



THE CITY OF SAN DIEGO

PLANNING DEPARTMENT

Date of Notice: June 7, 2018

PUBLIC NOTICE OF A DRAFT MITIGATED NEGATIVE DECLARATION

The City of San Diego Planning Department has prepared a draft Mitigated Negative Declaration (MND) for the following project and is inviting your comments regarding the adequacy of the document. The draft MND has been placed on the City of San Diego Planning Department website under the heading "Draft CEQA Documents" and can be accessed using the following link:

<http://www.sandiego.gov/planning/programs/ceqa/index.shtml>

The draft MND public notice has also been placed on the City Clerk website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Your comments must be received by July 9, 2018 to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: Myra Herrmann, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123-1801, or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name in the subject line.

General Project Information:

- Project Name: **New Fire Station at UCSD**
- Project No. **Pending** / SCH No. **Pending**
- Community Plan Area: **University**
- Council District(s): **1**
- Applicant: **Real Estate Assets Department on Behalf of the San Diego Fire-Rescue Department**

SUBJECT: NEW FIRE STATION at UCSD. CITY COUNCIL APPROVAL of two agreements being negotiated currently: (1) Fire Station Purchase and Sale Agreement; and (2) the Authorization for the Mayor to execute the Option to Purchase Agreement for the Torrey Pines Center South (TPCS); Acceptance of funds from UCSD for construction of the fire station and associated site improvements, and off-site/right-of-way improvements (ROW) within North Torrey Pines Road, including utility connections/relocations; Approval to add the New Fire Station at UCSD as a Capital Improvement Project (CIP) and create a WBS number; Approval of a consultant contract for the preparation of bridging documents for the Fire Station and associated on-site and off-site/ROW improvements so that the project can be put out to bid; Approval of a design-build construction contract for Fire Station and associated on-site and off-site/ROW improvements within North Torrey Pines Road, including utility connections/relocations to allow for future issuance of Ministerial Construction Permits (Building and ROW permits), and future submittal to the California Coastal Commission for a Coastal Development Permit (CDP) in accordance with the

State Coastal Act, respectfully “the Associated Discretionary Actions”. After approval of the above discretionary actions, preparation and review of bridging documents would be processed, finalized and approved through the City’s Public Works Department Plan Check review process. A design-build contractor would be hired to implement the plans, obtain ministerial permits, and begin construction activities at the site, including construction staging and implementation of a traffic control plan. The project would require demolition of an existing tennis court, ornamental landscaping and grading to allow for future construction of the fire station (approximately 10,500 square foot, LEED certified building) and associated site improvements (on-site and off-site), such as but not limited to, site lighting, fire alarm systems, new drought tolerant landscaping, hardscape improvements (i.e., walkways, standard and ADA parking, retaining walls, etc.), utility connections/relocations, storm water run-off Best Management Practices (BMPs), roadway improvements to allow for ingress and egress of fire apparatus and privately-owned vehicles, and possible median modifications. Other project features would include emergency generator, flagpole, mailbox, fire hydrant, signage, security fencing, trash enclosures, fueling station, truck wash area, and hose drying area. This project is being implemented to meet the gap in coverage at the UCSD campus as identified in the San Diego Fire-Rescue Department Standards of Response Cover Review prepared by Citygate Associates, LLC (Citygate) in February 2017.

The proposed project site is located on the east side of North Torrey Pines Road, south of Genesee Avenue and contiguous with the University of California, San Diego (UCSD) in the University Community Planning Area, in the northwest region of the City of San Diego.

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project conditions which now mitigate potentially significant environmental impacts in the following area(s): **Historical Resources (Archaeology/Tribal Cultural Resources) and Paleontological Resources**

Availability in Alternative Format: To request this Notice, the draft MND, Initial Study, and/or supporting documents in alternative format, call the Planning Department at (619) 235-5200 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact **Myra Herrmann at (619) 446-5372**. The draft MND and supporting documents may be reviewed, or purchased for the cost of reproduction, in the Planning Department at 1010 Second Avenue, Suite 1200, East Tower, MS 413, San Diego, CA 92101. **For information regarding public meetings/hearings on this project, contact Roswitha Sanchez in the Real Estate Assets Department at (619) 236-6721 or RoswithaS@sanidiego.gov.**

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on:
June 7, 2018.

Alyssa Muto
Deputy Director
Planning Department

DRAFT

MITIGATED NEGATIVE DECLARATION

Project No. Pending
SCH# Pending

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After approval of the above discretionary actions, preparation and review of bridging documents would be processed, finalized and approved through the City’s Public Works Department Plan Check review process. A design-build contractor would be hired to implement the plans, obtain ministerial permits, and begin construction activities at the site, including construction staging and implementation of a traffic control plan. The project would require demolition of an existing tennis court, ornamental landscaping and grading to allow for future construction of the fire station (approximately 10,500 square foot, LEED certified building) and associated site improvements (on-site and off-site), such as but not limited to, site lighting, fire alarm systems, new drought tolerant landscaping, hardscape improvements (i.e., walkways, standard and ADA parking, retaining walls, etc.), utility connections/relocations, storm water run-off Best Management Practices (BMPs), roadway improvements to allow for ingress and egress of fire apparatus and privately-owned vehicles, and possible median modifications. Other project features would include emergency generator, flagpole, mailbox, fire hydrant, signage, security fencing, trash enclosures, fueling station, truck wash area, and hose drying area.

This project is being implemented to meet the gap in coverage at the UCSD campus as identified in the San Diego Fire-Rescue Department Standards of Response Cover Review prepared by Citygate Associates, LLC (Citygate) in February 2017.

The proposed project site is located on the east side of North Torrey Pines Road, south of Genesee Avenue and contiguous with the University of California, San Diego (UCSD) in the University Community Planning Area, in the northwest region of the City of San Diego.

Applicant: City of San Diego, Real Estate Assets Department on behalf of the Fire-Rescue 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 projects could have a significant environmental effect in the following areas(s): **Historical Resources (Archaeological and Tribal Cultural Resources) and Paleontological Resources**. The project proposal requires the implementation of specific mitigation identified in Section V of this Mitigated Negative Declaration (MND).

The project as presented avoids or mitigates the potentially significant environmental effects identified, and the preparation of an Environmental Impact Report (EIR) would 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 Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
- 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/information/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 PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION

MONITORING COORDINATION (MMC). Attendees must also include the Permit Holder's Representative(s), Job Site Superintendent and the following consultants:

**Archaeological Consultant/Monitor
Native American Kumeyaay Consultant/Monitor
Paleontological Consultant/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 RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) TBD, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.)
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency. *Not Applicable for this project.*
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology Site Observation
Tribal Cultural Resources	Included in Archaeology Reports	Tribal Monitoring Site Observation
Paleontology	Paleontological Reports	Paleontology Site Observation
Final MMRP		Final MMRP Inspection

C. SPECIFIC MMRP ISSUA AREA CONDITIONS/REQUIREMENTS

Historical Resources (Archaeology and Tribal Cultural Resources)

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

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the applicable department Environmental Designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the City 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 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 buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction and IV–Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III–B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms–DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City’s Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Paleontological Resources

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

- A. Entitlements Plan Check
1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Environmental Designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions

concerning the Paleontological 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 paleontological monitoring program.
3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits. Monitoring shall begin at depths below 10 feet from existing grade or as determined by the PI in consultation with MMC. The determination shall be based on site specific records search data which supports monitoring at depths less than ten feet.
 - b. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 - c. MMC shall notify the PI that the PME 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 depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
5. Approval of PME and Construction Schedule
After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Construction Schedule from the CM.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME that could result in impacts to formations with high and/or moderate resource sensitivity. **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 PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval of the program from MMC, MC and/or RE. PRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
 - (1). Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources 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 Projects Only. If the fossil discovery is limited in size, both in length and depth; the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources – Pipeline Trenching Projects

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

1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the fossil resources within the trench alignment and width shall be documented in-situ, photographically drawn in plan view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.
 - 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 forms for the San Diego Natural History Museum) the resource(s) encountered during the

Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum 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. Night and/or Weekend Work

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
- C. Curation of artifacts: Deed of Gift and Acceptance Verification
 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 3. The RE or BI, as appropriate shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
 4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 1. The PI shall submit two copies of the Final Monitoring Report 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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government

MCAS Miramar (13/24)

Fish & Wildlife Service (23)

Army Corps of Engineers (26)

State of California

CALTRANS District 11 (31)

Department of Fish & Wildlife (32)

Cal EPA (37A)

Department of Toxic Substances Control (39)

California State Parks – Southern Service Center (40A)

Natural Resources Agency (43)

Regional Water Quality Control Board, Region 9 (44)

State Clearinghouse (46A)

Coastal Commission (47)

California Department of Transportation – Division of Aeronautics (51A)

Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)

Planning & Development Services (68)

Department of Environmental Health (75)

City of San Diego:

Mayor's Office

Councilmember Barbara Bry – Council District 1

Office of the City Attorney

Real Estate Assets Department (Applicant)

Fire-Rescue Department (Applicant)

Planning Department

Public Works Department

Development Services Department
Transportation & Storm Water Department
Environmental Services Department
Library Dept. - Gov. Documents (81)
University City Branch Library (81JJ)
North University City Branch Library (81JJJ)
La Jolla/Riford Branch Library (81L)

Other Groups and Individuals

Honorable Scott Peters, U.S. House of Representatives, District 52
Honorable Toni Atkins, California State Senate, 39th State District
Honorable Todd Gloria, California State Assembly, 78th State District
Honorable Kristen Gaspar, San Diego County Board of Supervisors, District 3
Honorable Ron Roberts, San Diego County Board of Supervisors, District 4
University City Community Planning Group (480)
University City Community Association (486)
UCSD Physical & Community Planning (482)
Chamber of Commerce (492)
La Jolla Shores Association (472)
La Jolla Town Council (273)
La Jolla Community Planning Association (275)
SANDAG (108)
San Diego County Regional Airport Authority (110)
San Diego Gas and Electric (114)
Metropolitan Transit System (112)
San Diego Unified School District (125)
UCSD Library (134)
La Jolla Light (142)
Jewish Community Center
La Jolla Country Day school
La Jolla Village Community Council
Veterans Affairs Medical Center
Scripps Memorial Hospital
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
San Diego Natural History Museum (213)
San Diego History Center (211)
Save our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215b)
Frank Brown (216)
Campo Band of Mission Indians (217)
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)
 Ewiaapaayp 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)

VII. RESULTS OF PUBLIC REVIEW:

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

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



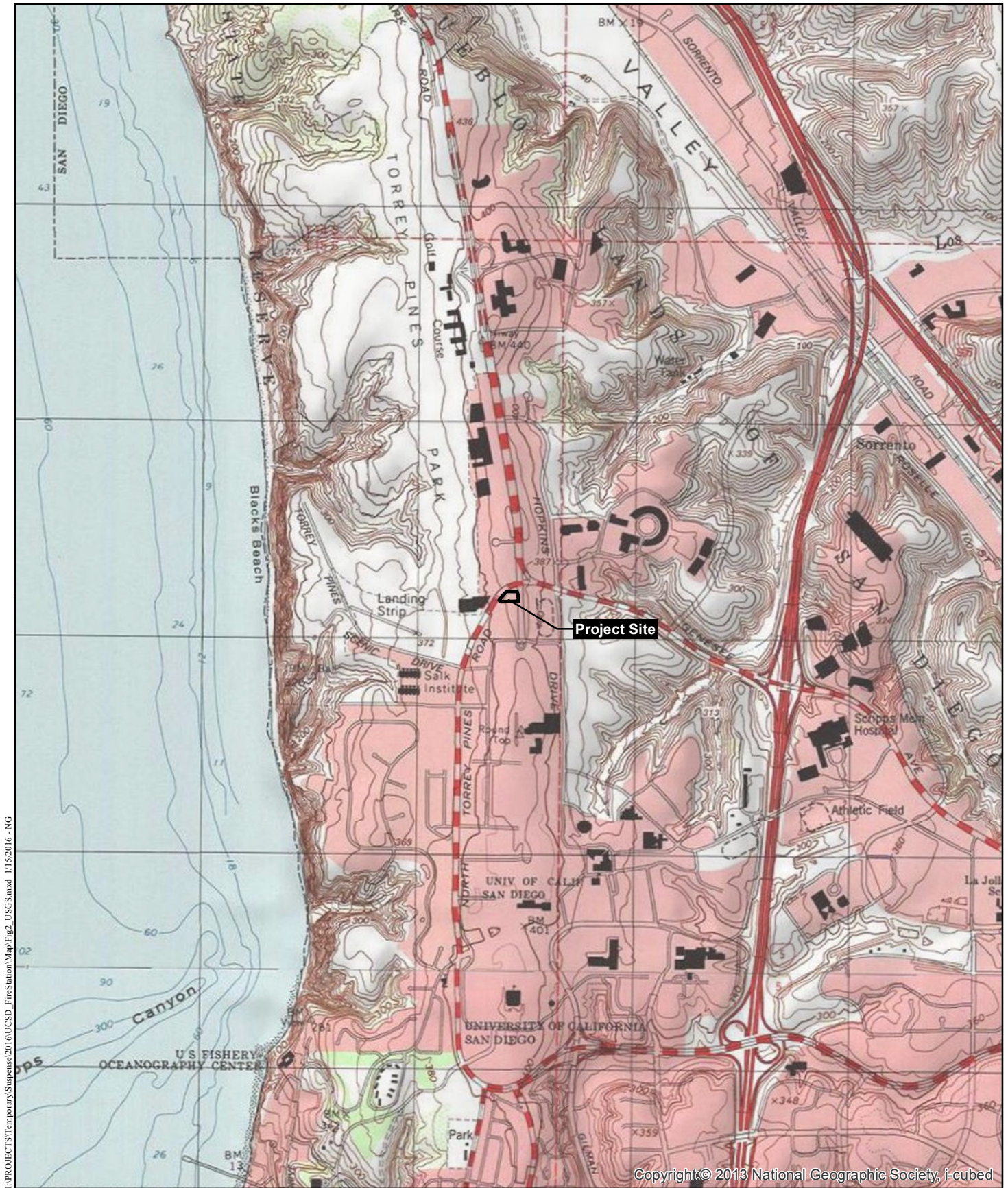
Myra Herrmann, Senior Planner
Planning Department

June 7, 2018
Date of Draft Report

Date of Final Report

Attachments:

Figure 1 – Location Map
Figure 2 – Project Location Aerial
Initial Study Checklist

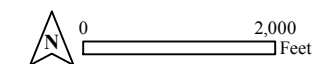


I:\PROJECTS\Temporary\Suspense.2016\UCSD_FireStationMap\Fig2_USGS.mxd 1/15/2016 - NG

Project Location (USGS Topography)

NEW FIRE STATION AT UCSD

Figure 1





Project Location Aerial
New Fire Station at UCSD
City of San Diego – Planning Department

FIGURE
No. 2

INITIAL STUDY CHECKLIST

1. Project Title/Project number: New Fire Station at UCSD
2. Lead agency name and address: City of San Diego, Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123-1801
3. Contact person and phone number: Myra Herrmann, Senior Planner. (619) 446-5372
4. Project location: On the east side of North Torrey Pines Road, south of Genesee Avenue and contiguous with the University of California, San Diego (UCSD) in the University Community Planning Area, in the northwest region of the City of San Diego.
5. Project Applicant/Sponsor's name and address: City of San Diego, Real Estate Assets Department on behalf of the San Diego Fire-Rescue Department, 1200 3rd Avenue, Suite 1700, MS 51A, San Diego, CA 92101, Roswitha Sanchez, (619) 236-6721.
6. General Plan designation: Public Facilities/Institutional
7. Zoning: RS-1-14 (Residential) within the Coastal Overlay Zone.
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 of two agreements being negotiated currently: (1) Fire Station Purchase and Sale Agreement; and (2) the Authorization for the Mayor to execute the Option to Purchase Agreement for the Torrey Pines Center South (TPCS); Acceptance of funds from UCSD for construction of the fire station, associated site improvements, and off-site/right-of-way improvements (ROW) within North Torrey Pines Road, including utility connections/relocations; Approval to add the New Fire Station at UCSD as a Capital Improvement Project (CIP) and create a WBS number; Approval of a consultant contract for the preparation of bridging documents for the Fire Station and associated on-site and off-site/ROW improvements so that the project can be put out to bid; Approval of a design-build construction contract for Fire Station and associated on-site and off-site/ROW improvements within North Torrey Pines Road, including utility connections/relocations to allow for future issuance of Ministerial Construction Permits (Building and ROW permits), and future submittal to the California Coastal Commission for a Coastal Development Permit (CDP) in accordance with the State Coastal Act, respectfully "the Associated Discretionary Actions". After approval of the above discretionary actions, preparation and review of bridging documents would be processed, finalized and approved through the City's Public Works Department Plan Check review process. A design-build contractor would be hired to implement the plans, obtain ministerial permits, and begin construction activities at the site, including construction staging and implementation of a traffic control plan. The project would require demolition of an existing tennis court, ornamental landscaping and grading to allow for future construction of the fire station (approximately 10,500 square foot, LEED certified building) and associated site improvements (on-site and off-site), such as but not limited to, site lighting, fire alarm systems, new drought tolerant landscaping, hardscape improvements (i.e., walkways, standard and ADA parking, retaining walls, etc.), utility connections/relocations, storm water run-off Best Management Practices (BMPs), roadway improvements to allow for ingress and egress of fire**

apparatus and privately-owned vehicles, and possible median modifications. Other project features would include emergency generator, flagpole, mailbox, fire hydrant, signage, security fencing, trash enclosures, fueling station, truck wash area, and hose drying area.

This project is being implemented to meet the gap in coverage at the UCSD campus as identified in the San Diego Fire-Rescue Department Standards of Response Cover Review prepared by Citygate Associates, LLC (Citygate) in February 2017.

9. Surrounding land uses and setting: Within the northernmost portion of the Recreation and Intramural Athletic Area (RIMAC) on the campus of UCSD; approximately 900 feet to the east across North Point Lane from the Spanos Athletic Training Facility, 200 feet to the west across North Torrey Pines Road from the Torrey Pines Center North and Torrey Pines Center South office buildings, and approximately 700 feet to the south of The Village at Torrey Pines UCSD student housing.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): California Coastal Commission
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) section 21080.3.1? If so, has consultation begun? Tribal consultation was conducted on May 11, 2018 with representatives from the Iipay Nation of Santa Ysabel, and Jamul Indian Village. Consultation concluded with all parties in agreement with a recommendation for Native American Kumeyaay monitoring during all construction-related activities in the project area.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC section 21082.3(c) contains provisions specific to confidentiality.

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 checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service System | <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Mandatory Findings of 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.

PLEASE NOTE: Technical reports as well as the consistency analysis with the UCSD Long Range Development Plan (2004) referred to within this Initial Study Checklist were prepared for a similar project at the same site by the University of California, San Diego (UCSD) that is no longer being processed by UCSD. Some of that information is being used to supplement the City of San Diego’s environmental analysis for the New Fire Station at UCSD located on the same site.

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

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

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The University Community Plan does not identify a public view corridor through the property intended for construction of the new fire station. The project site is also within the City's Coastal Overlay Zone and as such, would be subject to height limits established under Proposition D. Additionally, the project site is located within a developed area of the UC San Diego West Campus, outside of any areas identified as Visual Sensitive Zones in the 2004 LRDP Program EIR. Specifically, the project site is in a highly urbanized area bounded by a six-lane public roadway and multi-story office buildings to the west, a recreational area to the south/southeast, student housing to the south, and a public roadway to the north. A mature tree canopy surrounds the project site on a slightly raised manufactured slope. The future fire station would be designed in a manner that would not exceed the 30-foot height limit, complementing the surrounding UCSD campus buildings and as such, the project would not have a substantial adverse effect on a scenic vista.

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

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Interstate 5 (I-5) is located to the east of the project site but is not officially designated as a state scenic highway, and although the project site contains landscaping with mature trees, none are considered unique, and there are no unique rock outcroppings, or historic buildings considered to scenic resources that would be damaged as a result of project implementation.

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

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Please see I. a. Additionally, the project would modify the existing setting which currently consists one tennis court, fencing and landscaped vegetation. Although the project would remove several existing mature trees and low brush, the future fire station would be designed with an urban theme, complementing the adjacent UCSD campus buildings and would retain as much of the mature landscaping as possible so as not to substantially degrade the existing visual character of the site or it's surroundings. Construction documents would be reviewed by staff from both the City of San Diego and UCSD to ensure that mutually agreeable site considerations and design aesthetics have been achieved.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The future fire station would have an urban design theme, utilizing construction materials that are not reflective; specifically, the building would be constructed of concrete and painted to complement the existing surroundings. Project implementation would not create a new source of light or glare that would adversely affect day or nighttime views in the area.</u>				
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:				
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"/>
<u>The project site is zoned RM-1-14 (Residential) and surrounded by the UCSD campus. The site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the proposed project is not classified as farmland by the FMMP. Therefore, the proposed project would not convert farmland to non-agricultural uses.</u>				
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"/>
<u>Please see II.a</u>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section	<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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1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The project site and land surrounding the site are not zoned as forest land. Therefore, the proposed project would not conflict with existing zoning for forest land.

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

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The project site and land surrounding the site are not designated forest land. Therefore, the proposed project would not convert forest land to non-forest use.

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

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No existing agricultural uses are located in proximity of the project site that could be affected by the proposed project.

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

- a) Conflict with or obstruct implementation of the applicable air quality plan?

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The San Diego Air Pollution Control District (SDAPCD) air quality management plans were developed based on growth assumptions prepared by the San Diego Association of Governments (SANDAG) and are intended to address *nonattainment* status. According to the SDAPCD, the 2004 LRDP is consistent with the growth assumptions in SANDAG's Regional Transportation Plan. The UCSD 2004 LRDP Program EIR concludes that campus development under the 2004 LRDP would not conflict with or obstruct implementation of the applicable air quality plan. City staff has reviewed this data and concurs that once the proposed discretionary actions are approved, including transfer of the property to the City of San Diego, the project will not conflict with or obstruct implementation of the applicable air quality plan. Furthermore, project implementation would result in construction-related and operational air quality emissions that would be well below SDAPCD thresholds and would only incrementally

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase the emission of criteria pollutants resulting from site development. Data to support a less than significant impact are included in the project-level analysis prepared by Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) in support of the impact analysis for the project originally proposed by UCSD, and tiering off the cumulative construction air quality analysis conducted for campus projects included in the East Campus Bed Tower (ECBT) Project EIR certified in July 2010 by the UC Regents.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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Please see III.a.

Construction of the proposed project would result in temporary, short-term emissions of pollutants to the local airshed as a result of soil disturbance, dust emissions, and combustion pollutants from on-site heavy construction equipment, and heavy haul trucks removing demolition debris and delivering construction materials to the project site. Construction emissions can vary substantially from day to day, depending on level of activity, specific type of operation and, for dust, prevailing weather conditions. Therefore, such emission levels are estimated with reasonable assumptions based on the project description to generate potential emissions and related effects upon ambient air quality. Fugitive dust emissions would primarily result from grading, vegetation removal, and other site preparation activities. Nitrogen oxide (NOx) and carbon monoxide (CO) emissions would primarily result from the use of construction equipment and motor vehicles. Reactive organic gases (ROGs) would be released during the paving operations and finishing phases. Emissions associated with construction of the proposed project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.1 (see Appendix A).

Operational emissions associated with the proposed project would include emissions of criteria pollutants associated with area sources, such as energy use, landscape maintenance, and stationary sources associated with functions of the facility (e.g., emergency generator). Additional operational impacts associated with the proposed project would include emissions of criteria pollutants associated with vehicle trips (i.e., day-to-day fire rescue personnel commutes to the fire station as well as emissions from fire apparatus during response). Emissions associated with facility operations were calculated using CalEEMod version 2016.3.1. Usage assumptions are based on project-specific data and model defaults, where appropriate. Project EIRs for other UCSD campus projects determined that operational emissions, including emissions from vehicular sources, would not cause or contribute to a violation of an ambient air quality standards and associated impacts would be less than significant. Although vehicular emissions from future projects within the project vicinity (e.g. the North Campus Neighborhood) may generate additional vehicle trips; however, those would be evaluated in future CEQA analysis process for those projects. As such,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>operational impacts for the future fire station at this location would be less than significant and no mitigation measures would be required.</u>				
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"/>
<u>The proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.</u>				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Construction activities could increase emissions of harmful pollutants, which could affect sensitive receptors adjacent to the proposed project. However, such emissions during would be temporary over the course of construction and therefore would not be expected to expose sensitive receptors to substantial pollutant concentrations.</u>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Operation of construction equipment such as, but not limited to backhoes, bobcats, and dump trucks could generate odors associated with fuel combustion. However, these odors would only remain temporarily during construction-related activities in proximity to the equipment and vehicles being used. Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Operationally, the proposed kitchen and living areas may produce minimal food-related smells and/or odors related to food waste and trash. However, the kitchen would be located indoors, with appropriate venting systems and any associated food-related odors would be very localized, if at all noticeable, similar to other residences. Additionally, while petroleum, oils, and lubricants would be used on-site in support of fire truck and equipment maintenance, use of these substances would be confined to the vehicle bay and on-site fueling facility, and would not expose the surrounding area to widespread odors. Therefore, impacts associated with</u>				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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odors during construction and operation of the proposed project would be considered less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

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

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The project site consists of an existing tennis court (one of eight located within the UCSD North Campus Recreation Area) and surrounding landscaping, including several eucalyptus trees, low landscaped vegetation, and pine trees along North Torrey Pines Road. The project site is not located within the City's Multi-Habitat Planning Area (MHPA) and does not support sensitive species or habitat identified or listed in local or regional plans, policies or regulations, and therefore would not result in impacts requiring mitigation in accordance with CEQA, or a Site Development Permit pursuant to the City's Land Development Code, Environmentally Sensitive Lands Regulation.

- 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 Game or U.S. Fish and Wildlife Service?

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Please see IV.a above.

- 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,

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
hydrological interruption, or other means? <u>Please see IV.a above.</u>				
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? <u>The project site has potentially suitable nesting habitat (e.g., eucalyptus trees) for raptors, which are considered sensitive due to their protection under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Although the project site is not in the MHPA, the City would be required to ensure compliance with the MBTA, by avoiding potential impacts to nesting raptors and other sensitive bird species from construction activities during established breeding seasons. This requirement would be identified on future construction documents as a condition of future project approval, and as such potential impacts would be less than significant.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <u>The project includes mature ornamental landscaping, a portion of which would be removed during construction; however, removal of the trees and other landscaping would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <u>The project site is not within the City's MHPA, and therefore would not conflict with an adopted Habitat Conservation Plan or other approved local, regional or state habitat conservation plan.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

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The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. 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 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.

The project site consists of one existing tennis court, ornamental landscaping and manufactured slopes. Prior to development of the tennis courts in 1994, this area was within the historical boundaries of U.S. Army Camp Robert E. Callan (Camp Callan), which covered the northwestern portion of the UCSD campus, followed by development of the UCSD campus in the mid-1960's.

According to information obtained through review of records search information and cultural resources reports for projects within UCSD, and the surrounding area under the City's purview, the project site is located within an area of high archaeological (historic and prehistoric) and tribal cultural resource sensitivity. Specifically, one site (CA-SDI-8470) is mapped abutting the southwest corner of the project area. This site was described as containing flakes, manos, shell, and midden soils and may have been a secondary deposit of cultural material that was removed from SDMW-9N (CA-SDI-525) by the US Army and transported to Camp Callan in the early 1940s. The project site itself however, is within a previously disturbed footprint where tennis courts and manufactured slopes currently exist above an area of imported fill soil. Based on the records search results and associated survey performed by Helix Environmental Planning (January 2016) for a similar project on the same site, ground visibility was excellent and only one *Donax* shell was observed, along with modern refuse. No other cultural resources were identified. Prior surveys for campus properties in this area did not encounter any remnants of CA-SDI-8470, and no mitigation was required. Furthermore, construction of the northernmost tennis court located on the project site resulted in grading to a maximum depth of approximately 13 feet from an elevation of 434 feet above MSL to an elevation of 420.65 feet MSL. During these grading activities, no buried archaeological finds were reported.

Although the prior studies in this area concluded no potential for impacts to cultural resources, the City of San Diego considers the coastal mesas in this area archaeologically sensitive, and as such requires monitoring to reduce potential for

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>encountering unknown archaeological and tribal resources during construction-related activities. The requirement is consistent with the City's commitment to the local Native American Kumeyaay community to include monitoring in areas of high sensitivity to minimize and reduce inadvertent discoveries. As such, an archaeological and Native American Kumeyaay monitor would be present on site during on-site and off-site (ROW) construction-related activities. Implementation of the mitigation measures outlined in Section V of the MND under Historical Resources (Archaeological and Tribal Cultural Resources) would reduce potential impacts to historical resources to below a level of significance and would not result in a substantial adverse change to the significance of an historical resource.</u></p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>See V.a. The project would occur in an area where archaeological resources have been recorded. Specifically, one site (CA-SDI-8470) is mapped abutting the southwest corner of the project area. This site was described as containing flakes, manos, shell, and midden soils and may have been a secondary deposit of cultural material that was removed from CA-SDI-525 (SDM-W-9N) by the U.S. Army and transported to Camp Callan in the early 1940s. Subsequent surveys and monitoring efforts in the area concluded that the site had been previously destroyed by campus-related construction activities. However, it is unknown whether any intact remnants of the recorded site remain within the public ROW, or associated with fill soils from prior construction activities. Furthermore, this project was subject to tribal consultation in accordance with Assembly Bill 52 (AB52) and as such resulted in a recommendation for Native American Kumeyaay monitoring due to the high potential for human remains to be encountered anywhere in the project vicinity. As such, the project is required to implement the mitigation measures outlined in Section V of the MND under Historical Resources (Archaeological and Tribal Cultural Resources) which will reduce potential impacts to below a level of significance.</u></p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Geologic formations in the San Diego region are rated by the City of San Diego according to their potential for yielding paleontological Resources (Paleontology Guidelines 2002). The project site is located in an area where the Ardath Shale and Scripps formations are overlain by the Lindavista Formation. Based on information included in the 2004 UCSD LRDP Program EIR, numerous excavations into formational materials campus-wide have not yielded significant paleontological resources. However, the City of San Diego Significance Thresholds (July 2016) identifies a potentially significant impact when a project requires over 1,000 cubic yards of excavation and 10 feet or more in depth in a high resource potential formation, or 2,000 cubic yards of excavation and 10 feet or more in depth in a</u></p>				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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moderate resource potential formation. Impacts can also occur when grading on a known fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit, or for shallow grading when the site has previously been graded or unweathered formation/rock units are present at the surface. According to the City's Significance Thresholds, the Ardath Shale and Scripps Formation have a high sensitivity rating in all communities where the unit occurs; and the Lindavista Formation has a moderate sensitivity rating.

As previously described in Section V.a., above, previous site grading reached a maximum depth of 13 feet during construction in the project area, and as such, additional grading to accommodate a future fire station could result in direct impacts to moderate and high sensitivity formations. Furthermore, because the current actions covered by this environmental document do not include project specific details regarding fire station design or site layout, grading quantities and depth of cut cannot be ascertained. As such, the potential for impacting fossil bearing formations is considered potentially significant and mitigation is required. Therefore, implementation of mitigation measures outlined in Section V of the MND under Paleontological Resources would reduce potential impacts to below a level of significance. [Please also note that the City recently adopted revisions to the Land Development Code (LDC) Grading Regulations (SDMC Section 142.0151 - Paleontological Resources Requirements for Grading Activities). This revision does not apply in the Coastal Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Once certified, the requirement for monitoring as required in this section of the LDC would be considered regulatory compliance for the purpose of CEQA review and the monitoring program would be a condition of project approval].

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| d) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Please refer to section V.a. Archaeological and Native American monitoring will be required during all construction/maintenance-related activities. If human remains are encountered, all provisions of the Mitigation Monitoring and Reporting Program (MMRP), the Public Resources Code, and the California Health and Safety Code will be implemented to ensure the appropriate treatment of any burials or associated grave goods.

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:

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| i) Rupture of a known earthquake fault, as | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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.</p> <p><u>According to the City of San Diego Seismic Safety Study Map, the project site is located in Geologic Hazard Category 51, which is defined as level mesas underlain by terrace deposits and bedrock with nominal risk. The closest known active fault is the Rose Canyon Fault zone located about 2.1 miles west-southwest of the site. This fault is believed to cause earthquakes with maximum magnitude of 7.2. The project site is bisected by the Saulk Fault, a fault with an unknown seismic safety risk. However, more recent mapping (e.g., Draft Provisional Fault Map for San Diego/Tijuana Earthquake Scenario) do not map the Saulk Fault, indicating that it may not be significant enough to warrant consideration by the State. Additional mapping (e.g., SONGS Regional Study) is currently underway, with data being compiled and reviewed by the State. Furthermore, an Alquist-Priolo Earthquake Fault Zone has not been established for the fault.</u></p> <p><u>Although further study at the state level is underway, development of the site to accommodate a future fire station will still require further analysis. As such, because the future fire station would be built within 100 feet of a fault trace, a fault study would be conducted as a part of a site-specific geotechnical report required to demonstrate compliance with the California Building Code (CBC) and the City's Land Development Code. The technical analysis for the fault study reflect the most current regional geologic mapping and regulatory standards and will be reviewed by the City Geologist during the design and development phase of the project. The geotechnical report would be prepared by a qualified registered engineering geologist. The fault study would be used to determine the location and orientation of the Saulk Fault, to evaluate the potential geological anomalies adjacent to the fault trace, and to evaluate the fault plane as a potential slope stability factor. The fault study would be used by structural engineers to determine the most appropriate design and building techniques for the future fire station. The project would be required to comply with the CBC, the LDC and City Engineering requirements and as such, the risk from rupture of a known earthquake fault and potential impacts associated with strong seismic ground shaking would be less than significant.</u></p>				
<p>ii) Strong seismic ground shaking?</p> <p>See VI.a.i.</p>	<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
iii) Seismic-related ground failure, including liquefaction? <u>According to the City of San Diego Seismic Safety Maps, the proposed project is located on soil that has a low potential for liquefaction. Due to the dense nature of the underlying formational materials (i.e., Lindavista Formation) and lack of near surface groundwater over the majority of the campus, the potential for liquefaction occurring on the project site is considered very low. Compliance with the most recent CBC, LDC and City Engineering standards would reduce any hazards associated with liquefaction to below a level of significance.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? <u>Areas having the potential for earthquake-induced landslides generally occur within areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacement. Ardath Shale and the Scripps Formation are sedimentary rocks that may contain planes of weakness. Although the Saul Fault bisects the project site, it's not near any areas that have a potential for permanent ground displacements. Because the project will be required to comply with the most recent CBC, LDC and City Engineering standards the potential for impacts from landslides would be less than significant.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <u>Ground-disturbing activities associated with project implementation, including grading, vegetation removal, and construction of retaining walls would produce temporary erosion effects. However, the project would be required to comply with the provisions of the City's LDC Storm Water Standards and Storm Water Standard Manual and would be required to implement an erosion control plan and Best Management Practices (BMPs). Implementation of approved measures in compliance with the City's standards would ensure no substantial soil erosion or loss of topsoil other than what is required pursuant to an approved grading plan for site development. Impacts would be less than significant.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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See IV.a.1. Geologically, the project site is underlain by early- to middle Pleistocene paralic deposits consisting of “dune and back beach ‘beach ridge’ deposits composed of cross-bedded sandstone” (Kennedy and Tan 2005; HELIX 2016c). Carlsbad gravelly loamy sand, 5 to 9 percent slopes, is the only soil type mapped for the project area (Bowman 1973; HELIX 2016c). The City of San Diego Seismic Safety Maps indicate the project is located within Geologic Hazard Category 51, which is defined as level mesas underlain by terrace deposits and bedrock with nominal risk. the potential for landslides, collapse, liquefaction, and other seismic-related soils hazards is anticipated to be low and impacts would be considered less than significant.

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

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The project site is located in an area not known for expansive or unstable soils. As such, because the project will be required to comply with the most recent CBC, LDC, recommendations from the required geotechnical report, and City Engineering standards the project would result in, or create substantial risks to life or property and the impact would be less than significant.

- 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 proposed project would not utilize septic tanks or alternative wastewater systems. The future fire station would be connected to the City’s existing sanitary sewer system. Therefore, no impact would occur.

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’s CAP Consistency Checklist (Checklist) (revised June 2017), in conjunction with the City’s CAP, provides a streamlined review process for proposed new development projects that trigger environmental review pursuant to CEQA. Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The City’s CAP is a plan for the reduction of GHG emissions in accordance with CEQA

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the City's CAP.

The Checklist contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Per the Checklist, the future project would be consistent with the City's CAP and have a less than significant impact on the environment, through implementation of CAP Strategy 1 addressing Energy and Water Efficient Buildings, and Strategy 2 addressing Bicycling, Walking, Transit & Land Use. Furthermore, the project is consistent with the existing General Plan and Community Plan land use and zoning designations. The proposed project, which includes future construction of a new fire station is consistent with both the General Plan and Community Plan land use and zoning designations. Once the project design bridging documents are complete, which includes meeting LEED certification, the project will be submitted to the Development Services Department for ministerial permitting, at which time Step 2 of the CAP checklist will be reviewed for compliance with the California Green Building Standards Code and all requirements of the City's LDC to be determined consistent with the CAP. Compliance with the CAP ensures that impacts would be less than significant.

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

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Please also see VII.a. It is anticipated that the proposed project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases. There is no impact.

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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Use of the backhoes, Bobcats, and dump trucks to remove the existing landscaping and demolition debris transport to a licensed off-site disposal facility may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal during construction-related activities. Additionally, the potential to encounter hazardous chemicals, lead-based paints, mercury, or asbestos-containing materials during demolition activities is anticipated to be low as the existing tennis court on the project site was constructed in 2001 and no hazardous materials storage has occurred on the site since that time. However, if encountered

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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during construction, all hazardous materials would be removed and disposed of according to all applicable federal and state regulations in coordination with the City's Environmental Services Department and Local Enforcement Agency.

Operation of the proposed fire station by SDFD would include activities that would involve the routine use of hazardous materials, primarily petroleum, oils, and lubricants associated with the fire apparatus and other equipment that would be located at proposed fire station. Additional hazardous materials used at the project could include cleaners, degreasers, solvents, paints, pesticides and herbicides, adhesives, and sealers. This use of hazardous materials at the proposed fire station would generate hazardous waste that would be collected and transported by SDFD for disposal off-site. All chemical waste recycling or disposal would be managed by the City of San Diego in accordance with the provisions of the San Diego Municipal Code. All use of hazardous materials and disposal of hazards wastes at the project site would comply with all applicable federal, state, and local safety regulations, guidelines, and policies. As such, the impact of the incremental increase in the use and transport of hazardous materials and wastes associated with the proposed fire station would be less than significant.

- 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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Hazardous materials and waste would be used and handled during construction and as a part of routine fire station operations by the SDFD during operation of the proposed fire station; however, these materials would not exist in quantities significant enough to pose a risk to occupants of the West Campus of UCSD or the campus community. In addition, all City contractors are required to implement §803, "Encountering or Releasing Hazardous Substances or Petroleum Products," of the City of San Diego Standard Specifications for Public Works Construction ("Whitebook") in the event that construction activities encounter underground contamination to ensure the proper handling and disposal of any contaminated soils in accordance with all applicable local, state, and federal regulations. Compliance with all applicable federal, state and local safety regulations and guidelines. As such, the impact of the incremental increase in the use and transport of hazardous materials and wastes associated with the proposed fire station would be less than significant.

- 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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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the North Campus Neighborhood of the West Campus, within UCSD and as such is located in close proximity to academic, laboratory, and administrative buildings on the UC San Diego campus.us. However, there are no K-12 educational facilities (e.g., elementary schools, middle schools, high schools, etc.) located within 0.25 mile of the project site. Additionally, there are currently no childcare facilities within a 0.25 mile of the project site; however, future development within the UCSD campus could include the construction of additional childcare facilities on the UC San Diego campus in the future. Hazardous materials and waste would be used and handled during construction and as a part of routine fire station operations by the SDFD during operation of the proposed fire station; however, these materials would not exist in quantities significant enough to pose a risk to occupants within the UCSD campus. Compliance with all applicable state and federal regulations pertaining to hazardous wastes would ensure that risks associated with hazardous emissions or materials to existing or proposed schools located 0.25 miles from the project site would remain less than significant.

- 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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According to information provided by UCSD, a records search of federal, state, and county hazardous waste lists and databases was conducted for the campus as part of the 2004 LRDP Program EIR (Ninyo and Moore 2003). At least two cases of Leaking Underground Storage Tanks (LUSTs) were identified in or adjacent to the West Campus (San Diego County Department of Environmental Health [DEH] No. H02535-012 and H12902-002) at the intersections of Gilman Drive and Myers Drive (approximately 0.15 miles southeast of the project site) and La Jolla Village Drive and Villa La Jolla Drive (approximately 0.25 miles southeast of the project site), respectively. H02535-012 is considered case closed, with low likelihood for environmental concern, and H12902-002 is a Mobil Service Station, which based on activities performed to date, more information is needed to determine whether the release presented an environmental concern. Based on the distance of these LUST sites from the project site, construction or operation of the project is not likely to create a significant hazard to the public or the environment. No new hazardous waste sites have been identified in the vicinity of the project site since the 2004 LRDP Program EIR was certified (California EnviroStor 2017).

Although the project site is located within an area of historic military use, the project site and surrounding areas have been developed and has undergone extensive grading in 2001 as a part of the addition to the NCRA Tennis Courts. According to the 2004 LRDP Program EIR, the likelihood of uncovering munitions or ordnance and creating impacts to the public or environment is extremely low. Furthermore, the 2004 LRDP Program EIR indicated that the likelihood of uncovering historic hazardous materials and creating

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>impacts to the public or environment would not likely occur and impacts would be less than significant.</u>				
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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project site is not located within 2 miles of a public airport, public use airport, or private airstrip, but it is located within approximately 2.5 miles of Marine Corps Air Station (MCAS) Miramar and is adjacent to the Torrey Pines Gliderport (a local launch point for fixed wing gliders, paragliders and hang gliders). The federal Department of Defense has established Accident Potential Zones (APZs) for the air station. The project site is not located within any APZs for MCAS Miramar. With regard to the Torrey Pines Gliderport, this fixed wing glider use is not a safety hazard to the campus and surrounding area because the paragliders and hang gliders do not take-off or land over the project site. Aircraft operations would not pose a hazard to people visiting or working at the project site, therefore the impact would be considered less than significant.</u>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>See VIII.e.</u>				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Site development and construction of the future fire station would temporarily affect traffic circulation within the project boundary. However, traffic control measures would be implemented during construction-related activities which would allow emergency plans to be employed. Impacts would be less than significant.</u>				
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 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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According to information from UCSD, structures west of I-5 (where most of the campus and the project site are located) are rated lower in terms of fire hazard severity due to favorable geographic proximity to the coast as compared to locations east of I-5 where fire hazard jumps up quickly. Nevertheless, areas to the east of the project site include open space containing vegetation that could be susceptible to wildfires. The new fire station would include fire sprinklers and appropriate emergency access/egress routes for emergency evacuation. SDFD would be responsible for operating and maintaining of the proposed fire station. Additionally, the staffing and operation of the new fire station by SDFD would result in beneficial impacts with regard to improved emergency response time at the UC San Diego campus and the surrounding community. With implementation of the proposed project the SDFD would be better positioned to quickly and efficiently respond to wildfires in the surrounding vicinity, resulting in beneficial impacts. Therefore, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

Potential impacts to existing water quality standards associated with the proposed project would include minimal short-term maintenance-related erosion/sedimentation and no long term operational storm water discharge. Conformance to the City's Storm Water Standards would prevent or effectively minimize short-term water quality impacts. Therefore, the proposed project would not violate any existing water quality standards or discharge requirements and impacts are less than significant.

- 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 proposed project does not propose the use of groundwater. Potable water is supplied by the City of San Diego Public Utilities Department and will be connected to the new fire station via existing pipelines within the public ROW. The City receives deliveries of imported water from the San Diego County Water Authority (SDCWA) to satisfy potable water demand. Consequently, no impacts to groundwater supplies would occur with implementation of the proposed project. Therefore, the proposed project would not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>substantially deplete groundwater supplies or interfere substantially with groundwater recharge.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The improvements associated with the proposed future fire station would result in minor alterations to existing drainage patterns on the project site. The project site, including the existing tennis court, implements surface grading and storm drain infrastructure to convey surface water flows to a topographic low point on the west side of the project site. The project site is located in the Scripps hydrologic area (HA), which drains to storm drains that flow to the west under off-campus residential areas and into short coastal canyons that lead to the Pacific Ocean (UC San Diego 2004a). To avoid impacts related to increases in runoff and potential erosion, the proposed project would comply with all current applicable storm water standards of the Land Development Code. In addition, to further ensure avoidance of significant impacts, design measures for permanent storm water retention or infiltration measures and other recommendations are incorporated into project development plans and construction documents satisfactory to the City Engineer. Compliance with all applicable storm water permits, plans, and regulations would ensure potential impacts associated with alteration of drainage patterns that could cause substantial erosion/flooding, or create/contribute runoff that would exceed the capacity of existing/planned drainage systems would not occur.</u>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Please see IX.c. Compliance with the City's Storm Water Standards would prevent or effectively minimize the potential for surface run-off resulting in flooding on-site or off-site impacts.</u>				
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial	<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
additional sources of polluted runoff? <u>Please see IX.c and d. Compliance with the City's Storm Water Standards would prevent or effectively minimize short-term impacts. Therefore, the proposed project would not contribute runoff water that would exceed the capacity of existing storm water systems.</u>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Compliance with the City's Storm Water Standards would prevent or effectively minimize impacts and would preclude impacts to water quality.</u>				
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"/>
<u>The project site is within FEMA Flood Zone X and does not propose construction of any new housing within a 100-year flood hazard area.</u>				
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project is not located within the 100 year floodplain, nor does the proposed project propose any new structures that would impede or redirect flood flows. Therefore, no impact would occur.</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project would not include any new features that would increase the risk associated with flooding beyond those of the existing conditions.</u>				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project would not include any new features that would increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.</u>				

X. LAND USE AND PLANNING – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Physically divide an established community?

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Implementation of the proposed project would not introduce any features that would physically divide an established community.

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

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The proposed project is located within a previously developed parcel and is be consistent with all applicable land use plans, policies, or regulations of an agency with jurisdiction over the project and would not conflict with any applicable land use plans. The project is not within any environmentally sensitive areas requiring permitting pursuant to the City's Land Development.

The project will be required to obtain a Coastal Development Permit from the California Coastal Commission (CCC) once design bridging documents have been completed, and ministerial permits approved. Under the California Coastal Act (CCA), the CCC has the authority to review and approve state and local government plans located within their jurisdiction, which is defined as the coastal zone. The CCA requires cities and counties to prepare Local Coastal Plans (LCPs) to implement its conservation, development, and regulatory policies at the local level in areas of the coastal zone. The project site is located within the within the coastal zone, and as such will require a CDP as noted above. The City of San Diego's University Community Plan, North City LCP and La Jolla Community Plan and LCP are the local planning documents for the coastal zone near the project area. Although the project site is identified in the University Community Plan within a discussion of the UCSD campus, it is not covered by under the associated LCP's and, thus, is governed solely by the CCA. Under Chapter 3 of the CCA, the proposed project would be submitted to the CCC for review and permitting.

The project area is consistent with the General Plan and Community Plan designation for the site, and the community plan already identifies a fire station within the UCSD campus, however, not specifically at this location, but will be included in the document during the upcoming community plan update and LCP amendment process. The project will not impede access to coastal resources. The proposed project site is not located within or immediately adjacent to land that is included in the MHPA, and as such no impacts to the City's MSCP would occur from the implementation. The project will not adversely affect pedestrian and bicycle circulation, landscaping, and alternative transportation facilities (such as bike rack and shuttle stops), and as such, would have a less than significant impact on land use.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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The project site is not located within or adjacent to any applicable habitat or natural community conservation plans.

XI. MINERAL RESOURCES – Would the project?

- 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 area surrounding the proposed project is not being used for the recovery of mineral resources. Similarly, the area surrounding the proposed project site is not designated for the recovery of mineral resources on the City of San Diego General Plan Land Use Map. Therefore, the proposed project would not result in the loss of availability of a known mineral resource.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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Please see XI.a.

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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The proposed project would generate noise during construction, which would be temporary and transitory in nature.

Noise associated with the use of emergency vehicle sirens is often a concern as it relates to the

quality of life of nearby residents. Part of these concerns is related to the perception that fire stations would typically respond to many emergencies with multiple emergency vehicles leaving the site daily. Another concern is that emergency sirens are intentionally

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loud and that such loud noise could disrupt the UC San Diego campus and surrounding communities.

While the proposed fire station would be occupied and operated on a 24-hour/7-day per week schedule, the majority of routine operations (e.g., engines, vehicle maintenance, fueling, etc.) at the proposed fire station would occur within typically defined daytime hours (7:00 AM to 7:00 PM). Periodic training exercises would occur at the proposed fire station, and would occasionally raise noise levels from the use of engines or fire protection equipment; however, such noise levels from training activities would be periodic and temporary. Volume controls would be installed with the proposed exterior address system, and the exterior address system would not be used during the evening hours, except in cases of emergency. Intermittent noise from emergency generator testing would be limited to daytime hours on weekdays for 15-minute durations once per week and for 2-hour full load tests once per year. Routine daily operations of the proposed fire station would not substantially increase ambient noise levels in the area or expose nearby residents or sensitive noise-receptors to exterior noise levels in excess of adopted City of San Diego Standards as defined in City of San Diego Municipal Code §59.5.0401.

The operation of the proposed fire station could result in permanent noise impacts by increasing noise within the vicinity of sensitive receptors. For example, new or modified major mechanical HVAC equipment located on the ground or on rooftops of new buildings have the potential to generate noise levels that average 69 to 73 dBA CNEL at 50 feet. The 2004 LRDP concludes that potentially significant impacts to ambient noise levels could result from such new stationary noise sources on campus. However, this increase in noise could be mitigated through the installation of shielding around all new equipment, which could reduce noise by up to 15 dBA, or by placing equipment below grade in basement space.

The nearest sensitive receptors to the proposed fire station is The Village at Torrey Pines, a housing area located approximately 700 feet to the south of the project site. Additionally, the Sanford Consortium for Regenerative Medicine – a research facility – is located approximately 825 feet southwest of the project site.

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

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Construction of the proposed project would not involve activities that would result in major groundborne vibration (i.e., pile driving) that would adversely impact vibration sensitive operations to adjacent land uses. In addition, adequate construction notice would be provided to all surrounding land uses to ensure that adjacent users can plan their activities accordingly. Therefore, this impact is considered to be less than significant and no mitigation measures would be required.

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

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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 XII.a.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

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Construction of the proposed project would result in temporary noise impacts in the immediate vicinity of the project site due to operation of heavy equipment. However, based upon the transitory nature of the project and surrounding noise levels in the area resulting from traffic along North Torrey Pines Road, the increase in ambient noise would be less than significant during construction.

- 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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The proposed project area is not within an airport land use plan or two miles of a public airport. however, the project site is approximately 2.5 miles west of MCAS Miramar, and the major flight corridor for both helicopters and planes in proximity to the site is Seawolf/Beach/Fairway, located approximately 0.5 mile north of the UCSD over the Carmel Valley/Del Mar area. The other flight corridors associated with MCAS operations (i.e. Julian, Interstate 15 [I-15], Ground Controlled Approach Box, etc.) are located east of Interstate 805 (I-805), at a distance of more than 2 miles from the project site. Although SDFD staff working at the new station would be exposed to periodic noise from aircraft, the impacts would be considered nuisance level in nature and less than significant.

- 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 proposed project area is not within the vicinity of 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

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project involves future fire and emergency services anticipated to serve the existing and projected needs of the UCSD campus and surrounding communities, impacts related to direct and indirect inducement of population growth are not considered significant.

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

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The proposed project involves future fire and emergency services anticipated to serve the existing and projected needs of the UCSD campus and surrounding communities, and would not remove, displace, or otherwise affect existing housing in any way that would necessitate the construction of replacement housing.

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

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The proposed project involves future fire and emergency services anticipated to serve the existing and projected needs of the UCSD campus and surrounding communities, and would not result in the displacement of people, which would necessitate the construction of replacement housing.

XIV. PUBLIC SERVICES

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

- i) Fire Protection

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project involves future fire and emergency services anticipated to serve the existing and projected needs of the UCSD campus and surrounding communities and would comply with all applicable building and fire code requirements, including installation of a fire sprinkler system inside the building and the installation of new fire hydrants. Properly designed sprinkler systems have been found to be 98 percent effective in extinguishing incipient phase (small) fires. Therefore, if a fire were to occur at the proposed fire station, it likely would be quickly extinguished. Additionally, if the sprinkler system were not effective, there would be adequate responses resources and fire rescue personal to address the fire quickly and effectively, as necessary. The future fire station would be constructed to improve fire protection services on the UCSD West Campus and the surrounding community. It would not increase demand for fire services, but rather provide services to a priority gap area located outside of the 4-minute response times as identified in the 2011 and 2017 Citygate studies.

ii) Police Protection ☐ ☐ ☒ ☐

The proposed project would not physically alter any police protection facilities. UC San Diego provides its own police service for the campus as well as other UC San Diego properties. Pursuant to California Education Code Section 67381, the UC San Diego Police Department and the San Diego Police Department (SDPD) have adopted and signed a written agreement that clarifies and affixes operational responsibilities for the investigation of violent and non-violent crimes occurring on UC San Diego property. Pursuant to the agreement, UC San Diego Police Department is the primary reporting and investigating law enforcement agency for nearly all crimes occurring on campus and over all UC San Diego-administered properties located within up to 1-mile of campus. Both UC San Diego Police Department and SDPD provide mutual aid assistance as appropriate, when requested (UC San Diego 2015). As a result, the SDPD rarely responds to calls for police services. The campus' low demand for SDPD police services reduces the need for new off campus police facilities or expansions of existing facilities. Further, the proposed project is not expected to generate the need for new police facilities or expansions of existing facilities. Therefore, the physical impacts of providing police protection to the proposed project would be less than significant.

iii) Schools ☐ ☐ ☐ ☒

The proposed project would not trigger the need to physically alter any schools. Additionally, the proposed project would not include construction of future housing or induce growth that could increase demand for schools in the area.

v) Parks ☐ ☐ ☐ ☒

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

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vi) Other public facilities

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The proposed project would not increase the demand for electricity, gas, or other public facilities.

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?

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Implementation of the project would remove one of eight existing tennis courts for use by UCSD students and alumni. The proposed project would not directly generate additional trips to existing recreation areas or induce future growth that would result in additional trips to these facilities. Therefore, the proposed project would not increase the use of existing recreational areas such that substantial physical deterioration of the facility would occur or be accelerated.

- 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?

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The proposed project does not include the construction of recreational facilities or require construction or expansion of recreational facilities.

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, streets, highways and freeways,

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
pedestrian and bicycle paths, and mass transit?				
<u>An access study was conducted by UCSD for a similar project at the same site resulting in proposed roadway modifications to improve emergency vehicle access to the project site and circulation along North Torrey Pines Road. A similar study will be required for the future project once site layout has been determined and design bridging documents are completed. It is anticipated that proposed future roadway improvements would be incorporated into the project design and become conditions of project approval. As such, impacts would be less than significant. Additinally, the proposed project would temporarily affect traffic circulation within the project vicinity. However, traffic control measures would be implemented during construction so that traffic circulation would not be substantially impacted. Therefore, the project would not result in an increase of traffic which is substantial in relation to existing traffic capacity.</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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The proposed project would temporarily affect traffic circulation within the project vicinity area. However, traffic control measures would be implemented during construction and project features to improve circulation and site access would ensure that traffic would not exceed cumulative or individual level of service.</u>				
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"/>
<u>Construction of a new fire station would be required to meet the coastal height limit of 30 feet and would not exceed height requirements. Therefore, the project would not affect air traffic patterns or introduce new safety hazards related to air traffic.</u>				
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"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not increase hazards due to a design feature or incompatible uses. However, traffic control measures would be implemented during maintenance and, therefore, would meet existing levels of safety.

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| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed project would temporarily affect traffic circulation within the project area. However, traffic control measures would be implemented and project features to improve circulation and site access would ensure emergency access would not be impeded.

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| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project is consistent with the community plan designation and underlying zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Once completed, the project will not preclude safe access for bicyclists or pedestrians along North Torrey Pines Road.

XVII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed project would occur in an area where archaeological resources have been recorded. Site CA-SDI-8470 was described as containing flakes, manos, shell, and

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midden soils and may have been a secondary deposit of cultural material that was removed from CA-SDI-525 (SDM-W-9N) by the U.S. Army and transported to Camp Callan in the early 1940s. The site was previously evaluated in accordance with CEQA and the Public Resources Code (PRC), but do not meet the criteria for listing on the local, state or federal registers as defined in PRC Section 5020.1(k).

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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As stated above, the project has a potential to impact buried components of site CA-SDI-8470, which abuts the project below existing disturbed areas and within the adjacent public right of way. As such, Tribal Consultation in accordance with AB 52 was initiated with the Director of Cultural Resources for the Iipay Nation of Santa Ysabel, and representatives from the Jamul Indian Village to determine if the project area contains any Tribal Cultural Resources or areas of tribal importance which would require further evaluation or special consideration during the environmental review process. Confidential site information was provided during the consultation process which included reference to the presence of human remains near the project site. Tribal consultation also made note of this information and a recommendation was made for Native American-Kumeyaay monitoring during all construction-related activities to assure that potential impacts to Tribal Cultural Resources are reduced to below a level of significance with implementation of the archaeological monitoring program outlined in Section V of the MND.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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The increase in staff occupying the future fire station would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The project site would be connected to existing City infrastructure which already account for the water usage and waste generation in the project vicinity.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which could cause significant environmental effects?				
<u>Please see XVIII.a above; the construction of new water or wastewater facilities would not be required. The proposed fire station would require connections to the City sewer and storm drain. Additionally, the proposed project would be tied into the existing electrical, telecommunication, and water infrastructure within the City's public ROW.</u>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The proposed project would be designed to comply with the City's Storm Water Standards including construction of a new storm drain connecting to an existing storm drain running under North Torrey Pines Road. Impacts would be less than significant.</u>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The proposed fire station would require minimal use of potable water for the living quarters, kitchen areas, restroom, fire truck washing stations, and fire sprinkler system. Reclaimed water would be used for landscaping irrigation on-site. The project would connect to existing services within the City's Public ROW. Impacts would be less than significant.</u>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project would user reclaimed water for landscaping irrigation on-site, and would not impact an existing wastewater treatment provider.</u>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>The proposed project would generate waste associated with construction activities and normal operations. Construction debris removed from the site would be disposed of in accordance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Materials that can be recycled would be done to local standards regulating such activity. The solid waste material generated from the proposed project is not anticipated to exceed thresholds, and therefore, would not affect the permitted capacity of the landfill serving the project area.</u>				
g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project is not anticipated to generate significant amounts solid waste and, therefore, would not affect solid waste statutes and regulations. Any solid waste generated during project-related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.</u>				

XVIV. 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?

☐ ☒ ☐ ☐

As noted above under the discussions for Cultural Resources (Section V) and Tribal Cultural Resources (Section XVII), the proposed project area is within proximity to one recorded archaeological site which has yielded information that is important to the local Kumeyaay community in that it provides evidence of native use and exploitation of resources prior to the development of the area. As such, Tribal Consultation was conducted in accordance with AB52 which concluded that the erosion control maintenance activities associated have the potential to impact archaeological and tribal cultural resources which requires implementation of the mitigation measures outlined in Section V of the MND and would reduce potential impacts to below a level of significance. In the project has the potential to impact paleontological resources if grading activities exceed established thresholds into fossil bearing formations which requires

implementation of the mitigation measures outlined in Section V of the MND and would reduce potential impacts to below a level of significance.

- 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 future projects)?

☐☒☐☐

When viewed in connection with the effects of other projects in the area, the project activities have the potential to impact archaeological and tribal cultural resources and paleontological resources which could incrementally contribute to a cumulative loss of non-renewable resources. However, with implementation of the mitigation measures identified in Section V of the MND, this incremental impact would be reduced to below a level of significance.

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

☐☐☐☒

As proposed, the proposed project does not have the potential to cause substantial adverse effects on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

- ☐ City of San Diego General Plan.
- ☒ Community Plan.
- ☐ Local Coastal Plan.

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)
- ☒ California Department of Conservation, Farmland Mapping and Monitoring Program, <http://www.conservation.ca.gov/dlrp/fmmp/Pages/SanDiego.aspx>
- ☐ Site Specific Report:

III. AIR QUALITY

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

IV. BIOLOGY

- ☐ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- ☒ City of San Diego, MSCP, "Multi-Habitat Planning Area" Maps, 1997.
- ☐ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

_____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

_____ City of San Diego Land Development Code Biology Guidelines.

_____ Site Specific Report:

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 Tribal Consultation in accordance with AB52 (May 2018)

 X Site Specific Report: Robbins-Wade, Mary, "Phase I Cultural Resources Survey," Helix Environmental Planning, Inc., 2016.

VI. GEOLOGY/SOILS

 X City of San Diego Seismic Safety Maps.

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

<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.

_____ State of California Earthquake Fault Zones Maps, Point Loma Quadrangle, May 2003.

 X California Department of Conservation Division of Mines and Geology, Landslide Hazards map, 1995,

<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=landslides>

_____ Site Specific Reports:

VII. GREENHOUSE GAS EMISSIONS

_____ Site Specific Report:

VIII. HAZARDS AND HAZARDOUS MATERIALS

_____ San Diego County Hazardous Materials Environmental Assessment Listing

_____ San Diego County Hazardous Materials Management Division

- ☐ FAA Determination
- ☒ California State Water Resources Control Board's GeoTracker,
<https://geotracker.waterboards.ca.gov/>
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- ☒ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report:

- IX. HYDROLOGY/WATER QUALITY**
- ☒ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, <https://msc.fema.gov/portal/search>.
- ☐ Clean Water Act Section 303(b) list.
- ☐ Site Specific Report:

- 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
- ☒ UCSD Long Range Development Plan 2004 FEIR

- 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**
- ☒ City of San Diego General Plan.
- ☐ Community Plan
- ☐ San Diego International Airport Master Plan CNEL Maps.

- ___ MCAS Miramar ACLUP
- ___ Brown Field Airport Master Plan CNEI Maps.
- ___ Montgomery Field CNEI Maps.
- ___ San Diego Association of Governments – San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ City of San Diego General Plan.
- ___ Site Specific Report:

XIII. PALEONTOLOGICAL RESOURCES

- X City of San Diego Paleontological Guidelines.
- ___ Site Specific Report:

XIV. POPULATION / HOUSING

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

XV. PUBLIC SERVICES

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

XVI. RECREATIONAL RESOURCES

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

XVII. TRANSPORTATION / CIRCULATION

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

____ Site Specific Report:

XVIII. TRIBAL CULTURAL RESOURCES

X City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

____ Historical Resources Board List

X Tribal Consultation in accordance with AB52 (May 2018)

X Site Specific Report: Robbins-Wade, Mary, "Phase I Cultural Resources Survey,"
Helix Environmental Planning, Inc., 2016.

XVIX. UTILITIES

____ City of San Diego General Plan.

____ Community Plan.

____ Site Specific Report:

XX. 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:

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