

The design of these facilities will take into account the capacity of the storm drain that is adjacent to the proposed project. Additionally, this facility will be designed to prevent erosion and result in sediment that would become polluted runoff without the project. A landscape plan will be developed to minimize runoff into the storm drain.

f) Otherwise substantially degrade water quality?

See IX-a.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project does not propose any habitable structures.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would be constructed within the Sweetwater River 100-year floodplain and has a floodplain designation of Zone A, as identified by FEMA (INDENTIFY FIRM PANEL #). FEMA defines Zone A as "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies" (<http://www.fema.gov/zone>). Nonetheless, because of the overall size of the floodplain in comparison to the relatively small footprint of the facility, it is unlikely that the presence of the pump station structure, which would encompass only 1,075 square feet within the overall floodplain, would impede or redirect flood waters to the extent that adverse effects occur. The facility would be constructed using modern construction materials and methods, and has been engineered to maintain structural integrity during design flooding events. ~~Thus, it is unlikely that any portion of the facility would become unattached from the structure during a flood event and subsequently be conveyed downstream where adverse impacts could occur.~~ Additionally, the City's design team for the project will confirm compliance with all requirements of the County's Flood Damage Prevention Ordinance and the Federal Emergency Management Agency (FEMA) Regulations. The City submitted a Conditional Letter of Map Revision (CLOMR) application to the County Flood Control staff in December 2015. However, when meeting with County staff to discuss the application, they suggested a CLOMR wasn't needed because the project does NOT propose any alterations of the floodway or floodplain due to the proposed structure's small size. The proposed structure (a pump station) is planned to be slightly less than 1,100 square feet in size (43' x 25') and have a finished floor elevation of 64.3 feet. The required total footprint for the building, parking and access driveways is approximately 0.5 acres.

The City is currently proposing no changes are necessary to the floodplain because the changes from this project are minimal, and although minimal, they could impede or redirect flows. However, if after modeling results are complete, in the FEMA effective model, the project area is ineffective flow area, then the City plans to state there is no impeding or redirecting because the project area is ineffective (essentially ponding). Otherwise, the CLOMR application may need to be modified and submitted. Thus, it is unlikely that any portion of the facility would become unattached from the structure during a flood event and subsequently be conveyed downstream where adverse impacts could occur. Therefore, impacts associated with placing structures within a 100-year flood hazard area would be less than significant.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Although the project would be constructed within a designated dam inundation area and subject to flooding in the unlikely event of dam failure, the facility is not considered to be a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitable structure, and as such, would not expose people to a significant risk of loss, injury or death involving flooding. The facility would be classified as a "Utility and Miscellaneous Group U" structure according to §3.12 of the International Building Code (IBC) and would not meet the definition of a structure for human occupancy as defined by the 14 CCR §3601(e). According to this definition, a "structure for human occupancy" is any structure used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year". Conversely, operation of the facility would not require any on-site full-time or part-time employees, but instead would only require O&M employees to visit the site for routine inspection and maintenance activities approximately one-two hour per week. Thus, because the operation of the facility would not require on-site employees, the project would not appreciably subject any person to adverse effects as a result of dam failure.

In addition, the Sweetwater Dam, much like all dams in the state, are routinely and meticulously inspected by the California Department of Water Resources, Division of Safety of Dams, whose mission it is to protect people against the loss of life and property from dam failure. These routine inspections are used to identify and rectify any potential issues in a proactive effort to avoid dam failure. As such, the chance of dam failure is very low, and inundation and flooding as a result of dam failure is highly unlikely to occur over the lifetime of the facility. As previously disclosed, the facility would be constructed within a 100-year flood hazard area; however, because of the overall size of the floodplain in comparison to the relatively small footprint of the facility, it is unlikely that the presence of the pump station structure, which would encompass only 1,075 square feet within the overall floodplain, would impede or redirect flood waters to the extent that adverse effects occur. The facility would be constructed using modern construction materials and methods, and has been engineered to maintain structural integrity during design flooding events. Thus, it is unlikely that any portion of the facility would become unattached from the structure during a flood event and subsequently be conveyed downstream where adverse impacts could occur. The project does not purpose any unique institutions that would involve concentrations of people that could be exposed to death or any structure over 100 feet. Therefore, impacts associated with placing structures within a dam inundation area would be less than significant.

- j) Inundation by seiche, tsunami, or mudflow?

See IX.i). The project would not increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

The project is located adjacent to the Bonita Road and within an undeveloped area. As such project implementation would not result in such an impact.

- b) Conflict with any applicable land

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project would not be in conflict with any land use planning document for the community. The project is subject to the City's environmental regulations through the CEQA process has been reviewed in accordance with CEQA and all applicable City of San Diego standards, regulations and guidelines. In addition, the project was reviewed for compliance and consistency with County of San Diego plans, ordinances and other applicable requirements that govern the site. As such, this Initial Study is being prepared to address all environmental effects for the purpose of avoiding or mitigating those effects. There is no conflict with these regulations, but e-Compliance with both the City and County's regulations regarding cultural resources is achieved through implementation of the cultural impacts measures outlined in the MND/MMRP and as further described in Section V. of the Initial Study.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The project is not located within the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Plan (MSCP). No sensitive habitats occur within the proposed project area. The proposed project would not have an impact on any habitat conservation plans.

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The areas surrounding the project are not being used for the recovery of mineral resources; therefore, the project would not result in the loss of availability of a known mineral resource. The proposed project is not within 1,300 feet of an area classified as MRZ-2. The project area is within MRZ-3; however, the project would not result in a significant permanent loss of available mineral resources that would be of value to the region and would not have a value greater than the minimum values due to the small size of the project area. The construction of the DTF would result in approximately 1,075 square-foot (43 feet by 25 feet) of permanent impact area. The proposed project impacts would be less than significant.

b) Result in the loss of availability of

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project would not result in the loss of the availability of a locally important mineral resource. There are no existing quarries within close proximity to the site. As such, project implementation would not impact the operations of any existing quarries.

XII. NOISE – Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

An ambient noise study was prepared for the proposed project (Kennedy/Jenks'). The County of San Diego Ordinance No. 9962 (Ordinance) regulates noise at property line of the property on which noise is produced or at any location on a property that is receiving the noise. The proposed site is located in a "RR" zone, which is a rural residential zone. For an "RR" zone, the one-hour average sound limit is 50 dB(A) from 7 a.m. to 10 p.m. and 45 dB(A) from 10 p.m. to 7 a.m. Noise monitoring was conducted at the center of the site in the general location of the proposed Facility. Ambient noise from 7 a.m. to 10 p.m. ranged from 47.6 dB(A) to 85.0 dB(A); and ambient noise from 10 p.m. to 7 a.m. ranged from 31.5 dB(A) to 74.0 dB(A). The sound measurements were conducted at a height of 1.5 meters. Design features would be incorporated so that the exterior noise would not increase the permanent ambient noise more than 10 dB(A); thus reducing noise impacts to less than significant. The project would not result in a permanent substantial increase in the existing noise environment.

- b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?

The project would not attract a substantial amount of people to the area and therefore would not result in people being exposed to excessive ground borne noise levels.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The project would permanently generate noise; however, the design would result in an operating pumping station in compliance of all local, state, and federal noise regulations. No impacts from noise are anticipated. Also see XII (a).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

A temporary increase in noise would occur from the operation of construction equipment, but this is not seen as substantial. The project area is approximately 250 feet and down slope from the nearest residence. This distance combined with the ambient vehicle noise from Bonita Road means the construction noise would not be substantial to the nearby residences.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

There is not a public airport or a public use airport within two miles of the project.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within ~~the vicinity 1 mile~~ of a private airstrip; therefore, people residing or working in the area of the project would not be exposed to excessive airport noise from a private airstrip.

XIII. POPULATION AND HOUSING – Would the project:

- 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)?

The City is not increasing capacity of supply water but is creating a redundancy in source water with this transfer station. This option for source water (using the Direct Transfer Station) is much more economical than the current alternative the City is using to supply citizens with drinking water. Therefore, there is no increase in capacity and no growth will occur. The City is increasing the efficiency in case of system outage or another unforeseen

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disruption happens. This is considered good engineering practice and will save the City money. The project does not propose any residential structures.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Project implementation would not displace any housing. Therefore, the construction of housing elsewhere would not be necessitated.

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

See XIII b).

XIV. PUBLIC SERVICES

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

- | | | | | |
|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not physically alter any fire protection facilities.

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|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Police Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not physically alter any police protection facilities.

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|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not physically alter any schools. Additionally, the project would not include construction of future housing or induce growth that could increase demand for

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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schools in the area.

v) Parks

The project would not physically alter any parks or create new housing. Therefore, the project would not create demand for new parks or other recreational facilities.

vi) Other public facilities

The project would not result in the increased demand for electricity, gas, or other public facilities beyond that which is being built by the City of San Diego Public Utilities department for the purpose of transferring potable water between the City and the Sweetwater Authority's potable water system.

XV. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project would not result in the building of residential units and would therefore not result in an increase in demand for recreational facilities.

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?

See XV a)

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

A traffic impact was prepared for the proposed project. The project site is located adjacent to Bonita Road, a 4.1 Major Road. It was determined that construction and operation of the proposed project would not create any impacts to traffic. To ensure no impacts on traffic construction permits from the County of San Diego to comply with Public Works Design Standards may include: 1) Preparation of Design Exception for driveway spacing, and 2) Certification of Corner Sight Distance at project driveways.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

See XVI a)

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

See XVI a), the project would not have any such impacts.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

See XVI a) Additionally, it was determined that the County of San Diego Public Works Design Standards for Standard Corner Sight Distance for intersections based on design speed of the road would be met.

- e) Result in inadequate emergency access?

Adequate emergency access would be maintained throughout construction.

- f) Conflict with adopted policies, plans, or programs regarding

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project would not conflict with any such plans.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

No waste water treatment requirements would be impacted.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project would create a water transfer project. Implementation of this project would not result in significant impacts on the environment. See V. a).

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

See XVII. b)

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would create a new direct transfer facility for existing water supplies and therefore, the availability of water is not a factor in the implementation of the project.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project would create a new direct transfer facility for existing water supplies and therefore, the availability of wastewater is not a factor in the implementation of the project.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Construction of the project would likely generate minimal waste. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Operation of the project would not generate waste and, therefore, would not affect the permitted capacity of the landfill serving the project area.

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

See XVII f). Any solid waste generated during construction related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.

XVIII. 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?

A Historical Survey Report for the Bonita Pump Station was completed November 20, 2015 (ATKINS 2015). A California Historical Resources Information System data request was submitted to the SCIC, no previously recorded resources were within the APE. However, there were 6 previously recorded resources, and 19 historic addresses within a one-mile buffer of the project's APE. A pedestrian survey was conducted on July 30, 2015; during this

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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survey two contemporary concrete structures were found in the surveyed site which were determined not to be significant. However, based on the records search results and the potential for the area contain buried cultural resources it was recommended that Native American and archaeological monitoring be implemented during any project-related ground-disturbing activity. Impacts would be less than significant with mitigation incorporated.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?

The project area consists of private property, an existing retail center, the Glenn Abbey Mortuary and open space. While the open space is undevelopable, other surrounding land uses have a potential for development; however, no projects have been identified which could be included in a cumulative analysis. The only reasonably foreseeable future project considered is the future public multi-use trail which would cross through and adjacent to the project site. Presumably, the public trail would be constructed within previously developed areas where no new impacts would result; however, the potential for impacts to cultural resources and in some cases biological resources could be assumed where the trail is located within open space areas. The City’s DTS is not sited within an open space area where sensitive biological resources would be affected, therefore no cumulative impact analysis was required. However, potential impacts to cultural resources when viewed in connection with the future trail project or other future projects in the vicinity, would be an incremental effect to a non-renewable resource. However, implementation of the approved monitoring program for Historical Resources would reduce any potential impacts, direct or cumulative, to below a level of significance.

When viewed in connection with the effects of other projects in the area the project may result in Minimal impacts from dust and GHGs noise during the construction process; however, these emissions would be relatively minor and would not be cumulatively considerable. Compliance with both City and County requirements regulating dust control and construction noise would be strictly adhered to during the course of construction for the new DTS facility.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan.
- Community Plan.
- Local Coastal Plan.
- Site Specific Report: 3-D Rendering of Proposed Bonita Pump Station
- County of San Diego Building Design Standards
- San Diego County Light Pollution Code.
- County's Guidelines for Determining Significance and Report Format and Content Requirements Dark Skies and Glare

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- City of San Diego General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:
- County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements - Agricultural Resources 2007
- The Williamson Act Program; San Diego West 2013/2014

III. AIR QUALITY

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

IV. BIOLOGY

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ___ Community Plan – Resource Element.
 - X California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
 - X California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
 - X City of San Diego Land Development Code Biology Guidelines.
 - X Site Specific Report: Biological Letter Report, Bonita Pump Station Project, City of San Diego, July 30, 2014.
 - X County of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
 - X AN ORDINANCE ADDING CHAPTER 5 TO DIVISION 6 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE TO CODIFY THE BIOLOGICAL MITIGATION ORDINANCE AND ADD AN EXEMPTION RELATED TO FIRE CLEARING REF: POD 03-07
- V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)**
- X City of San Diego Historical Resources Guidelines.
 - X City of San Diego Archaeology Library.
 - ___ Historical Resources Board List.
 - ___ Community Historical Survey:
 - X Site Specific Report: A Historical Survey Report for Bonita Pump Station Project, San Diego, California (Atkins 2015)
 - X County of San Diego Guidelines for Determining Significance Cultural Resources: Archeological and Historic Resources
 - X County of San Diego Guidelines for Determining Significance Paleontological Resources
- 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.
 - X Site Specific Report: Bonita Direct Transfer Pre-design Report, Kennedy/Jemks, May 15, 2015

- X County of San Diego Guidelines for Determining Significance Airport Cultural Resources: Geologic Hazards
- X County of San Diego General Plan Update Environmental Impact Report, 2011

VII. GREENHOUSE GAS EMISSIONS

___ Site Specific Report:

VIII. HAZARDS AND HAZARDOUS MATERIALS

- X San Diego County Hazardous Materials Environmental Assessment Listing
- ___ San Diego County Hazardous Materials Management Division
- ___ FAA Determination
- ___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- ___ Site Specific Report:
- X County of San Diego Guidelines for Determining Significance Airport Hazards

IX. HYDROLOGY/WATER QUALITY

- X Flood Insurance Rate Map (FIRM).
- X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- X Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- X Site Specific Report: Bonita Direct Transfer Pre-design Report, Kennedy/Jemks, May 15, 2015; FEMA Request for a Letter Map Revision (LOMR) Based on Improved Topographic Data Sweetwater River along Bonita Road, November 2015.
- X County of San Diego BMP Design Manual February 2016
- X Site Specific Report: Geotechnical Overview Direct Transfer Facility Pump Station Bonita, California 2014
- X County of San Diego Flood Damage Prevention Ordinance
- X County of San Diego Guidelines for Determining Significance Emergency Response Plans
- X County's Guidelines for Determining Significance and Report Format and Content Requirements Groundwater Resources

X. LAND USE AND PLANNING

- City of San Diego General Plan.
- Community Plan
- Airport Land Use Compatibility Plan:
- City of San Diego Zoning Maps
- FAA Determination
- County of San Diego Guidelines for Determining Significance – Mineral Resources

XI. MINERAL RESOURCES

- California Department of Conservation – Division of Mines and Geology, Mineral Land Classification.
- Division of Mines and Geology, Special Report 153 – Significant Resources Maps.
- California Geological Survey – SMARA Mineral Land Classification Maps.
- Site Specific Report:

XII. NOISE

- Community Plan
- San Diego International Airport Master Plan CNEI Maps.
- MCAS Miramar ACLUP
- Brown Field Airport Master Plan CNEI Maps.
- Montgomery Field CNEI Maps.
- San Diego Association of Governments – San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego General Plan.
- Site Specific Report: Bonita Direct Transfer Pre-design Report, Kennedy/Jemks, May 15, 2015;
- County of San Diego Guidelines for Determining Significance Airport Hazards
- County of San Diego Ordinance No. 9962
- County of San Diego Guidelines for Determining Significance Noise

XIII. 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.
- X Site Specific Report: Bonita Direct Transfer Pre-design Report, Kennedy/Jemks, May 15, 2015

XIV. POPULATION / HOUSING

- X City of San Diego General Plan.
- X Community Plan.
- ___ Series 11 Population Forecasts, SANDAG.
- ___ Other:

XV. PUBLIC SERVICES

- X City of San Diego General Plan.
- ___ Community Plan.

XVI. RECREATIONAL RESOURCES

- X City of San Diego General Plan.
- ___ Community Plan.
- ___ Department of Park and Recreation
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

- X City of San Diego General Plan.
- ___ Community Plan.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:

X County of San Diego Guidelines for Determining Significance Transportation and Traffic

XVIII. UTILITIES

X City of San Diego General Plan.

___ Community Plan.

___ Site Specific Report:

XIX. WATER CONSERVATION

___ City of San Diego General Plan.

___ Community Plan.

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

___ Site Specific Report: