



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 identified 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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

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 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 CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV - Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact 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



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

June 1, 2016

Myra Hermann
City of San Diego
1010 Second Ave, Suite 1200 East Tower MS 413
San Diego, CA 92101

Subject: Bonta Pump Station
SCH#: 2016051002

Dear Myra Hermann:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on May 31, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

STATE CLEARINGHOUSE AND PLANNING UNIT (JUNE 1, 2016)

A-1

A-1 Comment noted. One comment letter was received via email from the California Department of Fish and Wildlife. Response to the letter is provided below.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018051002
Project Title Bonta Pump Station
Lead Agency San Diego, City of

Type MND Mitigated Negative Declaration

Description City council approval for land acquisition and to allow for the construction of an approximately 1,075 sf (43 ft by 25 ft) Direct Transfer Station in the unincorporated community of Bonita in the County of San Diego. The DTF would provide an intertie from Sweetwater Authority's potable water system to the City's potable water system, allowing the City to transfer up to 2,600 acre ft per year 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 Olay service area demands are higher. This would allow the City to offset production from the Olay Water Treatment Plant, which may be blending local runoff with imported raw water from the San Diego County Water Authority.

Lead Agency Contact

Name	Myra Hermann		
Agency	City of San Diego		
Phone	(619) 446-5372	Fax	
email			
Address	1010 Second Ave, Suite 1200 East Tower MS		
City	413 San Diego	State	CA
		Zip	92101

Project Location

County	San Diego
City	
Region	
Lat / Long	32.657724° N / -117.041311° W
Cross Streets	Bonita Rd, Glen Abbey Dr, Willow St, Hill Rd
Parcel No.	591-241-14-00
Township	17S
Range	2W
Section	2
Base	National

Proximity to:

Highways	SR 54, I 805
Airports	
Railways	
Waterways	Sweetwater River
Schools	
Land Use	Open Space/ Rural Residential

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Soil Erosion/Compaction/Grading; Water Quality; Water Supply; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 11; Native American Heritage Commission; Regional Water Quality Control Board, Region 9; State Water Resources Control Board, Division of Drinking Water; State Water Resources Control Board, Division of Drinking Water, District 14; State Water Resources Control Board, Division of Financial Assistance

Date Received 05/02/2016 **Start of Review** 05/02/2016 **End of Review** 05/31/2016

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

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CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (MAY 26, 2016)

Herrmann, Myra

From: Weiss, Eric@Wildlife <Eric.Weiss@wildlife.ca.gov>
Sent: Thursday, May 26, 2016 10:30 AM
To: Herrmann, Myra; state.clearinghouse@opr.ca.gov
Subject: Bonita Pump Station SCH 2016051002

Good morning Ms. Hermann,

The Department of Fish and Wildlife (Department) has reviewed the City of San Diego's (City) Mitigated Negative Declaration (MND) for the Bonita Pump Station Project (State Clearinghouse No. 2016051002). The proposed project would allow for the construction of an approximately 1,075 square-foot direct transfer station (DTS) in the unincorporated community of Bonita, County of San Diego. The DTS is intended to provide an intertie between Sweetwater Authority's potable water system to the City's potable water system, allowing the City to transfer up to 2,600 acre-feet per year.

The Department recommends that the Mitigation Monitoring and *Reporting Program's Avian Protection Requirements A* is revised to include additional language acknowledging the raptor breeding season (and thus requisite surveys) beginning in January. The Department has previously provided the City similar guidance based on raptor nesting records for the month of January (as early as December for some species). Thank you for your time and consideration.

B-1

Eric Weiss

Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife
South Coast Region, Habitat Conservation Planning
3883 Ruffin Road
San Diego, CA 92123

Phone (858) 467-4289

Every Californian should conserve water. Find out how at:



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B-1 Comment noted. The City of San Diego does not have the jurisdiction to enforce the federal Migratory Bird Species Act (MBTA) or California Code of Regulations Section 3503, which protect migratory and nesting birds; however, the mitigation measure may help accomplish some or all of the goals in these laws. Future projects may prepare a project specific Biological Technical Report. If sensitive species are identified with a moderate to high potential of occurrence, appropriate measure consistent with the City's Biology Guidelines and MSCP conditions of coverage would be implemented. The City includes as a condition of project approval that the applicant(s) shall adhere to all state and federal laws including the federal MBTA and the California Fish and Game Code and in particular, Section 3503.



MARK WARDLAW
DIRECTOR
PHONE (619) 694-2962
FAX (619) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdccounty.ca.gov/pds

DARREN GRETHER
ASSISTANT DIRECTOR
PHONE (619) 694-2962
FAX (619) 694-2555

June 6, 2016

Myra Herrmann
Environmental Planner
City of San Diego Planning Department
1010 Second Avenue, Suite 1200
East Tower, MS 413
San Diego
CA 92101

Via E-mail: planningcega@san-diego.gov

COMMENTS ON MITIGATED NEGATIVE DECLARATION FOR THE BONITA PUMP STATION, PROJECT NUMBER 459550

Dear Ms. Herrmann:

The County of San Diego (County) has received the Initial Study and reviewed the Mitigated Negative Declaration (MND) for the Bonita Pump Station. Please address the following comments and requests for clarification:

PLANNING & DEVELOPMENT SERVICES (PDS)

General Comments

1. The Initial Study states that approval is needed from the County, but does not specify what actions will be requested. The County requests a meeting with the City to further discuss the approval and authority needed from the City as it relates to the location of construction and construction staging for the project in areas within the County's jurisdiction.
2. Based on the information provided, PDS cannot determine if the impacts will occur on private or public lands, but impacts are likely to occur on both. The MND, based on the Initial Study, does not provide the necessary information to understand what will or will not be impacted. The Initial Study should include additional specificity, clarity and reference to County plans or regulations.

C-1

C-2

COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES

(JUNE 6, 2016)

C-1 Comment noted. In the interest of maximizing local alternatives and partnering, the City of San Diego and the Sweetwater Authority are participating in what is known as the Reynolds Groundwater Desalination Expansion Project (Expansion Project). The City of San Diego and Sweetwater Authority have agreed to jointly build the Expansion Project and share the locally produced groundwater. The Bonita Direct Transfer Facility (DTF) or Project is a component of a settlement agreement (Agreement) between the two entities and the means by which the groundwater is shared. The groundwater is to be pumped from a highly productive groundwater aquifer commonly referred to as the San Diego Formation (SDF), a deep sedimentary formation under the coastal plain of southern San Diego County.

The Bonita DTF is to be sited at a location where the City's Otay 2nd pipeline crosses a large diameter transmission main owned by the Sweetwater Authority. A volume of potable water equal to one half the volume of groundwater produced from the Expansion Project will be transferred from Sweetwater's potable system to the City's Otay 2nd Pipeline by way of the Bonita DTF with a capacity of 3.0 MGD and an annual average of up to 2,600 acre-feet per year. The Sweetwater Authority (SWA) is currently the only agency extracting groundwater from the SDF for municipal use. Inability to transfer water will cost the City money as it is committed to investing in the Desalination Expansion project as part of the participation agreement.

June 6, 2016
Ms. Herrmann, City of San Diego

3. The Bonita Pump Station is wholly located within the unincorporated portion of the county. Please provide the City's reasons for taking the Lead Agency role, as defined in CEQA Guideline 15051.

C-3

4. Please provide support graphics for projects that were considered in the cumulative assessment of all resource subjects. The Initial Study should include cumulative impact determinations.

C-4

San Diego County Plans, Policies, Ordinances and Regulations

5. Several impact determinations are made referring to Plans and Regulations. In many instances, the plan or regulation is not specifically identified and, for some resources, the City's plans and regulations are referenced. For each resource area that is evaluated for consistency with an applicable plan or regulation, or where the potential impact is addressed by plans or regulations, please specify which plan or regulation is referenced. Please also explain how they preclude potential impacts from occurring. For all City Plans and Regulations referenced, please describe how they are comparable or exceed the corresponding County Plan or Regulation listed below. The County Guidelines for Determining Significance include:

- Agricultural Resources
- Air Quality
- Airport Hazards
- Biological Resources
- Cultural Resources
- Dark Skies and Glare
- Emergency Response Plans
- Geology/Geologic Hazards/Soils
- Groundwater
- Hazardous Materials and Existing Contamination
- Hydrology/Water Quality
- Mineral Resources
- Noise
- Paleontological Resources
- Transportation and Traffic
- Unique Geology
- Vectors
- Visual Resources
- Water Quality
- Wildland Fire and Fire Protection/Fire Hazards

Additional County Planning Documents include:

- Revegetation Planning
- Zoning Ordinance
- Grading Ordinance

C-5

Alternative project locations were analyzed but result in lengthy and expensive pipeline construction. The project location on Bonita Road is the most feasible. It is at a location where both Sweetwater's and City's large transmission mains cross each other, there is sufficient capacity in the respective mains and eliminates construction of lengthy pipelines. The project will increase local water supply while decreasing dependence on imported water. The City's participation in the Expansion project benefits the City by reducing the overall cost of its produced water supply. The project produces inexpensive source of municipal supply water and helps establish water rights in the SDF. Ultimately the project provides a cost savings to the City.

C-2 All project-related impacts will occur within the boundaries of the City-owned parcel; however, some public improvements as noted in the project description will be required, such as but not limited to connections to infrastructure where necessary within the public right-of-way, curb cuts for driveway access and any roadway repaving. Additionally, based on discussions with County staff, the project will accommodate the easement for the proposed Sweetwater Community Trail as noted in later comments and responses. The initial study has been updated to reflect this additional information.

C-3 Please see Response to Comment No. C-1.

C-4 The Final MND has been updated to provide additional information regarding cumulative analysis; however graphics as requested have not been included in the final MND.

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- South County Multiple Species Conservation Plan (SCMSCP)
- General Plan

Aesthetics

6. Please include a description of the visual character or quality of the site and surroundings. Please also describe the adjacent buildings and the architecture. C-6
7. Please provide a description and/or graphics of the project components and dimensions of the proposed structure, including building materials and colors to be used. The initial study does not sufficiently describe the project, stating there is an anticipated footprint of 1,075 square-feet; it does not include additional information, such as height and scale of the facility. C-7

Biological Resources

8. Please describe how the proposed project is consistent with the County's South County MSCP Metro-Lakeside-Jamul Segment of the County Subarea Plan. The Biological Assessment does not make a consistency determination as stated in the Checklist; the assessment discloses the project is located within the plan boundary, however a consistency determination is needed. C-8

Geology and Soils

9. According to SANGIS, the project site is located in an area susceptible to liquefaction. The report cited in the checklist discussion, "Ninyo & Moore 2013", is not in the reference section of the Initial Study, but a report prepared by "Kennedy/Jenks, May 15, 2015" is in the reference section. Please clarify the report used as a reference to determine impacts relating to geologic hazards and soils. C-9

Greenhouse Gas Emissions

10. Please provide details for the construction, operation and routine maintenance activities anticipated for project construction and operation, including operational vehicle miles travelled (VMT). Given the unique nature of the proposed project, use of the 900 Metric Tons (MT) screening threshold to determine significance must be substantiated. The California Air Pollution Control Officers Association (CAPCOA) recommendation regarding the use of this screening threshold is for standard residential and commercial projects without peculiar circumstances, not infrastructure installation and operation. Without an emissions inventory clearly demonstrating the construction and operation emissions will not exceed 900 MT/year, the determination appears to be speculative. C-10

Hydrology and Water Quality

11. The 10-foot excavation depth is not anticipated to impact groundwater, however, groundwater levels are not cited information to support the determination that is C-11

C-5 The environmental review took into consideration the County's General Plan, ordinances and other applicable guidelines. The following County documents have been incorporated into the City's Final MND/Initial Study Checklist:

- County of San Diego Building Design Standards
- San Diego County Light Pollution Code.
- 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
- County of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- 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
- County of San Diego Guidelines for Determining Significance Airport Cultural Resources: Archeological and Historic Resources
- County of San Diego Guidelines for Determining Significance Airport Hazards
- County of San Diego BMP Design Manual February 2016
- Site Specific Report: Geotechnical Overview Direct Transfer Facility Pump Station Bonita, California 2014
- County of San Diego Flood Damage Prevention Ordinance
- County of San Diego Guidelines for Determining Significance Emergency Response Plans

C-6 Text has been added to the initial study checklist to provide further clarification on the DTF design.

C-7 See Response to Comment No. C-6.

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provided. A geotechnical report is anticipated to be prepared wherein impacts are likely to be considered minor and temporary. Reasoning for this conclusion is not clear and, absence of the report, cannot be substantiated. Please provide factual data and analysis to support the determination that groundwater resources will not be impacted by the project.

Land Use

12. Please explain "the City's environmental regulations through the CEQA process". Also, please provide reasons why no County regulations are referenced or consulted as the project is wholly within the unincorporated jurisdiction. C-12

13. The Initial Study states the project has a General Plan designation of Open Space, but the properties within the County's jurisdiction are designated as Semi-Rural 1 and Public Facilities. C-13

Population and Housing

14. Please explain how the increased efficiency of potable water distribution does not induce substantial population growth into the area that will be served by the transfer station. The Initial Study does not adequately address how the project will or will not induce growth. C-14

Transportation

15. Please provide the County contact that assisted the City in determining that the County's Public Work Design Standards for Standard Corner Sight Distance for Intersections. Determinations of consistency with County regulations need to be made in consultation with, if not made by, appropriate County staff. C-15

PUBLIC WORKS

Flood Control

1. The project must ensure compliance with all requirements of the County's Flood Damage Prevention Ordinance and Federal FEMA Regulations. As noted in the Initial Study, the project is located within the Sweetwater River 100-year floodplain, and we understand the City has begun consultation with County Flood Control staff. C-16
2. If the project proposes any alterations of the floodway or floodplain (e.g., changes to the water surface elevation or lines of inundation), this would require a Letter of Map Revision (LOMR) in accordance with FEMA Regulations and County Flood Damage Prevention Ordinance Section 811.503(b).

C-8 The Biological Assessment has been amended to include the following language: "Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance the MSCP is a long-term regional conservation plan designed to establish a connected preserve system that protects the County's sensitive species and habitats. The County Subarea Plan is regulated by the Biological Mitigation Ordinance (BMO), which outlines the specific criteria and requirements for projects within the MSCP boundaries. 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."

C-9 Comment noted. This was a typographical error which has been corrected in the initial study discussion and references section. The correct report reference is: Ninyo and Moore 2015.

C-10 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 900 metric ton screening criteria was used as a conservative measure to determine whether or not construction, operation and maintenance of the facility would warrant further GHG analysis. 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. The initial study checklist has been updated to reflect this information.

C-11 Text has been added to the Hydrology and Water Quality Section of the Initial Study checklist to provide further clarification and supporting information from Ninyo & Moore regarding depth of groundwater in the vicinity of the project

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Field Engineering

3. The project site is located adjacent to several drainage facilities currently maintained by County Department of Public Works. The enclosed attachment (Attachment A) identifies their locations, and the enclosed inventory sheet lists the facility types, maintenance history, and location information. Based on the Initial Study's Project Location Map (Figure 2), it appears three of these drainage facilities could be directly impacted by the proposed project (Site # 14820, 1577, 1578).
4. Because the project could temporarily interfere with the public use/ maintenance of these County-maintained drainage facilities, an encroachment permit may be needed from the County Department of Planning & Development Services, Land Development.
5. The project engineering design plans and associated drainage plans must consider whether County-maintained drainages would be permanently impacted and/or eliminated as a result of the project, and identify where/how onsite drainage would be connected to existing County-maintained conveyances.
6. The County-maintained drainage facility identified as Site #14820 on Attachment A requires special consideration since it is partially located within the project site. Because the County Department of Public Works would continue to maintain the portion located outside the site, a maintenance agreement may be needed to ensure the entire segment is properly maintained.

C-17

Watershed Protection Program

7. The project may generate potential storm water quality impacts to adjacent private parcels located in the unincorporated county. Therefore, the project may need to consider the following items:
 - a. Compliance with the recently adopted San Diego Municipal Storm Water Permit Order No. R9-2013-0001, (as amended by Order Nos. R9-2015-0001 and R9-2015-0100). The project may consider implementing permanent Site Design, and Source Control Best Management Practices (BMPs) in accordance with the County's BMP Design Manual.
 - b. Construction BMPs and associated plans for conformance with the County Grading Ordinance, Watershed Protection Ordinance and State of California's Construction General Permit.
8. Consider updating Initial Study page 15, Section IX, items a) and c) to be consistent with the requirements set forth in the County's BMP Design Manual. A Water Pollution Control Plan may not be the only document needed for the project. Refer to thresholds outlined on the Intake Form (BMP Design Manual, Appendix A.1). Depending on the

C-18

site.

C-12 See Response to Comment No. C-5.

C-13 Comment noted. The Land Use section of the Initial Study checklist has been revised to correct this error. Item number 6 on Page 1 of the checklist has also been corrected.

C-14 The City is not increasing capacity of supply water but is creating a redundancy in source water with this transfer station. And this option for source water (using the Bonita Direct Transfer Facility) is much more economical than the current alternative the City is using to supply citizens with drinking water. Therefore, because there is no increase in capacity, no growth will occur. The City is just increasing the efficiency in case of system outage or another unforeseen disruption occurs. This is considered good engineering practice and will save the City money.

C-15 The recommendation for Corner Sight distance at the project driveways was identified based on the review of the County's Public Road Standards and the County's Mobility Element. The Mobility Element classifies Bonita Road, south of Willow Street as a 4.1B Major road with intermittent turn lanes. Table 2A of the County's Public Road Standards identifies the design speed of the roadway to be 55 miles per hour (mph) and the posted speed of Bonita Road is 50 mph and is radar enforced.

The County's Corner Sight Distance requirements is specified in Section 6.1.E, Table 5 and requires that the corner sight distance at the project driveways be certified by a registered engineer based on the higher of the design speed or the prevailing speed. Since the design speed is 55 mph and the posted speed is 50 mph, during the design of the project (which is the next step for this project), the design engineers will need to submit a certification letter for 550 feet of corner sight distance (55 mph x 10 feet per mph = 550 feet) for each driveway to the County of

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project parameters, the project may be considered a Standard or Priority Development Project - each requiring different documents to be completed.

PARKS AND RECREATION

1. The County has a dedicated public trail easement that may be affected by this project. The easement takes access from the south side of the Bonita Road right-of-way to the easterly boundary of the Glen Abbey parking lot (just to the east of the Glen Abbey Drive). The trail easement is currently in the design stage for construction of the trail; plans are at 100% complete. Please confirm the construction of the pump station will not affect or interfere with the trail access, construction or future use of the trail easement. Attachment B shows the trail easement location and the approximate boundary of the project.
2. The County's adopted Sweetwater Community Trails and Pathways Plan has a proposed pathway along the south side of the Bonita Road right-of-way from the intersection of Willow Street to the trail access point adjacent to the Glen Abbey parking lot. Road improvements or right-of-way improvements to Bonita Road are to include a 10-foot wide decomposed granite pathway in lieu of a concrete sidewalk. The concrete sidewalk is inconsistent with the adopted Sweetwater Community Trails and Pathways Plan. Please confirm right-of-way improvements will include a pathway as required by Sweetwater's Community Plan and in conformance with the County Public Road Standards.
3. The "Public Notice of a Draft Mitigated Negative Declaration" on Page 2 states, "A manual swing gate would be installed at the border between the auxiliary parking lot and DTF site." Describe or show the location of the manual swing gate and the auxiliary parking lot relative to the County trail easement on the plans. Will the existing Glen Abbey lot be used as the project's "auxiliary parking lot" or used to provide access to the project?
4. Also on Page 2 of the "Initial Study Checklist", there is a statement regarding the "Permanent impacts include the DTF, vehicle access, security gate, two gates, and landscaping." Please identify where the "two gates" will be located. Is one of these gates the "swing gate" mentioned above? Will any of the gates impact the trail easement or public access to the trail?
5. In the "Traffic Impact Report", on Figure 2-Site Plan and Figure 1-Vicinity Map, please show the location of the dedicated County trail easement. Include the trail easement location on all site plans and construction documents to ensure there will be no conflict during construction or with public use of the trail easement.
6. Site Plan, Figure 2, shows a new driveway approach adjacent to the easterly boundary of the Glen Abbey parking lot. The construction of this driveway may impact the County trail easement and/or the constructed trail. There must be coordination with DPR to ensure protection of the trail easement. The site plan shows two pump station paved

San Diego Public Works Director.

C-16 The City's design team for the project fully intends to comply 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 has been following the County's recommendations and requests and confirm whether a CLOMR is necessary or not. The City is currently proposing no changes are necessary to the floodplain because the changes from the project are minimal. Modeling is confirming that while the changes from the project are minimal, they do not impede or redirect flows. If after modeling results are complete, in the FEMA effective model, the project area is ineffective flow area (essentially ponding), then the City plans to state there is no impeding or redirecting because the project area is ineffective (essentially ponding) and then the CLOMR will not be needed. Otherwise, the CLOMR application may need to be modified and submitted. The City will continue to follow the County's Flood Control staff recommendations to finalize the necessary applications and regulations for this Bonita Direct Transfer Facility (DTF).

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access aprons. The driveway access aprons need a non-slip surface finish (heavy broom or heavily scored) for the safety of equestrian trail users.

7. The site plan indicates sidewalk, curb and gutter along the Bonita Road right-of-way adjacent to the project frontage. This must be changed to a 10-foot wide decomposed granite pathway per the adopted Sweetwater Community Trails and Pathways Plan. In addition, if there are any new above ground utilities for the project, they are not permitted within the new pathway. County Public Road Standards Section 5.3 Pathways in part states:

- a. Pathways conforming to Community Trails Master Plan Design and Construction Guidelines may be constructed in public rights-of-way where shown on adopted trail plan maps. They may also be provided when recommended by Community Planning or Sponsor Group and required by the Director of Public Works.
- b. Pathways shall include a minimum 10 foot wide graded area between the face of road curb or berm and the right-of-way line. Vertical (overhead) clearance shall be a minimum of 10 feet.

The County appreciates the opportunity to participate in the review process for this project. We look forward to receiving any future documents related to this project or providing additional assistance at your request. If you have any questions regarding these comments, please contact Planning & Development Services contact: Danny Serrano at (858) 694-3680 or Daniel.Serrano@sdcounty.ca.gov.

Sincerely,



Joseph Farace, AICP
Group Program Manager
Advance Planning Division

Attachment A: County-Maintained Drainages
Attachment B: Glen Abbey Trail and Bonita Pump Station

e-mail cc:

Michael De La Rosa, Policy Advisor, Board of Supervisors, District 1
Megan Jones, Group Program Manager, LUEG
Lindsay Palmer, CAO Staff Officer, LUEG
Marcus Lubich, Park Project Manager, Department of Parks and Recreation
Maryanne Vancio, County Trails Program Coordinator, Department of Parks and Recreation

C-19

C-17 The predesign team recognizes that the County has several drainage facilities adjacent to the project site and during the design of the project, the City plans to adhere to the County's policies and obtain the necessary permits (if needed) from the appropriate County Department of Planning & Development Services. In a joint meeting between City and County staff on June 18, 2016, the County's requirements regarding protection of existing infrastructure (i.e. sewer and storm drain facilities within the public ROW). It was also acknowledged that the City would be required to obtain ministerial construction permits for work within the County public ROW. Also, the design of the project will identify drainage for the Bonita DTF and consider the impact to the County drainage facilities. The Predesign reports states "Review the impact of the project on existing drainage patterns. Develop mitigation strategies if necessary."

C-18 Section IX – Hydrology and Water Quality of the initial study checklist has been revised to provide further clarification regarding compliance with all applicable storm water requirements for both the City and the County as required per the RWQCB Municipal Permit.

C-19 The City obtained the Proposed Public Trail Easement (Trail Easement) that will be located to the south side of Bonita Road and have used GIS to overlay it with the proposed parcels for the Bonita DTF. As is shown on Attachment 2, preliminary reviews show there to be no conflicts with the construction or layout of the project.

During the design of the project, the City will ensure the County's Trail Easement is protected and avoided. Also, according to the Sweetwater's Community Plan and in conformance with the County Public Road Standards, the south side of the Bonita Road right-of-way will be corrected to

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Jeff Kashak, Land Use/Environmental Planner, Department of Public Works
Peter Eichar, Land Use/Environmental Planning Manager, Planning & Development Services

include the 10-foot wide pathway as requested.

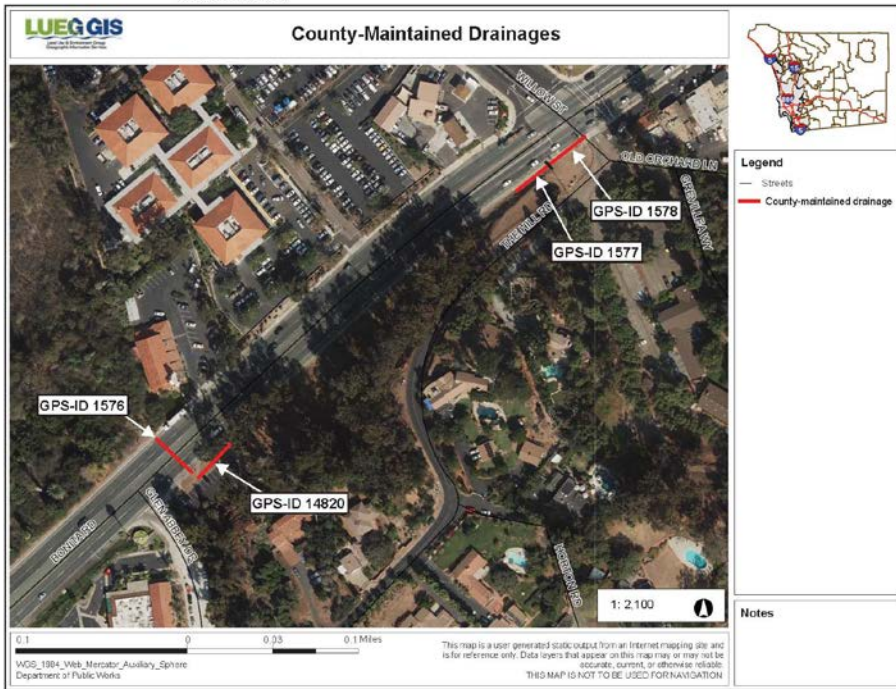
Preliminary gate locations are at the west end of the project boundary with Glenn Abbey and along the northern frontage with Bonita Road. The Glen Abbey existing overflow parking lot will, on occasion, be used as a point of access to the DTF property for larger vehicles used by City maintenance crews. The auxiliary parking lot will be developed to the northeast of the existing overflow parking lot. This parking lot will consist of either decomposed granite, or pervious pavement, and will remain accessible by foot, as it will not be enclosed by fencing. Two manual swing gates will be installed as shown on Attachment 2. In a preliminary review of the County Trail alignment, it appears that the County Trail Easement runs parallel to both gates, and that the gates will not obstruct the pathway.

Tree gates will be installed for this project: two swing gates and a slide gate (see Attachment 2). The slide gate runs parallel to the Trail and Bonita Road. After preliminary review, it appears that none of the three gates will impact the Trail Easement or public access to the Trail. The City will follow-up with this during the design of the project.

During design of the project, the Trail Easement location will be included on all site plans and construction documents to ensure there will be no conflict during construction or with public use of the Trail Easement.

During the design of the project, there will be coordination with County Department of Parks and Recreation (DPR) and the City to ensure protection of the Trail Easement. The project's two driveway access aprons will have a non-slip surface finish (heavy broom or heavily scored) for the safety of equestrian trail users.

As discussed in Item 1 above, the south side of the Bonita Road right-of-way will be changed to a 10-foot wide decomposed granite pathway per the adopted Sweetwater Community Trails and Pathways Plan. In addition, any new above ground utilities



for the project, will not be placed within the new pathway.

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Asset #	Div	Station	Street Name	Feet	Direction	Cross Street	Segment	GPS-ID	Flaggers		
02400000240	1	15	BONITA RD	2536	E	RANDY LN	STE	1578	N		
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type	Outlet Cover	Photos	Priority	Filter	Thos Bros
CMFA	34"x21"	90'	1.5'	BOX	4.5'	BOX	4'		H	IF	1310-E5

Culvert Comments: FILTER ON SOUTH SIDE

Inspection Date	Inspection By	Rust	Holes	Maint	Comments
11/12/2015	LORI	U	U		CLFL CLFL-STANDING WATER IN BOX, PIPE 35% FULL
9/30/2015	LORI				INSPECTED FILTER CLEAN
5/7/2015	VERDIN				HANGS OFF WALL REPLACE
9/12/2014	LORI	U	U		CLFL PIPE 50% FULL OF WATER FILTER 75% FULL
7/22/2014	DICKENS	0	0		N CLEANED FILTER
5/9/2014	I	U	U		CLFL THIS PIPE NEEDS TO BE CLFL
4/28/2014	I				INSPECTED FILTER
1/15/2014	VERDIN				CLEANED FILTER
9/25/2013	I	U	U		CLFL CLFL THEN RE-INSPECT STANDING WATER AT OUTLET
9/5/2013	VERDIN				CLEANED FILTER
2/21/2013	VERDIN				CLEANED FILTER
8/31/2012	I	1	U		CLFL PIPE ABOUT 40% FULL OF STANDING WATER AND DIRT
7/28/2012	Verdin				CLEANED FILTER
6/12/2012	DICKENS	1	0		N
4/4/2012	VERDIN				CLEANED FILTER
6/22/2011	3UENROSTRC				FILTER 100% CLEAN
3/22/2011	I				100% CLEAN
3/2/2011	I				N FILTER 100% CLEANED
12/17/2010	I				N FILTER 100% CLEANED
7/7/2010	I	3	0		95% CLEAN BLACK LINING INSIDE THE PIPE IS PEELING
6/10/2010	WILLIAMS				N FILTER 100% CLEANED
3/16/2010	I	0	0		N FILTER 100% CLEANED. NEW ABSORBENT SOCK
9/2/2009	TIRADO	0	0		N
9/1/2009	I				N FILTER 100% CLEANED
7/8/2009	TIRADO	0	0		N
3/26/2009	3UENROSTRC	0	0		N FILTER 100% CLEANED
1/15/2009	TIRADO	0	0		N FILTER 100% CLEANED
10/29/2008	TIRADO	0	0		N 100% CLEANED
10/29/2008	TIRADO				100% CLEANED

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

10/28/2008	BUENROSTR	UN	UN	CLFL	PIPE/OUTLET 100% FULL
9/24/2008	I	UN	UN	CLFL	OUTLET NEEDS BACKHOE WORK
9/3/2008	TIRADO			N	FILTER 100% CLEANED
5/20/2008	KI	0	0	CLFL	STANDING WATER/ INLET 60% FULL, OUTLET NEEDS
2/8/2008	VERDIN			N	FILTER 100% CLEANED
11/15/2007	VERDIN			N	FILTER 100% CLEANED
4/26/2007	VERDIN			N	FILTER 100% CLEANED
2/21/2007	VERDIN			N	FILTER 100% CLEANED
2/1/2007	VERDIN			N	FILTER 100% CLEANED
4/7/2003	21B	0	0	N	100% CLEAN
6/13/2002	21-B			FLSH	CULVERT PLUGGED- OUTLET NEEDS BACKHOE WORK
10/4/2000	COMAGON	N	N		STORM DRAIN LID AT INLET, COULD NOT REMOVE TO

Sta	Street Name	Feet	Direction	Cross Street	Segment	Flaggers (Y,N)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outlet Cover	Photos	Filter	Filter Clean			
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
Inspection Date	Inspection By	Rust (0,1,2,3)	Holes (0,1,2,3)	Maint	Duck Stenciling	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Inlet <input type="text"/> Outlet <input type="text"/>	

Comments

What Was Cleaned (Y,N)		Cleaned By (Y,N)		Trash 10 FT Radius of in/outlet		Type of BMP's Used (Y,N)	
Inlet	<input type="text"/>	Outlet	<input type="text"/>	Vactor Inlet	<input type="text"/>	Litter Pickup Inlet (Y,N)	<input type="text"/>
Culvert	<input type="text"/>	Hand	<input type="text"/>	Inlet	<input type="text"/>	Litter Pickup Outlet (Y,N)	<input type="text"/>
		Outlet	<input type="text"/>	Outlet	<input type="text"/>	Removed (Cubic Yds)	<input type="text"/>
						Rock Bags	<input type="text"/>
						Silt Fence	<input type="text"/>
						Fiber Rolls	<input type="text"/>
						Other	<input type="text"/>

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Asset #	Div	Station	Street Name	Feet	Direction	Cross Street	Segment	GPS-ID	Flaggers		
D2400000270	1	15	BONITA RD	3270	E	RANDY LN	SID	1577	N		
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type	Outlet Cover	Photos	Priority	Filter	Thos Bros
CMPA	21"X15"	75	5	BOX	2	BOX	2		H		1310-E5

Culvert Comments:

Inspection Date	Inspection By	Rust	Holes	Maint	Comments
11/12/2015	LORI	3	UN		N CANT RATE HOLES-STANDING WATER IN PIPE
9/12/2014	LORI	3	U		N CANT RATE HOLES FLOWLINE 15% COVERED
5/9/2014	I	3	0		N WATER FLOWS EAST FROM THIS PIPE
9/25/2013	I	3	0		N
9/4/2012	I	3	0		N
6/12/2012	DICKENS	U	U		CLFL CLFL REINSPECT
9/14/2011	I	UN	UN		CLFL CLFL- THEN REINSPECT.
7/29/2010	RANGEL				CLFL
9/3/2009	TIRADO	3	0		CLFL
5/14/2009	BUENROSTR	UN	UN		CLFL
5/20/2008	KI	3	1		FLSH MAY HAVE BIG HOLES NEED TO BE CLEANED TO TELL
1/4/2008	LANCE	3	0		N
3/13/2003	21-F	3			FLSH
10/4/2000	COMAGON		N	N	FLSH SYSTEM ALWAYS PLUGS UP WITH SILT DURING RAINY

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Sta	Street Name	Feet	Direction	Cross Street	Segment	Flaggers (Y,N)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outlet Cover	Photos	Filter	Filter Clean			
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
Inspection Date	Inspection By	Rust (0,1,2,3)	Holes (0,1,2,3)	Maint	Duck Stenciling	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Inlet <input type="text"/> Outlet <input type="text"/>	

Comments

What Was Cleaned (Y,N)		Cleaned By (Y,N)		Trash 10 FT Radius of in/outlet		Type of BMP's Used (Y,N)	
Inlet	<input type="text"/>	Outlet	<input type="text"/>	Vactor Inlet	<input type="text"/>	Outlet	<input type="text"/>
Culvert	<input type="text"/>	Hand Inlet	<input type="text"/>	Outlet	<input type="text"/>	Litter Pickup Inlet (Y,N)	<input type="text"/>
						Litter Pickup Outlet (Y,N)	<input type="text"/>
						Removed (Cubic Yds)	<input type="text"/>
						Rock Bags	<input type="text"/>
						Silt Fence	<input type="text"/>
						Fiber Rolls	<input type="text"/>
						Other	<input type="text"/>

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Asset #	Div	Station	Street Name	Feet	Direction	Cross Street	Segment	GPS-ID	Flaggers		
02400000260	1	15	BONITA RD	3345	E	RANDY LN	SID	1576	N		
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type	Outlet Cover	Photos	Priority	Filter	Thos Bros
CMFA	21"X15"	70'	5'	BOX	2'	GRATE	2.5'		4		1310-E5

Culvert Comments: GRATE OUTLET IS IN CITY OF CHULE VISTA

Inspection Date	Inspection By	Rust	Holes	Maint	Comments
11/12/2015	LORI	3	UN		CLFL CLFL- OUTLET 65% FULL
9/12/2014	LORI	3	U		N CANT RATE HOLES FLOWLING 15% COVERED
5/9/2014	I	3	0		N WATER FLOWS EAST TO GRATE IN CHULA VISTA CITY
9/25/2013	I	3	0		N
9/7/2012	I	3	0		N
6/12/2012	DICKENS	U	U		CLFL CLFL REINSPECT
4/10/2012	SUENROSTR	3	0		N 15% FULL NO MAINT REQUIRED
9/14/2011	I	UN	UN		CLFL CLFL THEN - REINSPECT
7/29/2010	RANGEL				CLFL
9/3/2009	TIRADO	0	0		CLFL
5/14/2009	SUENROSTR	UN	UN		CLFL
5/20/2008	KI	3	0		FLSH
1/4/2008	LANCE	3	0		N
3/13/2003	21-F	3			FLSH
10/4/2000	COMAGON		N	N	FLSH SYSTEM ALWAYS PLUGS UP WITH SILT DURING RAINY

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Asset #	Div	Station	Street Name	Feet	Direction	Cross Street	Segment	GPS-ID	Flaggers		
D2400000260	1	15	BONITA RD	2516	E	RANDY LN	SID	14620	N		
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type	Outlet Cover	Photos	Priority	Filter	Thos Bros
CMP	18"	80'	1'	HDWL		COT	4.5'		4		1310-E5

Culvert Comments:

Inspection Date	Inspection By	Rust	Holes	Maint	Comments
11/12/2015	LORI	UN	UN		CLFL CLFL- OUTLET 75% FULL
9/12/2014	LORI	1	0		N
5/9/2014	I	1	0		N COT OUTLET SHOULD BE CLEANED SOON
9/25/2013	I	1	0		N
9/4/2012	I	1	0		N
6/12/2012	DICKENS	1	0		N
9/14/2011	I	1	0		N
7/29/2010	RANGEL	0	0		100% CLEAN
9/3/2009	TIRADO	1	0		N
5/14/2009	BUENROSTR	UN	UN		CLFL
3/19/2003	21B	0	0	N	N 100% CLEAN
3/13/2003	21-F	0	0		FLSH

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Increment (4 digits) **Culvert Inventory Work Order and Inspection Sheet**

Sta	Street Name	Feet	Direction	Cross Street	Segment	Flaggers (Y,N)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Pipe Type	Culvert Size	Length	Inlet Cover	Inlet Type	Box Depth Inlet	Outlet Type
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outlet Cover	Photos	Filter	Filter Clean			
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
Inspection Date	Inspection By	Rust (0,1,2,3)	Holes (0,1,2,3)	Maint	Duck Stenciling	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Inlet <input type="text"/> Outlet <input type="text"/>	

Comments

What Was Cleaned (Y,N)		Cleaned By (Y,N)		Trash 10 FT Radius of in/outlet		Type of BMP's Used (Y,N)	
Inlet	<input type="text"/>	Outlet	<input type="text"/>	Vactor Inlet	<input type="text"/>	Outlet	<input type="text"/>
Culvert	<input type="text"/>	Hand Inlet	<input type="text"/>	Outlet	<input type="text"/>	Litter Pickup Inlet (Y,N)	<input type="text"/>
						Litter Pickup Outlet (Y,N)	<input type="text"/>
						Removed (Cubic Yds)	<input type="text"/>
						Rock Bags	<input type="text"/>
						Silt Fence	<input type="text"/>
						Fiber Rolls	<input type="text"/>
						Other	<input type="text"/>

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RINCON BAND OF LUISEÑO INDIANS

Environmental Department

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



May 3, 2016

Myra Herrmann
The City of San Diego
Planning Department
1010 Second Street, Suite 1200
East Tower, MS 413
San Diego, CA 92101

Re: Bonita Pump Station Project No. 459550

Dear Ms. Herrmann:

This letter is written on behalf of the Rincon Band of Luiseno Indians. Thank you for inviting us to submit comments on the Bonita Pump Station Project No. 459550. Rincon is submitting these comments concerning your projects potential impact on Luiseno cultural resources.

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

D-1

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

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

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

RINCON BAND OF LUISENO INDIANS (MAY 3, 2016)

D-1 Comment noted. A Native American (Kumeyaay) monitor will be on-site to monitor any ground disturbing activities associated with project implementation.



San Diego County Archaeological Society, Inc.

Environmental Review Committee

24 May 2016

To: Ms. Myra Herrmann
Planning Department
City of San Diego
Suite 1200, East Tower, MS413
1010 Second Avenue
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Bonita Pump Station
Project No. 459550

Dear Ms. Herrmann:

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

Based on the information contained in the DMND and initial study, we agree with the mitigation measures for historical resources as proposed.

E-1

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

Sincerely,

A handwritten signature in dark ink, appearing to read "James W. Royle, Jr.".

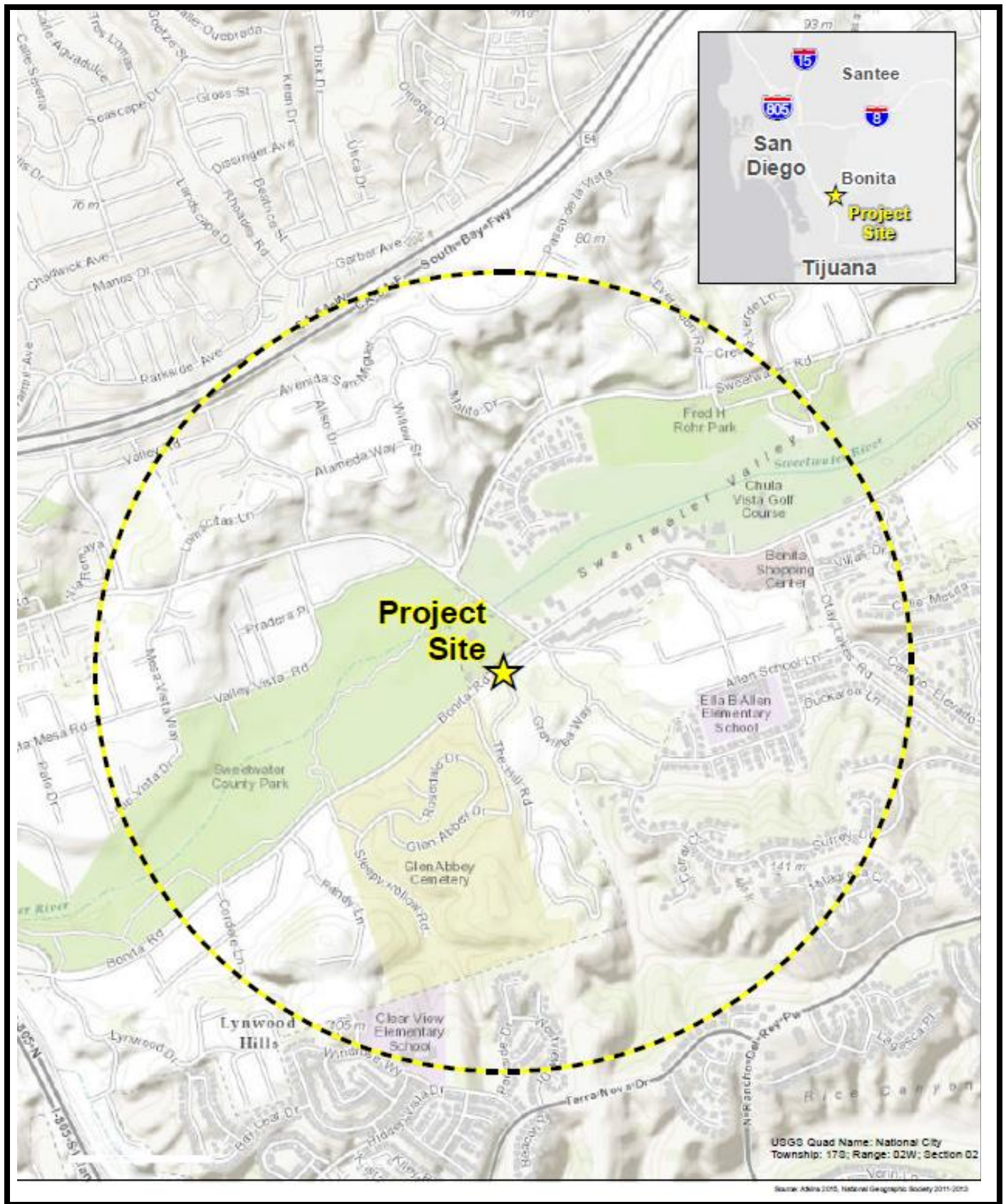
James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

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

SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY (MAY 24, 2016)

E-1 Comment noted.



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
-------	--------------------------------	--	------------------------------	-----------

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
-------	--------------------------------	--	------------------------------	-----------

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?

☐
☐
☐
☒

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
a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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. <u>Additionally, the project site is not within one-quarter mile of an active agricultural operation or land under the Williamson Act Contract.</u> Therefore, the project would not result in the conversion of farmland to non-agricultural uses.</p>				
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The zoning of the project site does not impact forest land. Therefore, the project would not conflict with existing zoning for forest land.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

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

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
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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.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Expose sensitive receptors to substantial pollutant | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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?

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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?

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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?

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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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (<i>Eucalyptus cladocalyx</i>) trees occur within the proposed project area. A Tree Risk Evaluation was conducted to evaluate the structural integrity of the trees and indentify 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"/> |
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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:

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|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) | Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego 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.

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| 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"/> |
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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.

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| 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"/> |
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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"/> |
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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.

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| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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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"/> |
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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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>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)</u></p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 20153). 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.</p>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 20153). <u>Prior to project design, a subsurface geotechnical evaluation should be performed to evaluate site-specific geotechnical</u></p>				

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?

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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?

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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?

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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?

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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?

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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?

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See VIII a) In addition, no schools are located within a 1/4 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?

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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

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located within the vicinity <u>1 mile</u> of a private airstrip.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p>				

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

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?

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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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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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:

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| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is located adjacent to the Bonita Road and within an undeveloped area. As such project implementation would not result in such an impact.

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| b) Conflict with any applicable land | <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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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 mitigation 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?

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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?

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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

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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?

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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?

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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?

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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?

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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?

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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?

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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)?

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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.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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Project implementation would not displace any housing. Therefore, the construction of housing elsewhere would not be necessitated.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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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 ratios, response times or other performance objectives for any of the public services:

- i) Fire Protection

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The project would not physically alter any fire protection facilities.

- ii) Police Protection

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The project would not physically alter any police protection facilities.

- iii) Schools

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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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,	<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
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. <u>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.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adequate emergency access would be maintained throughout construction.				
f) Conflict with adopted policies, plans, or programs regarding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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No waste water treatment requirements would be impacted.

- 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?

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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).

- 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?

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See XVII. b)

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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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.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the

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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?

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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?

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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?

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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)?

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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?

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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 CNEL Maps.
- ☐ MCAS Miramar ACLUP
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments – San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☒ City of San Diego 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: