



Mitigated Negative Declaration

ENTITLEMENTS DIVISION
(619) 446-5460

Project No. 114358

SUBJECT: Nancy Ridge Business Park: SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT and REZONE from AR-1-1 (Agricultural—Residential) to IL-2-1 (Industrial—Light) to construct two step-down, flat pads for outdoor storage use and a paved non-standard driveway totaling approximately 6.17 acres on a 25.79-acre site. The project site would consist of two parcels. A deviation is requested to allow retaining walls with a maximum height of 24 31 feet. The project site is located at 5909 Nancy Ridge Drive within the Mira Mesa Community Plan Area, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones. Legal Description: Parcel 1, the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21); and Lot 107 of Lusk Industrial Park Unit No. 4, according to Map thereof No. 10819 (APN 343-010-31). Council District 5. Applicant: Nancy Ridge Business Park, LLC.

UPDATE June 2008: Revisions to this document have been made when compared to the draft Addendum. The revisions are not considered “substantial revisions” pursuant to CEQA Section 15073.5(b). Revisions are shown in ~~strikeout~~/underline format.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): **Land Use, Biological Resources and Paleontological Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The revised project now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of the Entitlements Division shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading **ENVIRONMENTAL MITIGATION REQUIREMENTS**: *“The Nancy Ridge Business Park project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration Project No. 114358.”*
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include City of San Diego’s Mitigation Monitoring and Coordination (MMC) staff, Resident Engineer, Applicant, Project Paleontologist, Project Biologist, Environmental Consultants and other parties of interest.

B. LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)

1. MHPA Boundary Line Adjustment

- a. Prior to the recordation of the first final map and/or issuance of any grading permits, the on-site adjusted MHPA (8.02 acres total) shall be conveyed to the City’s MSCP Preserve through either fee title to the City, or conservation easement or covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any MHPA land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes.

2. Land Use Adjacency Guidelines

The Nancy Ridge Business Park project site is located within and adjacent to the MSCP Subarea Plan’s Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines shall be made conditions of project approval:

- a. Prior to initiation of any ground disturbing activities, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

- b. Prior to the start of construction, the construction limits shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and orange construction fencing, and checked by the biological monitor before initiation of trenching activities and/or ground disturbing activities.
- c. Prior to the issuance of any construction permit, the City Manager shall review the landscape plans to ensure that no invasive non-native plant species have been proposed for areas adjacent to the MHPA.
- d. All required temporary lighting, including security lighting of the staging areas, or permanent lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
- e. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area. No equipment maintenance shall be conducted within or near the adjacent open space.
- f. The post-construction Best Management Practices are required to be consistent with the approved Water Quality Technical Report, to the satisfaction of the City Engineer. The project biologist shall oversee implementation of Best Management Practices as needed to prevent any significant sediment transport. Training of construction crews and field workers must be conducted to ensure that all conditions are met. All construction/grading plans shall be made available to crews in the field showing these conditions.
- g. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.
- h. No invasive, non-native plant species shall be permitted on-site. The hydroseed mix used for erosion control shall only contain native species and shall only be applied under the supervision of the biologist or a landscape architect.
- i. Appropriate barriers shall be provided along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.
- j. No toxic materials or water used during construction related work shall be allowed to be diverted or drained off-site, into the MHPA, during and after construction activity. The biologist shall ensure that the appropriate measures and control devices are used as needed during construction to deter any drainage toward sensitive habitat.

3. Coastal California Gnatcatcher

- A. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the Coastal California Gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

1. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - a. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - b. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE

STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- c. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

2. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- a. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- b. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

C. BIOLOGICAL RESOURCES

1. General:

- A. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of the Entitlements Division verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see 1 through 3):
 1. At least thirty days prior to the pre-construction meeting, a letter of verification shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
 2. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.
 3. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
- B. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats, as shown on the approved Exhibit A. In addition the biologist shall determine where silt fencing shall be installed, as appropriate
- C. All construction activities (including staging areas) shall be restricted to the development area, as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance, as shown on the approved Exhibit A.
- D. No grading or clearing activities shall occur within the area defined as Brush Management Zone (BMZ) II, as shown on the approved Exhibit A. Construction activities within BMZ II shall be restricted to hand crews for the purposes of brush zone management maintenance and landscape planting.

2. Mitigation for Potential Impacts to Sensitive Birds

Prior to the Issuance of Grading Permits:

- a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a signed letter stating that no grading or any type of habitat destruction shall take place during the typical bird nesting season (February 1 -September 15) or;
- b. The applicant's project biologist shall perform a pre-grading/pre-construction directed survey/report for active nests within 3 days of grading/construction activities to the satisfaction of EAS. If active nests of species are detected the report shall include mitigation to the satisfaction of EAS and/or the USFWS and CDFG as follows:
- c. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, a qualified biologist shall determine the presence or absence of active or occupied nests within the project site or area adjacent which could be impacted, with written results submitted to the Assistant Deputy Director (ADD) of the Entitlements Division.

Prior to Start of Construction:

- d. If active or occupied sensitive bird nests are identified during the pre-grading survey, or are otherwise noted during the week grading is to commence (see Item 3 below), and project construction has the potential to impact nests during the breeding season (February 1 - September 15), the biologist in consultation with EAS staff shall determine an appropriate buffer (i.e. per the ESL), around the bird nesting area which shall be free from grading or construction activity. The buffer area must be identified and flagged.
- e. These restrictions, as required, shall be noted on all grading and construction plans. If active or occupied nests to be protected are located on, or adjacent to the site, weekly biological monitoring of these nests shall be conducted by the project biologist during the breeding season (February 1 through September 15) with written results submitted to the ADD of the Entitlements Division. If no active or occupied nests are discovered on, or adjacent to the project site, no further mitigation is required.

During Construction:

- f. If active or occupied nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE) and Mitigation Monitoring and Coordination Staff (MMC).
- g. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees, holes, or shrubs and delineate the appropriate "no construction" buffer area per City ESL and/or the USFWS/CDFG's direction, around any nest sites, satisfactory to the ADD of the Entitlements Division. The buffer shall be maintained until the qualified biologist determines, and

demonstrates in a survey report satisfactory to the ADD of the Entitlements Division that any young birds have fledged.

Post Construction:

- h. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
- i. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
- j. For any unforeseen additional biological resources impacted during construction, the rehabilitation, revegetation, or other such follow up action plan(s) shall be included as part of the Final Biological Monitoring Report in accordance with the City of San Diego's Land Development Code, Biological Resources Guidelines (July 2002). Additional mitigation measures may also be required.
- k. This report shall address findings of active/inactive nests and any recommendations for retention of active nests, removal of inactive nests and mitigation for offsetting loss of breeding habitat.

MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

D. PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Division Plan Check

- 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee of the Entitlements Division 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. 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. Identify Areas to be Monitored
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 identifying the areas to be monitored including the delineation of grading/excavation limits. 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).
3. 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.

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 as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**

2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 3. The PI may submit a detailed letter to 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.
- 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 from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - 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.

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 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 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 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 for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program 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 for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC 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.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: 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 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 that the draft report has been approved.
 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:

City of San Diego:

Councilmember Maienschein, District 5
 Tim Daly, Development Project Manager, Development Services Department
 Martha Blake, Senior Planner, Development Services Department
 Bill Tripp, LDR-Planning Review, Development Services Department
 Thomas Bui, LDR-Engineering Review, Development Services Department
 Dan Monroe, City Planning and Community Investment
 Patrick Thomas, LDR-Geology Review, Development Services Department
 Betsy Miller, City Planning and Community Investment – MSCP (MS 5A)
 Mitigation Monitoring Coordination (MS 1102B)
 City Attorney's Office (MS 59)
 Mira Mesa Branch Library (81P)

Other:

Nancy Ridge Business Park, LLC
 Mira Mesa Community Planning Group (310)
 Mira Mesa Journal (312)
 Friends of Penasquitos Preserve, Inc. (313)
 Marian Bear Natural Park Recreation Council (317)
 U.S. Environmental Protection Agency (19)
 U.S. Fish & Wildlife Service (23)
 U.S. Army Corps of Engineers (26)
 California Department of Fish & Game (32)
 California Regional Water Quality Control Board (44)
 State Clearinghouse (46)
 Environmental Law Society (164)
 Sierra Club (165)

Audubon Society (167)
Jim Peugh (167A)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Historical Resources Board (87)
Carmen Lucas (206)
Jerry Schaefer, PHD (209)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
San Diego County Archaeological Society, Inc. (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-R)

VII. RESULTS OF PUBLIC REVIEW:

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

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



Martha Blake, Senior Planner, AICP
Development Services Department

April 18, 2008
Date of Draft Report

June 24, 2008
Date of Final Report

Analyst: Arnhart



San Diego County Archaeological Society, Inc.

Environmental Review Committee

3 May 2008

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

Subject: Draft Mitigated Negative Declaration
Nancy Ridge Business Park
Project No. 114358

Dear Mr. Arnhart:

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

Based on the information contained in the DMND and initial study, and the cultural resources report for the project, we agree that significant impacts to historical resources are not likely to result. Consequently, we agree that no mitigation measures for historical resources are required.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,


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

cc: Harris Archaeological Consultants
SDCAS President
File



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



CYNTHIA BRYANT
 DIRECTOR

ARNOLD SCHWARZENEGGER
 GOVERNOR

May 20, 2008

James Arnhart
 City of San Diego
 1222 First Avenue, MS-501
 San Diego, CA 92101-4155
 Subject: Nancy Ridge Business Park
 SCH#: 2008041111

Dear James Arnhart:

2. The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on May 19, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.
2. Comment noted.

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

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

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

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

Sincerely,

Terry Roberts

Terry Roberts
 Director, State Clearinghouse

Enclosures
 cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
 (916) 445-0613 FAX (916) 322-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 41111

Project Title Nancy Ridge Business Park
Lead Agency San Diego, City of

Type MN Mitigated Negative Declaration

Description

Site Development Permit, Planned Development Permit, Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment and Rezone from AR-1 (Agricultural-Residential) to IL-2-1 (Industrial-Light) to construct two step-down, flat pads for outdoor storage use and a paved non-standard driveway totaling approximately 6.17 acres on a 26.79-acre site. The project site would consist of two parcels. A deviation is requested to allow over-height retaining walls with a maximum height of 24 feet. The project site is located at 5909 Nancy Ridge Drive within the Mira Mesa Community Plan Area, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones.

Lead Agency Contact

Name James Amhart
Agency City of San Diego
Phone (619) 446-5385
email
Address 1222 First Avenue, MS-501
City San Diego State CA Zip 92101-4155
Fax

Project Location

County San Diego
City San Diego
Region
Cross Streets Carroll Canyon Road and Nancy Ridge Drive (6909 Nancy Ridge Drive)
Parcel No. 343-010-21, 31
Township 15S Range 3W Section 6 Base

Proximity to:

Highways I-5 and I-805
Airports Marine Corps Air Station Miramar
Railways SDNR Coaster
Waterways Los Peñasquitos Canyon Creek, Soledad Canyon, and Rose Canyon
Schools La Jolla Day School and Peuss Model School (UCSD)
Land Use Industrial Light and Open Space / AR-1-1 (Agricultural-Residential) Zone

Project Issues

Aesthetic/Visual; Archaeologic-Historic; Flood Plain/Flooding; Geologic/Seismic; Landuse; Other Issues; Soil Erosion/Compaction/Grading; Vegetation; Water Quality; Wetland/Riparian; Wildlife

Reviewing Agencies

Resources Agency, Regional Water Quality Control Board, Region 9; Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; Office of Historic Preservation; Department of Fish and Game, Region 6; Department of Water Resources; Department of Conservation; California Highway Patrol; Caltrans, District 11; Caltrans, Division of Aeronautics

Date Received 04/18/2008

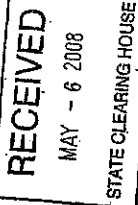
Start of Review 04/18/2008

End of Review 05/19/2008

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

NATIVE AMERICAN HERITAGE COMMISSION

515 CAPITOL MALL, ROOM 584
 SACRAMENTO, CA 95814
 (916) 553-6951
 Fax: (916) 557-6390
 Web Site: www.nahc.ca.gov
 e-mail: nahc@spasbiel.net



Clear
 5-19-08
 P

May 1, 2008

Mr. James Amhart, Development Planner

CITY OF SAN DIEGO DEVELOPMENT SERVICE DEPARTMENT

1222 First Avenue, MS 501
 San Diego, CA 92101-40.4155

Re: SCHE2008041111: CEQA Notices of Completion; Mitigate Negative Declaration for the Nancy Ridge Business Park Project, City of San Diego, San Diego County, California

Dear Mr. Amhart:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a "significant effect" requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15352 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the "area of potential effect (APE)", and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

3. Qualified City staff conducted a records search for the project site using the California Historic Resources Inventory System (CHRIS). No known archeological sites are located on, or immediately adjacent to, the site. Recorded archeological sites were identified within one mile of the project site. An archaeological report and survey was prepared by Harris Archaeological Consultants. The results of the archaeological report indicated that no unique, important or significant cultural resources were identified on-site, and the potential for subsurface cultural resources was low within the project area. Staff determined that the probability for encountering cultural resources on this property was low based upon the results of the archaeological report and the project site's natural constraints (steep sloping hillside).
4. An archaeological report entitled, *Results of a Cultural Resources Record Search and Survey for the Nancy Ridge Business Park Project, City of San Diego, California* (July 14, 2006) was prepared by Harris Archaeological Consultants. See response to Comment No. 2 and Initial Study Discussion, Section IV for additional information
5. The Environmental Analysis Section (EAS) contacted the Native American Heritage Commission for a Sacred Lands File (SLF) search of the project area. The SLF failed to indicate the presence of Native American cultural resources in the immediate area. The local Native American tribes were included in the noticing of the environmental document. No response was received.
6. Comment noted. See response to Comment No. 2.

available from the State Office of Historic Preservation (916)653-7278 (<http://www.dhps.ca.gov>). The record search will determine:

- if a part or the entire APE has been previously surveyed for cultural resources.
- if any known cultural resources have already been recorded in or adjacent to the APE.
- if the probability is low, moderate, or high that cultural resources are located in the APE.
- if a survey is required to determine whether previously unrecorded cultural resources are present.

4. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.

5. The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information Center:

- Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following information format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range, and section.

- The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resource may be known only to a local tribe(s).

- 6. Lead agencies evidences of archaeological resources does not preclude their subsurface existence. Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

- A culturally-affiliated Native American tribe may be the only source of information about a Sacred Sites/ Native American cultural resources.

- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

7. ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NARC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave items.
8. ✓ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.
9. ✓ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
 Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

7. Comment noted. See response to Comment No. 2. There is a very low probability that Native American remains would be disturbed through the construction of the project.

8. Comment noted. See response to Comment No. 6.

9. Comment noted.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 664
SACRAMENTO, CA 95814
(916) 553-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: na_hc@pacbell.net



May 1, 2008

Mr. James Amhart, Development Planner
CITY OF SAN DIEGO DEVELOPMENT SERVICE DEPARTMENT
1222 First Avenue, MS 501
San Diego, CA 92101-40.4155

Re: SCH#2008041111: CEQA Notice of Completion; Mitigate Negative Declaration for the Nancy Ridge Business Park Project, City of San Diego, San Diego County, California

Dear Mr. Amhart:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

10. See Comment No. 3

✓ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916)663-7278) <http://www.ohp.state.ca.us>. The record search will determine:

- If a part of the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
11. ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
- The final report containing site forms, site significances, and mitigation measurements should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information Center.

11. See Comment No. 4

12. ✓ Contact the Native American Heritage Commission (NAHC) for regional archaeological information Center.

- A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.

12. See Comment No. 5

13. ✓ The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).

✓ Lack of surface evidences of archaeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/ Native American cultural resource.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

13. See Comment No. 6

14. ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
15. ✓ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (g) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.
16. ✓ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation.

14. See Comment No. 7

15. See Comment No. 8

16. See Comment No. 9

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

 Dave Singleton
 Program Analyst

Attachment - List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts
San Diego County
May 1, 2008**

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Alley Center, CA 92082
(607) 749-3200
(607) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road
Alpine, CA 92001
(619) 445-0385

Juana Ysabel Band of Diegueno Indians
William Hernandez, Spokesman
P.O. Box 130
Jana Ysabel, CA 92070
randietaylor@yahoo.com
(607) 765-0845
(607) 765-0320 Fax

Jamul Indian Village
William Mesa, Chairperson
P.O. Box 612
Jamul, CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

Diegueno/Kumeyaay

Sycuan Band of the Kumeyaay Nation
Larry Tucker, Chairperson
459 Sycuan Road
Escondido, CA 92021
silva@sycuan-nsn.gov
(619) 445-2613
(619) 445-1927 Fax

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O. Box 270
Santa Ysabel, CA 92070
messagrandsband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Diegueno

Viejas Band of Mission Indians
Lobby L. Barrett, Chairperson
P.O. Box 908
Alpine, CA 91903
aquilar@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5
Campo, CA 91906
chairman@campo-nsn.gov
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax

Diegueno/Kumeyaay

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCEA Notice of Completion; Mitigated Negative Declaration for Nancy Ridge Business Park Project, Mixed-Use Development located in the Mira Mesa Community Planning Area; City of San Diego; San Diego County, California.

Native American Contacts
San Diego County
May 1, 2008

Kwaayamii Laguna Band of Mission Indians
Warren Lucas
P.O. Box 775
Pine Valley, CA 91962
(619) 709-4207

Diegueno -

Sanaja Band of Mission Indians
Rebecca Osuna, Spokesperson
109 S. Maple Street
Escondido, CA 92025
(760) 737-7628
(760) 747-8568 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
095 Barona Road
Palmside, CA 92040
(619) 742-5587
(619) 443-0681 FAX

Glenn Linton
P.O. Box 507
Santa Ysabel, CA 92070
(760) 803-5694
jlinton73@aol.com

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7650.5 of the Health and Safety Code, Section 5097.04 of the Public Resources Code and Section 5087.98 of the Public Resources Code.
This list is only applicable for contacting local Native American with regard to cultural resources for the proposed CHH200904111; CEQA Notice of Completion; Mitigated Negative Declaration for Nancy Ridge Business Park Project, Mixed-Use Development located in the Mira Mesa Community Planning Area; City of San Diego; San Diego County, California.



NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 384
SACRAMENTO, CA 95833
(916) 657-5300
Fax: (916) 657-5309
Web Site: www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

June 4, 2008

Mr. James Arrhant
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

1222 First Avenue, MS 501
San Diego, CA 902101-4155

Re: Request for a Sacred Lands File records search for the proposed Nancy Riggs Business Park Project (SCH#200804111), located in the Del Mar USGS Quadrangle Area of the City of San Diego, Area of San Diego County, California

Dear Mr. Arrhant:

The Native American Heritage Commission was able to perform a record search of its Sacred Lands File (SLF) for the affected project area. The SLF failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any project area. This project site is in close proximity to previously discovered prehistoric burial sites and is believed to hold numerous cultural resources.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed is the name of the nearest tribes that may have knowledge of cultural resources in the project area. A list of Native American contacts is attached to assist you. It is advisable to contact the persons listed; if they cannot supply you with specific information about the impact on cultural resources, they may be able to refer you to another tribe or person knowledgeable of the cultural resources in or near the affected project area.

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 15064.5(f) and Section 15097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton, Program Analyst

Attachment: Native American Contact List

17. Comment noted.

18. The local Native American tribes were included in the noticing of the environmental document. No response was received from any of the tribes regarding the project site and potential or known cultural resources.

19. Based upon the results of the CHRIS data search, archaeological report, and the project's natural constraints (steep sloping hillsides), EAS has determined the project's potential to impact cultural resources is low. Therefore, no avoidance is deemed necessary.

The Public Resources Code adequately protects against accidental discovery of cultural resources during construction when the potential for cultural resources has been determined to be low. No mitigation is required.

Native American Contacts
San Diego County
June 4, 2008

San Pasqual Band of Mission Indians Allen E. Lawson, Chairperson PO Box 365 Valley Center , CA 92082 (760) 749-3200 (760) 749-3876 Fax	Kumeyaay Cultural Historic Committee Ron Christman 56 Viejas Grade Road Alpine , CA 92001 (619) 445-0385
Santa Ysabel Band of Diegueno Indians Johnny Hernandez, Spokesman PO Box 130 Santa Ysabel , CA 92070 brandietaylor@yahoo.com (760) 765-0845 (760) 765-0320 Fax	Jamul Indian Village William Mesa, Chairperson P.O. Box 612 Jamul , CA 91935 jamulirez@sctdv.net (619) 669-4785 (619) 669-48178 - Fax
Sycuan Band of the Kumeyaay Nation Danny Tucker, Chairperson 5459 Sycuan Road El Cajon , CA 92021 ssilva@sycuan-nsn.gov 619 445-2613 619 445-1927 Fax	Mesa Grande Band of Mission Indians Mark Romero, Chairperson P.O Box 270 Santa Ysabel , CA 92070 mesagrandeband@msn.com (760) 782-3818 (760) 782-9092 Fax
Viejas Band of Mission Indians Bobby L. Barrett, Chairperson PO Box 908 Alpine , CA 91903 deguliar@viejas-nsn.gov (619) 445-3810 (619) 445-5337 Fax	Kumeyaay Cultural Heritage Preservation Paul Cuero 36190 Church Road, Suite 5 Campo , CA 91906 chairman@campo-nsn.gov (619) 478-9046 (619) 478-9505 (619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5037.94 of the Public Resources Code and Section 5037.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Nancy Ridge Business Park Project of the City of San Diego, San Diego County, California for which a Sacred Lands File search and Native American Contacts list were requested.

California Native Plant Society

May 18, 2008

City of San Diego
Department of Development Services
DSD/EAS@sanidiego.gov

Re: JO: 42-7003 - Nancy Ridge Business Park project, City of San Diego

The San Diego chapter of the California Native Plant Society has reviewed this project and has serious concerns about the adequacy of the treatment of botanical resources in the Nancy Ridge Business Park project. The project vicinity is known to support very sensitive plant associations, including native grasslands, vernal pools, and riparian habitats, as well as Narrow Endemic Species such as San Diego Thorn-mint and many others. Some of the numerous flaws to the analysis include the following:

20. • No spring rare plant survey was completed. The only botanical site survey was a single day visit to the property on August 14, 2006, with a brief follow-up (for habitat mapping only) in May of 2007. Directed rare plant surveys, including spring rare plant surveys, are required in order to adequately assess project impacts and mitigation. In the absence of this, complete disclosure is not being provided, and rare plants are very likely to have been missed.
21. • The report indicates that the project site supports Altramont Clay, which is known to support numerous rare plants. Not discussion of this is provided in the report. Rare clay endemics are known to occur in this soil-type. A follow-up survey in March or April, focusing on the clay areas, is clearly required.
22. • We are unconvinced of the adequacy of the generalized botanical field surveys of the site. The report lists only 61 plants. Given the diversity of habitat-types, we would expect at least twice as many plants, including many rare plants, to be present on the project site. This strongly suggests that the single day survey, in August, was inadequate to assess botanical resources.

We urge the City to reject the biological resources report for this project. We are confident that it would be a relatively simple matter to prove beyond a reasonable doubt that the project's impacts to native plants and plant communities have not been adequately assessed, and that the proposed mitigation is inadequate.

Thank you for your consideration,

Carrie Schneider, Conservation Chair
San Diego Chapter of the California Native Plant Society
P O Box 121390, San Diego CA 92112-1390, (858) 352-4413 (day), (619) 282-3645
(evening), info@cnpsdd.org



Dedicated to the preservation of California native flora

20. In response to the comment letter received by the California Native Plant Society (CNPS), EAS contacted CNPS to determine, more specifically, the plant species of concern. CNPS provided EAS with a list of twenty-six plant species. Eight of the twenty-six plant species are considered "covered" species under the City's Multiple Species Conversation Program (MSCP) Implementing Agreement, of which two of those eight species are also listed as narrow endemic species. The eight sensitive plant species include the following: San Diego thorn mint, Orcutt's brodiaea, San Diego sand aster, Variegated dudleya, Willowy monardella, San Diego goldenstar, Wart-stemmed ceanothus, and Palmer's goldenbush.

The applicant's qualified project biologist conducted a spring rare plant survey on June 7, 2008 for each of the eight plant species listed as MSCP covered species and/or narrow endemic species. The extent of the survey included the development impact footprint area and extended outwards sixty feet to encompass the Brush Management Zone 2 area. None of the eight target species were detected on-site.

The spring rare plant survey took place after the time when some annual plants would be in evidence. All eight sensitive plant species could essentially be ruled out because they are either perennial species that would have been detected at any time of year, or appropriate habitat/soils do not occur within the proposed development area.

Willowly monardella was the only plant species mentioned to have suitable habitat on-site, which is located within the drainage bottom at the base of the canyon system. The drainage bottom is located outside of the development area, and would not be directly, indirectly or cumulatively impacted by the proposed project. Therefore, no additional information is required.

21. Soil types were considered for potentially sensitive plants prior to and during the initial site reconnaissance and spring rare plant survey. See Comment No. 20 for the results of the spring rare plant survey.

Native American Contacts
San Diego County
June 4, 2008

Kweaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775
Pine Valley, CA 91962
(619) 709-4207

Diegueno -

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
309 S. Maple Street
Escondido, CA 92025
(760) 737-7628
(760) 747-8566 Fax

Diegueno

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road
Lakeside, CA 92040
(619) 742-5587
(619) 443-0681 FAX

Diegueno/Kumeyaay

Clint Linton
P.O. Box 507
Santa Ysabel, CA 92070
(760) 803-5694
cljinton73@aol.com

Diegueno/Kumeyaay

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5087.94 of the Public Resources Code and Section 5087.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Nancy Ridge Business Park Project of the City of San Diego, San Diego County, California for which a Sacred Lands File search and Native American Contacts list were requested.

22. It is not the intent of a field reconnaissance to definitively document every single plant species that occurs on a project site. The primary objectives of a field reconnaissance are to determine, to the greatest extent possible, if any sensitive species occur on the site, and to inventory the plant species that are indicative of the vegetation communities and/or habitat types that occur on the site. The biological reconnaissance and spring rare plant survey are adequate to confirm the project will not result in significant direct, indirect or cumulative impacts to any sensitive plant species.

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

INITIAL STUDY
Project No. 114358

SUBJECT: Nancy Ridge Business Park: SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT and REZONE from AR-1-1 (Agricultural—Residential) to IL-2-1 (Industrial—Light) to construct two step-down, flat pads for outdoor storage use and a paved non-standard driveway totaling approximately 6.17 acres on a 25.79-acre site. The project site would consist of two parcels. A deviation is requested to allow retaining walls with a maximum height of 24 31 feet. The project site is located at 5909 Nancy Ridge Drive within the Mira Mesa Community Plan Area, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones. Legal Description: Parcel 1, the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21); and Lot 107 of Lusk Industrial Park Unit No. 4, according to Map thereof No. 10819 (APN 343-010-31). Council District 5. Applicant: Nancy Ridge Business Park, LLC.

I. PURPOSE AND MAIN FEATURES:

A Site Development Permit and Planned Development Permit are requested to construct two step-down, flat pad areas totaling approximately 4.2 acres within Environmentally Sensitive Lands for Steep Hill-sides and Sensitive Biological Resources on-site (see Figure 2, Site Plan). The entire project site is comprised of two parcels totaling approximately 25.79 acres. The proposed upper flat pad area would total approximately 3.2 acres, and the lower pad area would total approximately 1.0 acre. Both pads would be covered with gravel, and accessed from Nancy Ridge Drive via a paved non-standard driveway. Due to the topography of the site and site design, the project requests a deviation to allow over-height retaining walls with a maximum height of 24 31 feet. The project site is zoned AR-1-1 (Agricultural-Residential). In order to allow for the proposed outdoor storage use, a Rezone from AR-1-1 to IL-2-1 (Industrial—Light) is requested.

Portions of both parcels are located within the City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA). According to the City of San Diego Land Development Code, "where the MHPA covers less than 75% of a premise, no development will be allowed within the MHPA". The biology report indicates the MHPA covers approximately 16.05 acres (62%) of both parcels combined. In order to construct the project, as proposed, a MHPA Boundary Line Adjustment (BLA) is requested. On January 16, 2008, the United States Fish and Wildlife Services and California Department of Fish and Game approved a MHPA BLA to remove approximately 3.66 acres of MHPA from the proposed development area and add 8.02 acres of MHPA on-site within a conservation easement for a total net gain of 4.36 acres

of MHPA lands (see Figure 5, MHPA BLA). Please see Discussion Section IV for further detail.

Per San Diego Municipal Code (SDMC) Parking Regulations, no fewer than 15 parking spaces are required to be permanently maintained on-site at all times. As proposed, the project would meet all SDMC parking requirements.

Grading calculations for the project site (both parcels) would require a total cut quantity of approximately 58,000 cubic yards with a maximum cut height of 34 feet and a maximum cut slope height of 34 feet with a maximum cut slope ratio of 2:1. The project would require a total fill quantity of approximately 58,000 cubic yards with a maximum fill depth of 36 feet and a maximum fill slope height of 30 feet with a maximum fill slope ratio of 2:1. No export material would result, as the cut materials would be used for fill. The project proposes approximately 2,800 feet of keystone retaining walls, in order to stabilize the proposed step-down, flat pad areas and non-standard driveway. The retaining walls would reach a maximum height of 24 ~~31~~ feet, and would be screened with drought-tolerant, native plant species. All retaining walls would be required to provide 80% screening within two years consistent with the requirements of the Land Development Code. Landscaping would include trees such as Coast Live Oak and California Sycamore, shrubs such as Laurel Sumac and Toyon, and groundcovers such as Dwarf Coyote Brush and Golden Yarrow. All landscaping would conform to the City's Landscape Technical Manual.

The drainage pattern would continue to drain south towards the bottom of Soledad canyon. Increased runoff would result from a minor increase to impervious surfaces and land form alteration. However, the increase would be minimal, and would not be considered significant. The project would be required to incorporate construction Best Management Practices (BMPs) and post-construction BMPs consistent with the approved Water Quality Technical Report. The applicant would also be required to enter into a Maintenance Agreement with the City of San Diego for on-going permanent BMP maintenance. All site runoff would be required to comply with the City of San Diego's Storm Water Standards.

II. ENVIRONMENTAL SETTING:

The undeveloped 25.79-acre site is located at 5909 Nancy Ridge Drive (APN 343-010-31) in the AR-1-1 (Agricultural—Residential) Zone and IL-2-1 (Industrial—Light) Zone within the Miramar Subarea of the Mira Mesa Community Plan Area, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones (see Figure 1, Location Map). Surrounding development is primarily located within the IL-2-1 Zone, with the exception of vacant parcels zoned AR-1-1, which are located within the canyon areas immediately east and west of the project site along Soledad and Carroll Canyon. The Mira Mesa Community Plan designates portions of the site for both Industrial and Open Space uses. Surrounding development is designated mostly for Light Industrial use with the exception of properties abutting canyon areas (i.e. Soledad Canyon, Carroll Canyon), which, typically, contain designated Open Space.

The project site consists of two parcels located below Nancy Ridge Drive on south and west facing slopes (see Figure 3, Topographical Map) north of the Atchison, Topeka & Santa Fe Railroad. Both parcels contain moderate to steep slopes with elevations ranging

from approximately 200 feet to approximately 280 feet Above Mean Sea Level. The northern parcel (APN 343-010-31) totals approximately 11.80 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel (APN 343-010-21) totals approximately 13.99 acres, and has no street frontage. Both parcels contain Environmentally Sensitive Lands due to Steep Hillides and Sensitive Biological Resources on-site. Vegetation on-site consists of Diegan Coastal Sage Scrub, Southern Willow Scrub, Coast Live Oak Woodland, Southern Mixed Chaparral, non-native grasslands, San Diego barrel cactus, and drought-tolerant ornamental vegetation. Both parcels are located partially within the City of San Diego Multiple Species Subarea Plan's Multi-Habitat Planning Area and contain wetlands.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

During the environmental review of the project, it was determined that construction could potentially result in significant but mitigable impacts in the following area(s):
Land Use, Biological Resources and Paleontological Resources.

Biological Resources

According to the City of San Diego "Significance Determination Thresholds" for biological resources, impacts to 0.10 acre or more of total sensitive upland habitat (Tiers I, II, IIIA, IIIB) may be considered significant. The Environmental Analysis Section (EAS) conducted a field visit of the site and reviewed photographic surveys, and determined the site contains sensitive biological resources. A biological resources report was required to determine impacts to sensitive biological resources resulting from the proposed project. A biological resources report entitled, *Biological Resources Report, Nancy Ridge Business Park, City of San Diego, San Diego County, California* (August 24, 2006) was prepared by Everett and Associates. Subsequent revised biological reports were submitted by Everett and Associates on June 22, 2007, August 20, 2007 and January 30, 2008.

According to the biology report, the project site contains approximately 2.66 acres Coast Live Oak Woodland (Tier I), 11.38 acres Diegan Coastal Sage Scrub (Tier II), 3.29 acres Southern Mixed Chaparral (Tier IIIA), 0.36 acre Non-Native Grasslands (Tier IIIB), 2.38 acres Southern Willow Scrub (wetland), 0.48 acre Disturbed (Tier IV), 1.46 acres Unvegetated Habitat (Tier IV), and 3.78 acres Urban/Developed (Tier IV) (see Figure 4, Biological Resources Map). All habitats classified as Tier IV habitats are not considered sensitive, and require no mitigation. The project would result in direct impacts to approximately 3.81 acres of Diegan Coastal Sage Scrub (CSS) and 0.36 acres of non-native grasslands (NNG). No impacts to Coast Live Oak Woodland, Southern Mixed Chaparral and Southern Willow Scrub would occur as a result of project implementation. These habitats are located outside of the development area and maintain appropriate buffers to preclude project-related impacts to sensitive upland habitats or wetlands. No impacts are associated with brush management. Brush Management Zone I would occur entirely within the proposed development footprint. Brush Management Zone II (BMZ II) would extend approximately 65 feet beyond the development area into the MHPA. Impacts to sensitive biological resources resulting from BMZ II are considered impact neutral, and require no mitigation. The project would result in total impacts to

approximately 4.17 acres of CSS and NNG, of which, approximately 3.66 acres (3.51 CSS/ 0.15 NNG) would occur within the MHPA on-site.

The biological resources report identifies Southern Willow Scrub on-site within the lower canyon area. Southern Willow Scrub is a wetland habitat primarily occurring within the northern parcel with a small portion extending from the northern parcel into the northwest corner of the southern parcel and off-site into MHPA lands. The drainage that transects the project site generally meets the City's definition of a wetland. The City's Environmentally Sensitive Lands regulations require that impacts to wetlands be avoided. Unavoidable impacts should be minimized to the maximum extent practicable.

All proposed development would occur outside of wetland areas, and would maintain a minimum buffer of 100 feet. Potential indirect impacts occurring from drainage and sedimentation during construction would be mitigated through compliance with the MSCP Land Use Adjacency Guidelines (1.4.3) and construction, post-construction and permanent BMP maintenance consistent with the approved Water Quality Technical Report. All wetland areas would be protected on-site. Therefore, no permits from the U.S. Army Corps of Engineers or the California Department of Fish and Game are required. Approval of the project would add an additional 1.71 acres of Southern Willow Scrub wetland habitat on-site, which would be conserved in an approved City conservation easement within the MHPA consistent with the BLA.

According to the City's Biology Guidelines, the applicant is required to mitigate at a ratio of 1:1 for impacts to Tier II habitat and a ratio of 0.5:1 for impacts to Tier IIIB habitat when the location and preservation of the impacts occur within the MHPA. Therefore, the applicant would be required to mitigate for a total of 4.17 acres (3.81 acres of Tier II habitat and 0.36 acre of Tier IIIB habitat). An MHPA Boundary Line Adjustment (BLA) was approved by the California Department of Fish and Game and the U.S. Department of Interior Fish and Wildlife Service on January 16, 2008, which would remove approximately 3.66 acres of sensitive habitat from the MHPA within the proposed development area, and add approximately 8.02 acres of MHPA habitat on-site within an approved City conservation easement for a total net gain of approximately 4.36 acres. The net gain of 4.36 acres, as a result of the MHPA BLA, would satisfy the upland habitat mitigation requirement of 4.17 acres. Therefore, no further mitigation would be required.

The biological resource report identified San Diego barrel cactus on-site. San Diego barrel cactus is a covered species under the MSCP. However, it is not considered a narrow endemic species. Over 350 individual plants were counted during the field reconnaissance. Due to the site's topography and dense foliage, the actual amount of barrel cacti on-site are most likely in the 400 range, and occur outside of the development footprint. San Diego barrel cacti are located within BMZ II and in the southwest corner of the northern parcel. No impacts to barrel cacti would occur as a result of thinning and pruning activities associated with brush management requirements.

The project site and adjacent parcels contain mature trees which have the potential for nesting raptors. No direct impacts to nesting raptors are permitted. Direct impacts would be avoided through compliance with the Migratory Bird Treaty Act. Project-related construction activities could have the potential to indirectly impact raptor species during the breeding season (February 1-September 15). If construction occurs during the raptor breeding season, a preconstruction survey would be conducted by a qualified biologist to determine whether nesting raptors are present. No construction would occur within 300 feet of any identified nest(s) until the young fledge. Noise impacts would be avoided

during the breeding season through pre-construction surveys and adherence to appropriate noise buffer zone restrictions.

Land Use

As previously described in the Environmental Setting, the Mira Mesa Community Plan (MMCP) designates the project site for Light Industrial and Open Space land uses. Surrounding lands adjacent to the project site to the south, east and west are located within Soledad Canyon and Carroll Canyon, and are designated as MHPA per the City of San Diego MSCP Subarea Plan. The project site is located partially within and adjacent to the MHPA. Therefore, the project would be required to comply with the MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. Potential indirect impacts to the MHPA resulting from lighting, drainage, toxins, invasive plant species, noise, barriers and brush management as a result of project construction and operation must not adversely affect the MHPA. More specifically, all lighting (temporary and permanent) of areas adjacent to the MHPA and open space would be directed away from these areas and shielded, if necessary. Drainage would not be permitted to drain directly into the MHPA and would include construction, post-construction and treatment BMPs. No toxic materials or water used during construction-related work are allowed to be diverted or drained off-site, into the MHPA, during and after construction activity. Landscape plantings would consist of drought-tolerant, non-invasive native plant species and non-invasive ornamental plant species. Barriers would be constructed on-site to prevent impacts to sensitive biological resources outside of the defined limits of work, direct public access to appropriate locations, and reduce domestic animal predation. Construction Consistency with the MHPA Land Use Adjacency Guidelines, as outlined in Section V. Mitigation, Monitoring and Reporting Program of the Mitigated Negative Declaration, would reduce potentially significant indirect land use impacts to below a level of significance.

According to the biological resources report, the only sensitive animal species with the potential to occur on-site is the Coastal California gnatcatcher. The Coastal California gnatcatcher is MSCP Covered species, a federal threatened species, and a state species of concern. Due to the presence of CSS and MHPA lands on-site and the gnatcatchers known occurrence in the region, focused surveys were conducted on and immediately adjacent to the portion of the project site proposed for development. During the surveys, two Coastal California gnatcatchers were observed in the northeast corner of the project site. The location of occurrence was located within the MHPA and outside of the area of proposed development. Due to the potential for indirect construction-related noise impacts to occur during the gnatcatcher's breeding season (March 1-August 15), a protocol survey would be required to determine the presence/absence of gnatcatchers on-site or within adjacent MHPA lands. The protocol survey would only be required if construction activities would occur during the gnatcatcher's breeding season. If gnatcatchers are present and construction noise would exceed 60 dB(a) hourly, sound mitigation (e.g. walls or berms) would be required to reduce noise impacts to below a level of significance. The noise attenuation measures, if applicable, would be determined by a qualified acoustician. See Section V. Mitigation, Monitoring and Reporting Program of the MND for further detail.

Review of the City's MSCP maps identified MHPA lands on both parcels (see Figure 5, MHPA Boundary Line). Per the City of San Diego Land Development Code, "where the MHPA covers less than 75% of a premise, no development will be allowed within the MHPA". According to the biological resources report, the MHPA covers approximately 94% of the southern parcel and 4% of the northern parcel. Development of the proposed

pad areas would occur almost entirely within the southern parcel. Encroachment into the MHPA preserve is considered a significant impact per the City of San Diego Biology Guidelines and MSCP Subarea Plan. Therefore, the proposed encroachment into the MHPA preserve can only be approved if a MHPA BLA is determined to be consistent with both the regional MSCP Plan and the City's MSCP Subarea Plan (Section 1.1.1). Adjustments to the MHPA boundaries may be made without the need to amend either the MSCP Subarea Plan or the regional MSCP Plan in cases where the new MHPA boundary results in an area of equivalent or higher biological value. The determination of the biological value of a proposed boundary change will be made by the City in accordance with the MSCP Plan, and with the concurrence of the wildlife agencies.

A MHPA BLA was approved by the United States Fish and Wildlife Service and California Department of Fish and Game on January 16, 2008. The BLA would remove approximately 3.66 acres (3.51/CSS, 0.15/NNG) of MHPA lands from the proposed development area, and add approximately 8.02 acres of MHPA lands in an approved City conservation easement. The BLA would result in a total net gain of 4.36 acres of MHPA consisting of CSS, Coast Live Oak, Southern Mixed Chaparral, Southern Willow Scrub and Disturbed lands. Approval of the project would result in a net loss of approximately 0.69 acre of CSS and 0.15 acre of NNG. However, approximately 0.84 acre of Coast Live Oak Woodland, 2.38 acres of Southern Mixed Chaparral, and 1.71 acres of Southern Willow Scrub would be added to the City's MHPA, as described in Table 1.

Table 1

PLANT COMMUNITY	TIER	ACREAGE TO BE REMOVED	ACREAGE TO BE ADDED	NET CHANGE
Disturbed (Adjacent to Wetland)	IV	0	0.27	+ 0.27
Diegan Coastal Sage Scrub	II	3.51	2.82	- 0.69
Coast Live Oak Woodland	I	0	0.84	+ 0.84
Southern Mixed Chaparral	III A	0	2.38	+ 2.38
Southern Willow Scrub	WETLAND	0	1.71	+ 1.71
Non-Native Grassland	III B	0.15	0	- 0.15
Total		3.66	8.02	+ 4.36

In addition to the total net gain of 4.36 acres of MHPA lands, approval of the BLA would improve both the conservation and configuration of conserved habitats and wildlife corridors located within the MHPA extending throughout the canyon systems. This would be achieved by filling in a present gap in the MHPA that occurs as a result of the minimal amount of MHPA coverage on the northern parcel (4%), and the northern parcel's location at the intersection of Carroll Canyon and Soledad Canyon. The proposed BLA increases the conservation of the only covered species occurring within the area to be

adjusted (e.g. San Diego barrel cactus and Coastal California gnatcatcher). Several hundred individual barrel cacti would be included within the MHPA, and additional habitat for Coastal California gnatcatchers would be provided. The BLA would also improve current habitat linkage/wildlife corridors by including an important area previously not included within the MHPA, and improve species diversity within the MHPA by adding several habitat types that support more species than the areas to be removed. Habitat interfaces with the MHPA would be improved, and wetlands, wetland buffers and transitional upland areas would be afforded additional protection. The acreage added to the MHPA would include mitigation for impacts to CSS and NNG impacted by the proposed project.

Paleontological Resources

The project site is underlain by the following geologic formations: Ardath Shale (Tm), Scripps Formation (Tsd) and Stadium Conglomerate (Tst). With respect to paleontological fossil resource potential, all of the above-referenced geologic formations are assigned a high sensitivity rating in all areas where they occur. According to the City of San Diego Significance Determination Thresholds, projects underlain by high sensitivity formations require paleontological monitoring when grading quantities exceed 1,000 cubic yards and have a cut depth greater than 10 feet. The project proposes to construct two levels of graded pads, which would require approximately 58,000 cubic yards of cut with a maximum cut depth of 34 feet to construct. Therefore, paleontological monitoring would be required during all grading activities to mitigate for potential impacts to paleontological resources. In the event that paleontological resources are discovered, excavation would be halted or diverted to allow recovery, evaluation, and recordation of materials. See MND Section V. Mitigation, Monitoring and Reporting Program.

During the environmental review of the project, it was determined that proposed project would not result in significant impacts to the environment in the following area(s):
Geology, Water Quality/Hydrology, Landform Alteration, Visual Quality and Historical Resources (Archaeology).

Geology

The City of San Diego Seismic Safety Study, Geologic Hazards and Faults map indicates the project site has been mapped within Geologic Hazards Categories 53, 32 and 31. According to the City of San Diego Significance Determination Thresholds, lands designated as Category 53 are defined as "Other terrain: level or sloping terrain, unfavorable geologic structure, low to moderate risk", Category 32 are defined as "Liquefaction: low potential—fluctuating groundwater, minor drainages" and Category 31 are defined as "Liquefaction: high potential—shallow groundwater, major drainages, and hydraulic fills". The proposed development would occur only within Hazard Category 53. No grading or development would occur within Hazard Categories 31 or 32.

Due to the potential for geologic hazards, a geologic reconnaissance report entitled, *Report of Geotechnical Reconnaissance, Proposed Storage Site, Nancy Ridge Drive, San Diego, California* (May 24, 2004) and subsequent addendum report entitled, *Response to Review of Documents, Proposed Storage Site, Nancy Ridge Drive, San Diego, California* (January 4, 2006) were conducted and prepared by Christian Wheeler Engineering, which indicate the results of the geologic investigation.

According to the geotechnical reports, no geologic hazards of sufficient magnitude to preclude development of the site for conventional commercial use are known to exist. The site was found to be free of major geotechnical and geological conditions that could have a significant effect on the development of the property. The native soils that underlie the site are expected to consist of dense, competent sandstones and cobble conglomerates with a silty sand matrix. These materials have relatively high strength parameters and very low to low expansive characteristics, which have high bearing capacities and stand well in cut and fill slopes. The alluvial/colluvial deposits in the drainage courses are loose and would require complete removal to competent formational soils for preparation of proposed fills.

According to the California Division of Mines and Geology, the project site is located in Relative Landslide Susceptibility Area 3-1. Area 3 is considered to be the "generally susceptible" area. Subarea 3-1 contains slopes considered to be at or near their stability limits due to a combination of weak materials and steep slopes. Information regarding slope stability indicates that the slopes will have an adequate factor-of-safety with regard to deep-seated slope instability hazards. Surficial slope instability hazards would be reduced by the use of proper landscaping and slope maintenance practices.

No active, or potentially active, faults were mapped or appear to be present on-site. Therefore, the site is not considered susceptible to surface rupture. The nearest active fault is the Rose Canyon Fault Zone located approximately four miles west of the project site. The property would be subject to ground shaking and seismic forces from regional active faults. However, no special setbacks or design parameters would be necessary, other than required by the Uniform Building Code.

The materials at the portion of the site to be developed are relatively competent and are not anticipated to be subject to liquefaction due to such factors as soil density, grain-size distribution, and lack of ground water. Geologic Hazard Categories 31 and 32 are assigned to drainage areas where the potential for liquefaction is considered to be low to high. No development is proposed within these areas. All development would occur within areas defined as Category 53. Therefore, the potential for liquefaction is considered to be low.

City Geology staff reviewed the required geotechnical reports and agrees with the reports' conclusions. Additional geotechnical review would be a condition of the Site Development Permit, which would occur during the ministerial permit issuance process. Based upon the conclusions of the geotechnical reports and City Geology staff's approval and conditions, the Environmental Analysis Section has determined the project would not have the potential to cause a significant effect on the environment. Therefore, no mitigation would be required.

Water Quality/ Hydrology

A Storm Water Requirements Applicability Checklist identified the project as a "Medium Priority" project, which is subject to permanent Storm Water Best Management Practice (BMP) requirements. A Water Quality Technical Report (WQTR) entitled, *Water Quality Technical Report for Nancy Ridge Business Park* (August 22, 2007) and Hydrology Report entitled, *Drainage Study for Nancy Ridge Business Park* (August 22, 2007) were prepared by Farrington Engineering Consultants, Inc. According to the WQTR, the project site is located within the Miramar Reservoir Hydrologic Area (906.10) of the Penasquitos Hydrologic Unit (906). The waterbody downstream of the project shown on the 303(d) List of Impaired Waterbodies is the Pacific Ocean. The Pacific Ocean is listed

as a Section 303(d) receiving water due to sedimentation and siltation. Bodies of water listed under section 303(d) of the 1972 Clean Water Act include those that do not meet minimum water quality standards even after point sources of pollution have installed the minimum required levels of pollution control technology.

The results of both the WQTR and Hydrology Report concluded the project would have a minimal impact on water quality. The proposed pad areas would be capped with 4 inches of Class 2 base material for some low level absorption and filtration of pollutants occurring within the development footprint rather than storm water runoff flowing directly into the adjacent canyon area. Runoff from the site would be directed to the graded pad areas, and primary filtering of storm water runoff would be achieved through catch basins on each pad level equipped with Kristar filter inserts, which would be discharged through rip rap dissipators to the canyon area below the site. Irrigation watering would be by drip irrigation or low flow spray heads to minimize runoff of pollutants. All irrigation systems would be installed as recycled water irrigation systems. These site design and source control BMPs would reduce the potential source of pollutants for both the 2-year and 10-year storm frequencies, and would reduce anticipated and potential pollutants following construction to the maximum extent practicable.

The project and the above described project features have been designed in accordance with the City's Storm Water Standards. The applicant would be required to incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code; and any post-construction BMPs consistent with the approved WQTR. Development of the site would be required to comply with all requirements of the State Water Resources Control Board (SWRCB) Order No. 9008 and the Municipal Storm Water Permit, Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Program and Monitoring Program Plan would be implemented concurrently with the commencement of grading activities, and a Notice of Intent would be required to be filed with the SWRCB. Compliance with the standards through the described project elements would preclude direct, indirect and cumulatively considerable impacts to water quality and hydrology resulting from the proposed project.

Landform Alteration

According to the City of San Diego Significance Determination Thresholds, a project may result in a significant environmental impact if the project would alter more than 2,000 cubic yards of earth per graded acre by either excavation. Grading of a smaller amount may still be considered significant in highly scenic or environmentally sensitive areas. In addition, one or more of four conditions must apply to meet this threshold. Of those four conditions, two were determined to apply. First, the project would create manufactured slopes higher than 10 feet. Second, the project design would include mass terracing of natural slopes with cut or fill slopes in order to construct flat-pad structures. However, the above conditions may not be considered significant if the proposed excavation or fill is necessary to permit installation of alternative design features such as step-down or detached buildings, non-typical roadway or parking lot designs, and alternative retaining wall designs which reduce the project's overall grading requirements.

In order to construct the two proposed step-down, flat-pad areas on the southern parcel, the project would require approximately 58,000 cubic yards of cut with a maximum cut height of 34 feet and a maximum cut slope height of 30 feet at a maximum cut slope ratio

of 2:1. Approximately 58,000 cubic yards of fill would be required with a maximum fill depth of 36 feet and a maximum fill slope height of 30 feet at a maximum fill slope ratio of 2:1. Keystone retaining walls with a maximum height of 24 feet would be required along the eastern, western and southern portions of the development area in order to stabilize the stepped-down flat pads. The project would also include a non-standard roadway design necessary to access the graded pads on the southern parcel, which contains no street frontage. Based upon the site topography and the location of the parcels, EAS has determined the proposed project has been designed to limit overall grading quantities to reach a 23.8% development area where 25% is allowable, and has limited impacts to sensitive biological resources by obtaining an MHPA BLA, which would result in a net gain of 4.36 acres of MHPA lands. No significant land use impacts would occur as a result of project implementation. Therefore, no mitigation is required.

Visual Quality

According to the City of San Diego's "Significance Determination Guidelines" under CEQA, a project may have a significant visual impact on the environment if "the project includes crib, retaining or noise walls greater than six feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be visible to the public".

The project site is located within Soledad Canyon immediately south of Nancy Ridge Drive. The project site contains native vegetation (e.g. non-native grasslands, Diegan Coastal Sage Scrub). No development is located immediately adjacent to the project site. The project would require the construction of keystone retaining walls reaching a maximum height of 24 31 feet to stabilize the proposed graded flat-pad areas. All proposed retaining walls would be required to provide 80% screening within two years. Not all portions of the retaining walls would be visible from public viewing areas. Landscape screening would be achieved through the use of wall plantings within the retaining walls and shrubs and trees located directly in front of the walls. All landscaping would consist of native, non-invasive plant species, and would be required to conform to the City's Landscape Technical Manual Landscaping. The keystone retaining walls would be of an earthtone/sandstone color similar to the surrounding environment. Based upon the project's design features, no significant visual impacts the environment would occur as a result of project implementation. Therefore, no mitigation is required.

Historical Resources (Archaeology)

According to the City's Historical Resources Sensitivity Map, the site is located in an area with a high potential for subsurface archaeological resources. A record search of the California Historic Resources Information System (CHRIS) digital database, provided to the City of San Diego under the SCIC CHRIS Partnership Agreement, was reviewed to determine the presence or absence of potential archaeological resources within the project site's boundaries and within a one-mile radius. No recorded cultural resources were identified on-site. However, record sites were identified within a half-mile radius. Based upon the history and sensitivity of the surrounding area and the site not having been previously developed, an archaeological survey was required.

An archaeological report entitled, *Results of a Cultural Resources Record Search and Survey for the Nancy Ridge Business Park Project, City of San Diego, California* (July 14, 2006) was prepared by Harris Archaeological Consultants. The report included a records search and literature review conducted at the South Coastal Information Center,

and a field reconnaissance of the lower parcel (APN 343-010-021) to identify any cultural resources that could potentially be impacted by project implementation.

The records search indicated that twenty three studies have previously been conducted within a one-mile radius of the project area. Four of the studies (Gallegos 1988, Bull 1978, Hatley 1978 and Moriarty 1977) have either included all or a portion of the present project area. The records search revealed twenty four resources having been previously documented with a one-mile radius. None of these resources were identified or recorded within the project area. No cultural resources were identified during the field reconnaissance. As a result of the study, no unique, important or significant cultural resources were identified, and the potential for subsurface cultural resources was determined to be low within the project area. The site topography also indicates any potential for human habitation would be very low.

The upper parcel was not included within the archaeological study. However, due to the results of the records search and the existing manufactured slopes resulting from the construction of Nancy Ridge Drive, potential impacts to surface and subsurface cultural resources within this parcel are considered to be low. Based upon the results of the archaeological report, prior site disturbance and site topography, EAS has determined the potential to impact cultural resources is low, and no mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

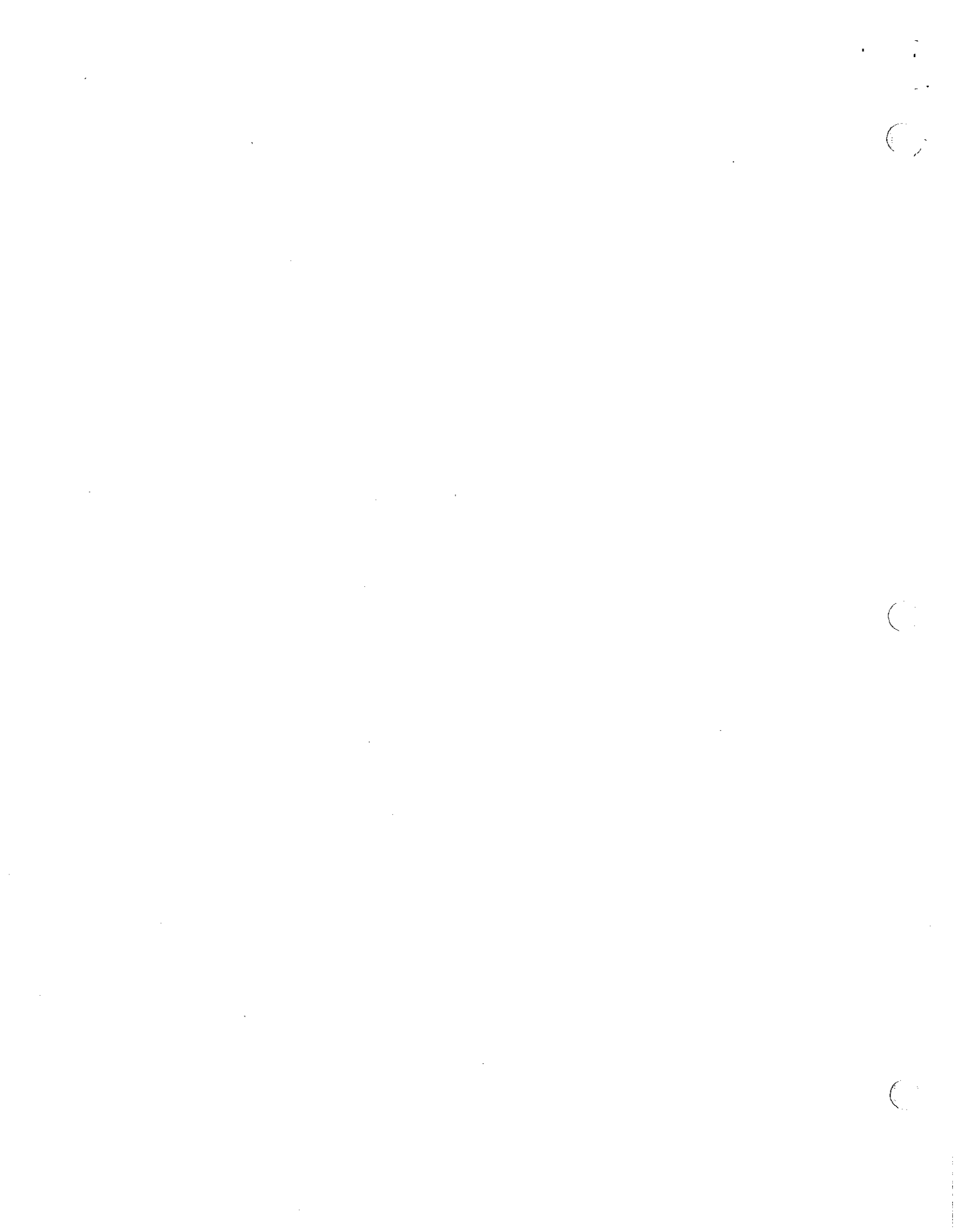
— The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

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

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

PROJECT ANALYST: Arnhart

Attachments: Location Map
Site Plan
Topographical Map
Biological Resources Map
MHPA BLA
Initial Study Checklist



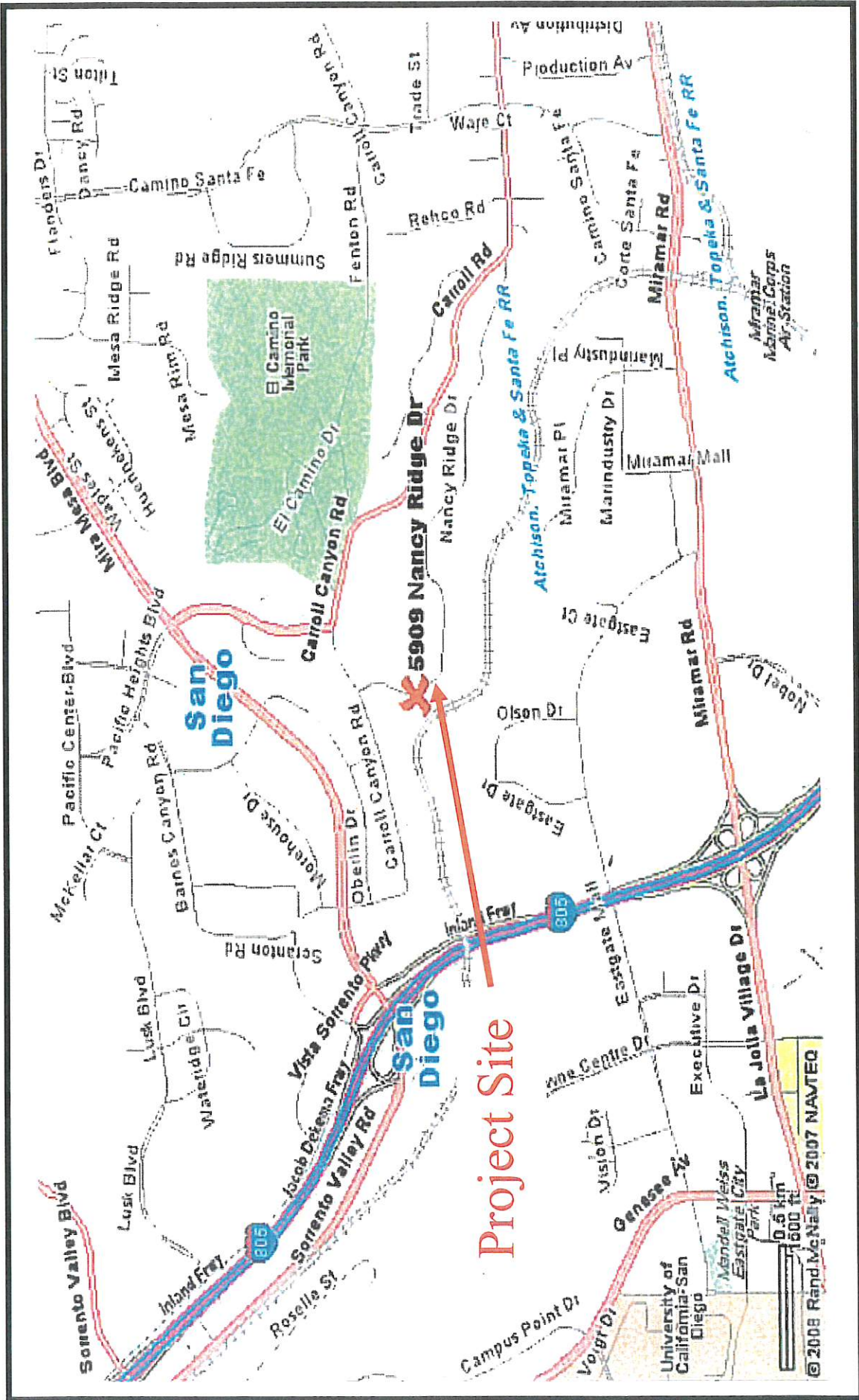


FIGURE
1

Location Map

Nancy Ridge Business Park Project No. 114358
 City of San Diego – Development Services Department



(

(

(

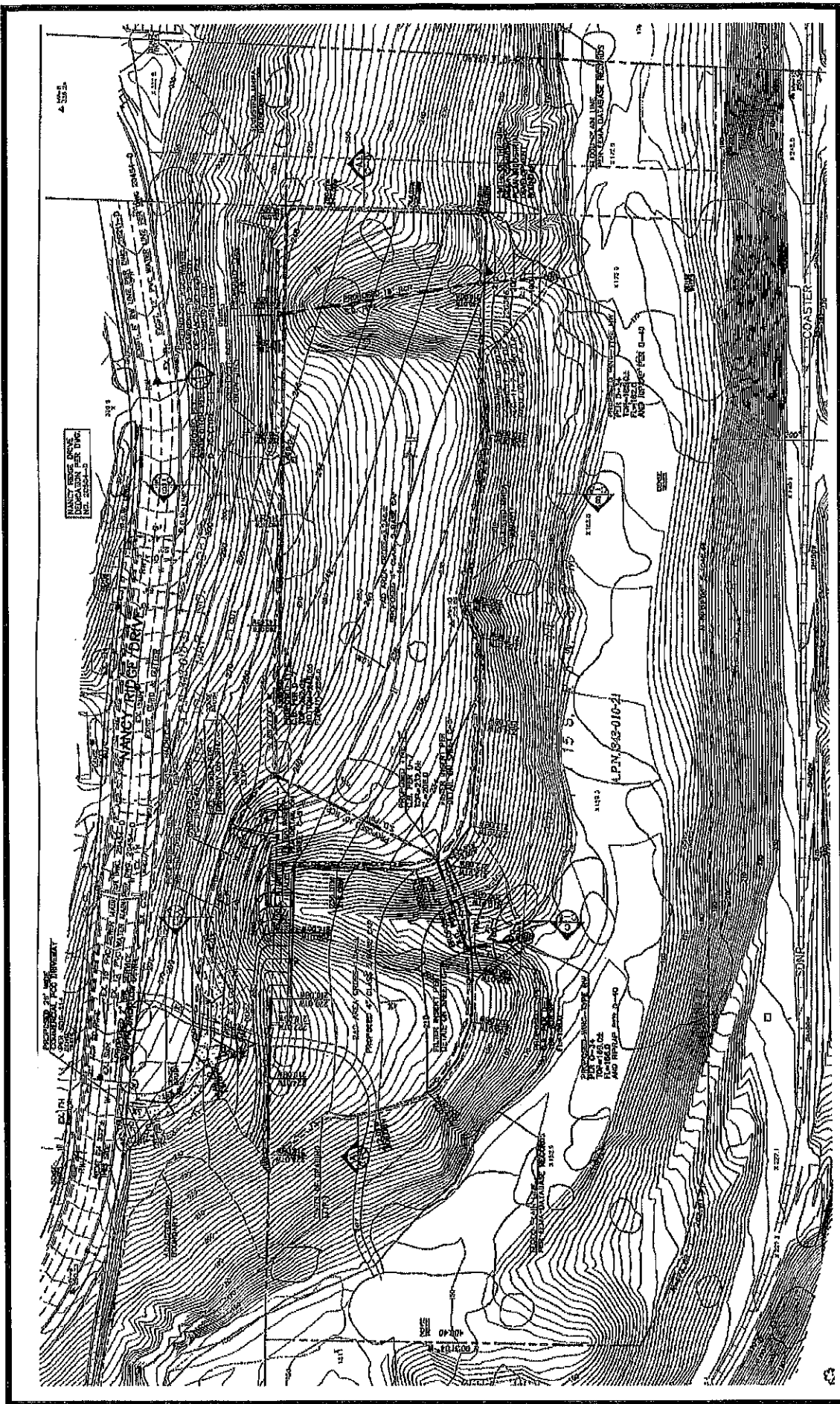


FIGURE
2

Site Plan
 Nancy Ridge Business Park Project No. 114358
 City of San Diego – Development Services Department



1

2

3

NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT
 PLANNED DEVELOPMENT PERMIT
 SLOPE ANALYSIS STUDY
 SANGIS TOPOGRAPHICAL MAP (1999)

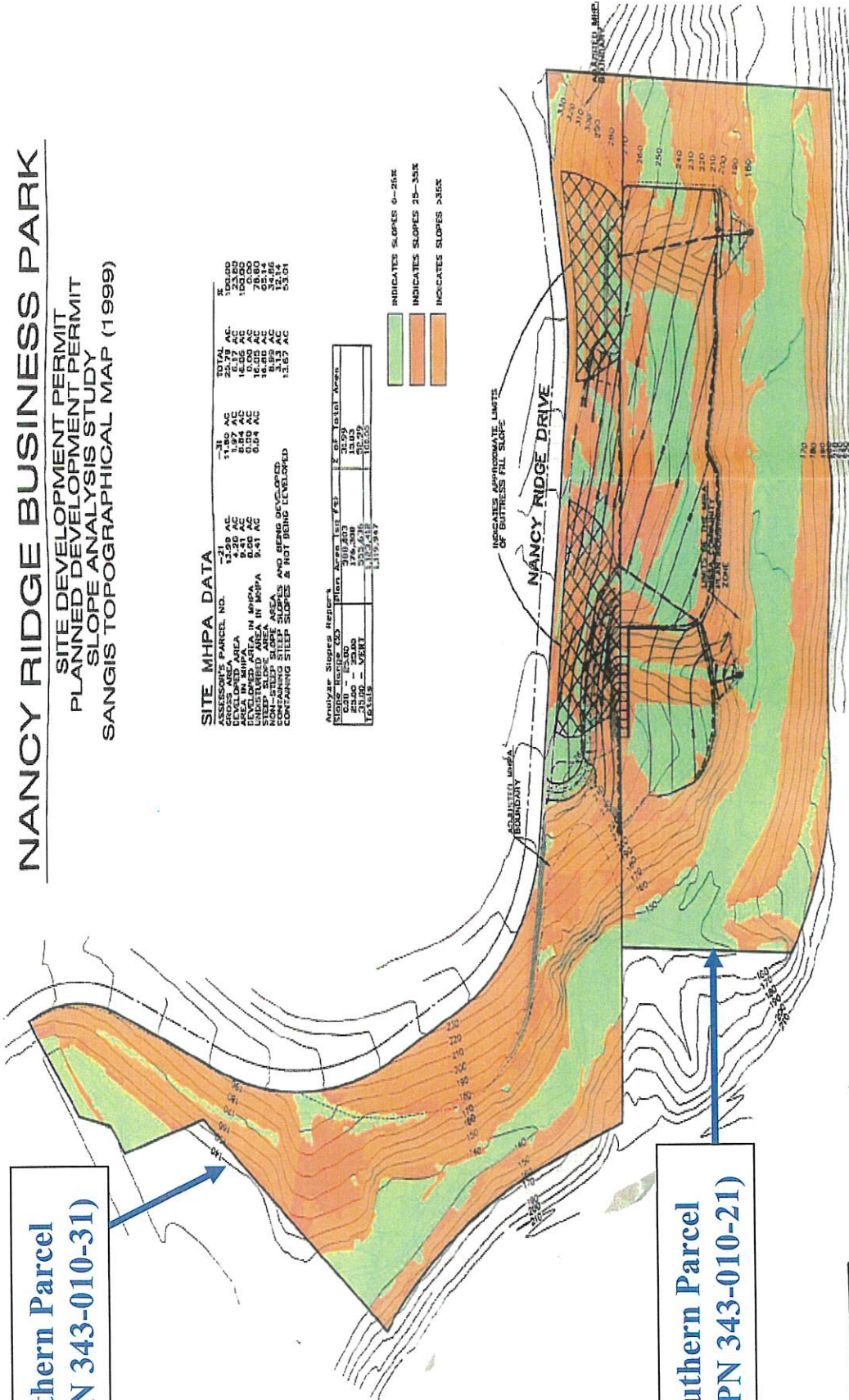
SITE MHPA DATA

ASSESSOR'S PARCEL NO.	-21	-31	K	TOTAL
DEV. AREA	1,430 AC	1,897 AC	16,879 AC	19,806 AC
AREA IN MHPA	6,041 AC	6,330 AC	16,000 AC	28,401 AC
UNDEVELOPED AREA IN MHPA	9.41 AC	0.04 AC	16.00 AC	25.45 AC
NON-ATLETTED SLOPE AREA AND BEING DEVELOPED			9.99 AC	34.89 AC
CONTAINING STEEP SLOPES & NOT BEING DEVELOPED			12.67 AC	47.52 AC

Analyze Slopes Report

VERTICAL	HORIZONTAL	PERCENT	DEGREE	APPROX.
23.00	100.00	23.00	13.00	
33.00	100.00	33.00	19.00	
43.00	100.00	43.00	26.00	
53.00	100.00	53.00	34.00	
63.00	100.00	63.00	43.00	
73.00	100.00	73.00	52.00	
83.00	100.00	83.00	61.00	
93.00	100.00	93.00	70.00	
103.00	100.00	103.00	79.00	
113.00	100.00	113.00	88.00	
123.00	100.00	123.00	97.00	
133.00	100.00	133.00	106.00	
143.00	100.00	143.00	115.00	
153.00	100.00	153.00	124.00	
163.00	100.00	163.00	133.00	
173.00	100.00	173.00	142.00	
183.00	100.00	183.00	151.00	
193.00	100.00	193.00	160.00	
203.00	100.00	203.00	169.00	
213.00	100.00	213.00	178.00	
223.00	100.00	223.00	187.00	
233.00	100.00	233.00	196.00	
243.00	100.00	243.00	205.00	
253.00	100.00	253.00	214.00	
263.00	100.00	263.00	223.00	
273.00	100.00	273.00	232.00	
283.00	100.00	283.00	241.00	
293.00	100.00	293.00	250.00	
303.00	100.00	303.00	259.00	
313.00	100.00	313.00	268.00	
323.00	100.00	323.00	277.00	
333.00	100.00	333.00	286.00	
343.00	100.00	343.00	295.00	
353.00	100.00	353.00	304.00	
363.00	100.00	363.00	313.00	
373.00	100.00	373.00	322.00	
383.00	100.00	383.00	331.00	
393.00	100.00	393.00	340.00	
403.00	100.00	403.00	349.00	
413.00	100.00	413.00	358.00	
423.00	100.00	423.00	367.00	
433.00	100.00	433.00	376.00	
443.00	100.00	443.00	385.00	
453.00	100.00	453.00	394.00	
463.00	100.00	463.00	403.00	
473.00	100.00	473.00	412.00	
483.00	100.00	483.00	421.00	
493.00	100.00	493.00	430.00	
503.00	100.00	503.00	439.00	
513.00	100.00	513.00	448.00	
523.00	100.00	523.00	457.00	
533.00	100.00	533.00	466.00	
543.00	100.00	543.00	475.00	
553.00	100.00	553.00	484.00	
563.00	100.00	563.00	493.00	
573.00	100.00	573.00	502.00	
583.00	100.00	583.00	511.00	
593.00	100.00	593.00	520.00	
603.00	100.00	603.00	529.00	
613.00	100.00	613.00	538.00	
623.00	100.00	623.00	547.00	
633.00	100.00	633.00	556.00	
643.00	100.00	643.00	565.00	
653.00	100.00	653.00	574.00	
663.00	100.00	663.00	583.00	
673.00	100.00	673.00	592.00	
683.00	100.00	683.00	601.00	
693.00	100.00	693.00	610.00	
703.00	100.00	703.00	619.00	
713.00	100.00	713.00	628.00	
723.00	100.00	723.00	637.00	
733.00	100.00	733.00	646.00	
743.00	100.00	743.00	655.00	
753.00	100.00	753.00	664.00	
763.00	100.00	763.00	673.00	
773.00	100.00	773.00	682.00	
783.00	100.00	783.00	691.00	
793.00	100.00	793.00	700.00	
803.00	100.00	803.00	709.00	
813.00	100.00	813.00	718.00	
823.00	100.00	823.00	727.00	
833.00	100.00	833.00	736.00	
843.00	100.00	843.00	745.00	
853.00	100.00	853.00	754.00	
863.00	100.00	863.00	763.00	
873.00	100.00	873.00	772.00	
883.00	100.00	883.00	781.00	
893.00	100.00	893.00	790.00	
903.00	100.00	903.00	799.00	
913.00	100.00	913.00	808.00	
923.00	100.00	923.00	817.00	
933.00	100.00	933.00	826.00	
943.00	100.00	943.00	835.00	
953.00	100.00	953.00	844.00	
963.00	100.00	963.00	853.00	
973.00	100.00	973.00	862.00	
983.00	100.00	983.00	871.00	
993.00	100.00	993.00	880.00	
1003.00	100.00	1003.00	889.00	

INDICATES SLOPES 0-25%
 INDICATES SLOPES 25-35%
 INDICATES SLOPES >35%



Northern Parcel
 (APN 343-010-31)

Southern Parcel
 (APN 343-010-21)

TEN ENGINEERING CONSULTANTS, INC.
 CIVIL ENGINEERING

FIGURE
 3

Topographical Map
 Nancy Ridge Business Park
 City of San Diego – Development Services Department
 Project No. 114358



100
100
100

100

100

MOVED FROM MHPA
 EAST SLOPE OF SCRUB
 DEVELOPMENT FOOTPRINT
 ITATE (EXCLUDING
 ANDSCAPING ALONG
 GND) TO BE ADDED TO MHPA

VEGETATION MAP PROPOSED MHPA BOUNDARY LINE ADJUSTMENT

LEGEND

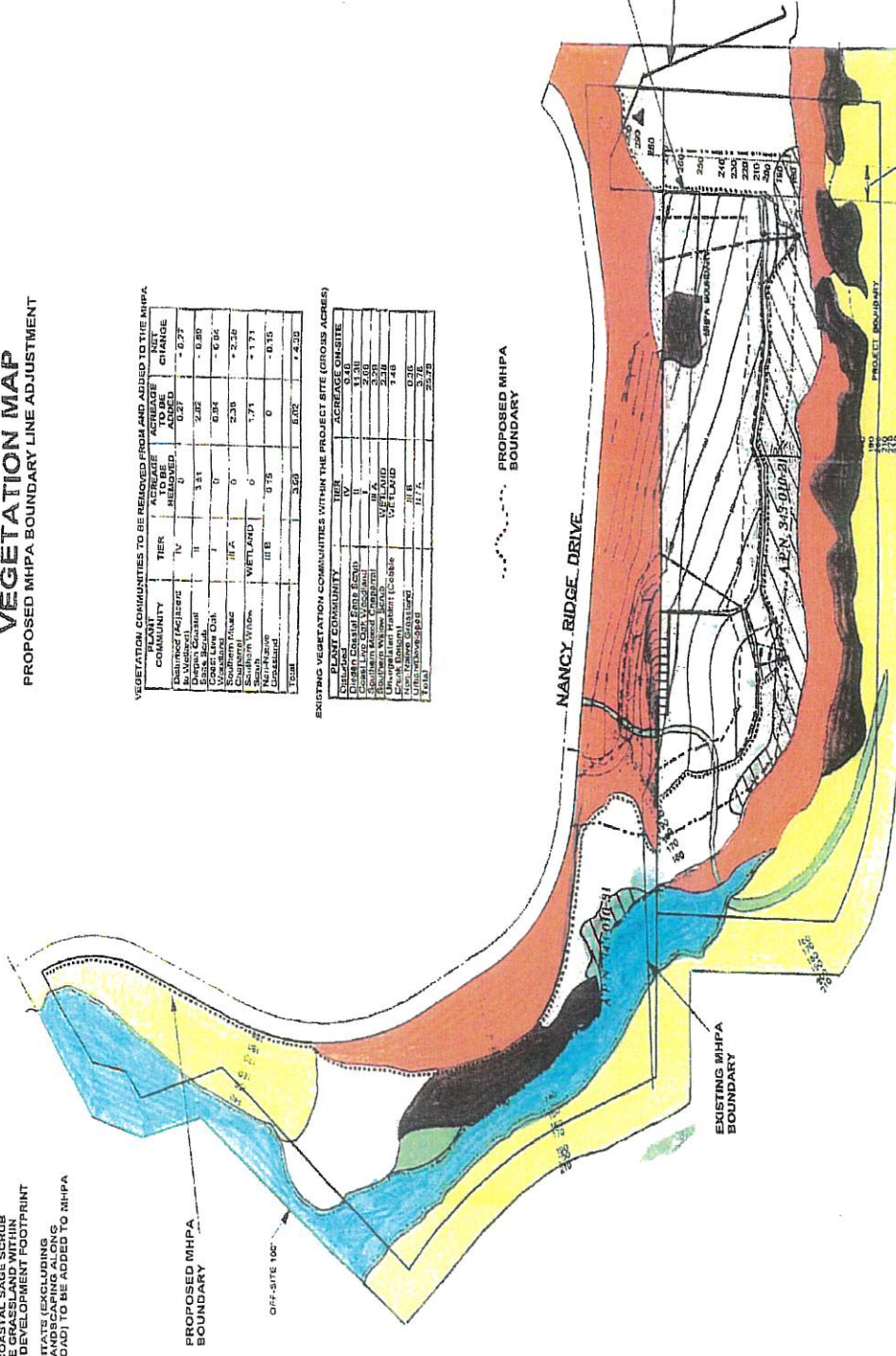
- URBAN/DEVELOPED
HOLLAND CODE 12800
- DISTURBED
HOLLAND CODE 11200
- DIEGAN COASTAL SAGE SCRUB
HOLLAND CODE 32000
- SOUTHERN WILLOW SCRUB
HOLLAND CODE 63200
- COAST LINE OAK WOODLAND
HOLLAND CODE 71100
- SOUTHERN MIXED CHAPARRAL
HOLLAND CODE 37100
- UNVEGETATED HABITAT
(SAND, GRAVEL, ROCK)
HOLLAND CODE 43100
- NON-NATIVE GRASSLAND
HOLLAND CODE 42200
- AREA OF DISTRIBUTION OF
COAST BARREL CACTUS
IN THE SAN DIEGO COUNTY
ON THE SITE
- LOCATION OF BOUNDING OF TWO
CALIFORNIA GRAYLARBICE
- WETLAND BOUNDARY

VEGETATION COMMUNITIES TO BE REMOVED FROM AND ADDED TO THE MHPA

COMMUNITY	TIER	ACRES TO BE REMOVED	ACRES TO BE ADDED	NET CHANGE
Disturbed (Acacia)	IV	0.27	0.00	-0.27
Disturbed (Sage)	II	3.31	2.08	-1.23
Disturbed (Oak)	I	0	0.94	+0.94
Disturbed (Willow)	IIA	0	2.38	+2.38
Disturbed (Oak)	IIIB	0	1.71	+1.71
Disturbed (Oak)	IIIC	0	0.15	+0.15
TOTAL		3.58	6.26	+2.68

EXISTING VEGETATION COMMUNITIES WITHIN THE PROJECT SITE (GROSS ACRES)

COMMUNITY	TIER	ACRES
Disturbed (Acacia)	IV	0.16
Disturbed (Sage)	II	1.31
Disturbed (Oak)	I	3.58
Disturbed (Willow)	IIA	2.38
Disturbed (Oak)	IIIB	1.71
Disturbed (Oak)	IIIC	0.15
TOTAL		10.39



NOTE: BRUSH MANAGEMENT ZONE 1 EXTENDS
 TO THE WEST BOUNDARY OF THE
 DEVELOPMENT FOOTPRINT. BRUSH
 MANAGEMENT ZONE 2 EXTENDS
 TO THE EAST BOUNDARY OF THE
 DEVELOPMENT FOOTPRINT. BRUSH
 MANAGEMENT ZONE 3 EXTENDS
 TO THE WEST BOUNDARY OF THE
 DEVELOPMENT FOOTPRINT.

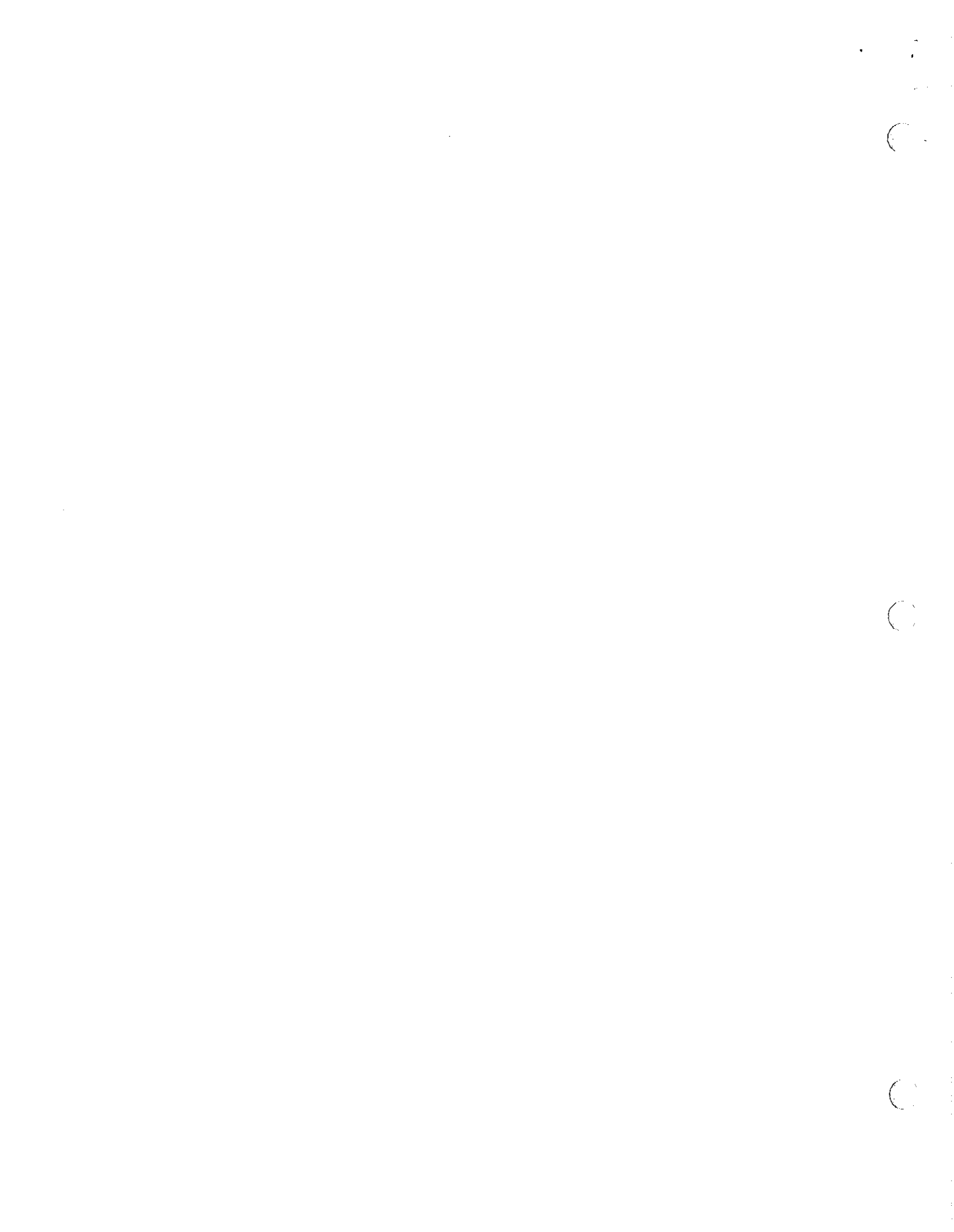
BRUSH MANAGEMENT ZONE 1
 BRUSH MANAGEMENT ZONE 2

BASE MAP PREPARED BY
 MARK A. FARRINGTON, INC.
 1410 W. VALLEY BLVD., SUITE 100
 SAN ANTONIO, TEXAS 78207
 (214) 343-8800
 VEGETATION MAP PREPARED BY
 WILLIAM J. REYNOLDS, INC.
 1000 W. VALLEY BLVD., SUITE 100
 SAN ANTONIO, TEXAS 78207
 (214) 763-3377

FIGURE

Biological Resources Map
 Nancy Ridge Business Park Project No. 114358
 City of San Diego – Development Services Department





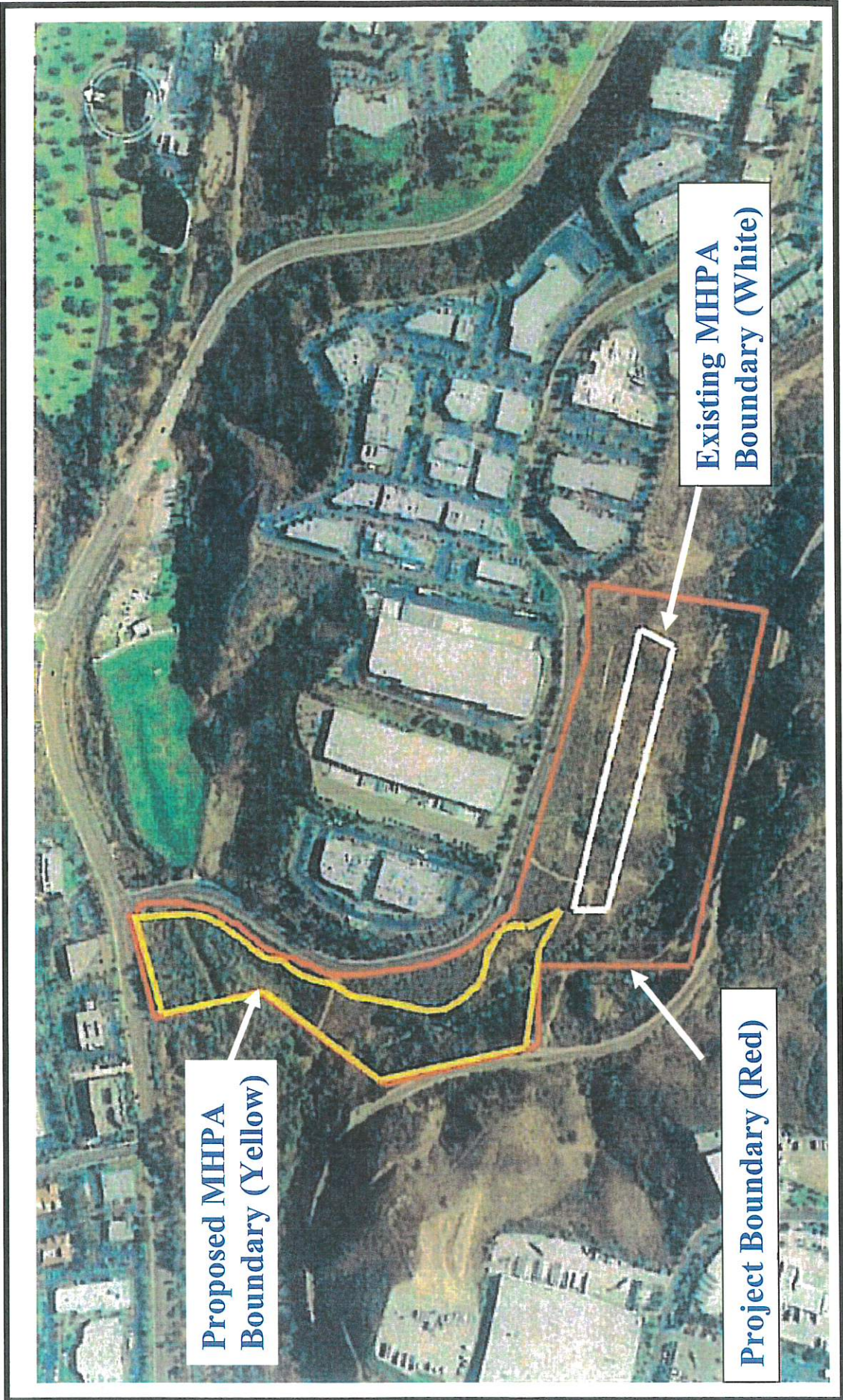


FIGURE
5

MHPA BLA
 Nancy Ridge Business Park Project No. 114358
 City of San Diego – Development Services Department





INITIAL STUDY CHECKLIST

Date: November 13, 2006

Project No. : 114358

Name of Project: Nancy Ridge Business Park

III. ENVIRONMENTAL ANALYSIS:

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

YES MAYBE NO

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

A. The obstruction of any vista or scenic view from a public viewing area?

The project would not result in an obstruction to a public view corridor as no designated public corridors have been identified on or adjacent to the site.

___ ___ X

B. The creation of a negative aesthetic site or project?

The project proposal is permitted within the IL-2-1 (Industrial—Light) Zone, and does not propose any buildings/structures. Landscape planting would provide 80% screening of proposed retaining walls, and would consist of non-invasive, native plant materials similar to the surrounding environment. The proposed outdoor storage use would be compatible with existing surrounding light industrial uses. Project implementation would not adversely affect the goals and recommendations of the Mira Mesa Community Plan.

___ ___ X

C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?

___ ___ X

YES MAYBE NO

The project does not propose to construct any buildings on-site. Therefore, there would not be any significant environmental impacts resulting from bulk, scale, materials or style.

- | | | | | |
|----|---|---|---|----------|
| D. | <p>Substantial alteration to the existing character of the area?
 <i>No such result would occur as a result of project implementation. See I-B and -C.</i></p> | — | — | <u>X</u> |
| E. | <p>The loss of any distinctive or landmark tree(s), or a stand of mature trees?
 <i>No distinctive or landmark tree(s) are located within the proposed development area. A stand of mature Sycamores and Alder trees are located along the street frontage, and would remain as a part of the proposed project.. The site does contain oak woodlands. However, they are located on the southern portion of the site, and would not be impacted by the proposed development. The development area consists primarily of Diegan Coastal Sage Scrub, non-native grasslands and ornamental vegetation.</i></p> | — | — | <u>X</u> |
| F. | <p>Substantial change in topography or ground surface relief features?
 <i>The project would require a substantial amount of grading to construct the two proposed pad areas. However, due to the incorporation of construction Best Management Practices (BMPs), post-construction BMPs, and City staff's approval of the submitted Water Quality Technical Report, Hydrology Study and Geotechnical Reconnaissance; the change in topography and/or ground surface relief features resulting from project implementation would not be considered significant.</i></p> | — | — | <u>X</u> |
| G. | <p>The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
 <i>The project site contains Environmentally Sensitive Lands for Steep Hillside, and is located within a portion of Soledad Canyon. The development area is limited to approximately 25% of the total acreage of each parcel. In order to obtain the permitted development area, the project would require development on slopes in excess of 25 percent within the upper northern portion of Soledad Canyon. Due to the limited size of the development area and the project site's limited visibility, the impact to the canyon and steep slopes would not be considered significant.</i></p> | — | — | <u>X</u> |

	YES	MAYBE	NO
H. Substantial light or glare? <i>The project would construct graded pads for outdoor storage use. No buildings or structures are proposed. Therefore, the project would not have the potential to result in a substantial amount of light and/or glare.</i>	—	—	<u>X</u>
I. Substantial shading of other properties? <i>The project site is located below the public right-of-way and does not propose construction of any buildings or structures. Therefore, no substantial shading would occur as a result of project implementation.</i>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g. sand or gravel) that would be of value to the region and the residents of the state? <i>No known mineral resources are known to be present on-site. Therefore, no impacts to mineral resources are anticipated to occur.</i>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <i>The project site is currently zoned AR-1-1 (Agricultural—Residential) Zone. The project proposes a rezone from the AR-1-1 Zone to the IL-2-1 (Industrial—Light) Zone. The site has never been used for farming purposes, and is highly unlikely to be used for such purposes in the future due to the site's steep slopes and natural topography.</i>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal?			
A. Conflict with or obstruct implementation of the applicable air quality plan? <i>The project would not result in a significant amount of Average Daily Trips (ADTs), nor would it result in significant stationary source emissions. Therefore, the project would not conflict with or obstruct the implementation of the air quality plan.</i>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>The project site is proposed for outdoor storage use. No significant</i>	—	—	<u>X</u>

YES MAYBE NO

amount of emissions are anticipated to occur which would violate or contribute substantially to an existing or project air quality violation. See III-A.

- | | | | | |
|----|---|---|---|----------|
| C. | Expose sensitive receptors to substantial pollution concentrations?
<i>No significant amount of air pollutants are expected to be generated as a result of project implementation. No sensitive receptors are known to be present within the immediate vicinity of the project site.</i> | — | — | <u>X</u> |
| D. | Create objectionable odors affecting a substantial number of people?
<i>The project may result in some odors during construction, but they would be temporary.</i> | — | — | <u>X</u> |
| E. | Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<i>Dust would temporarily be generated during the construction phase, and would be controlled with standard construction practices.</i> | — | — | <u>X</u> |
| F. | Alter air movement in the area of the project?
<i>No such impact would occur as a result of project implementation.</i> | — | — | <u>X</u> |
| G. | Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
<i>No such impacts would occur as a result of project implementation.</i> | — | — | <u>X</u> |

IV. BIOLOGY – Would the proposal result in?

- | | | | | |
|----|--|---|----------|---|
| A. | A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
<i>The project contains sensitive biological resources, and is located partially within the MSCP Subarea Plan's MHPA. A biological resources report was prepared by Everett and Associates, which concluded the project would result in direct impacts to 3.81 acres of Diegan Coastal Sage Scrub (Tier II) and 0.36 acre of non-native grasslands (Tier IIIB) for a total of 4.17 acres. A MHPA Boundary Line Adjustment (BLA) was approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, which would remove 3.66 acres of MHPA land from the development footprint and add 8.02 acres of MHPA on-site within an approved City conservation easement for a total net gain of 4.36 acres. The net gain of 4.36 acres would satisfy the mitigation requirement of</i> | — | <u>X</u> | — |
|----|--|---|----------|---|

4.17 acres.

The project site also contains mature trees which may support nesting raptors during the nesting season (Feb.1 – Sept.15). Therefore, a focused survey would be required to determine the presence/absence of nesting raptors on-site.

The project site is located partially within the MHPA. No development would occur within the MHPA. Therefore, no direct impacts to sensitive biological resources would occur as a result of project implementation. The project would be required to comply with the MSCP Subarea Plan's Land Use Adjacency Guidelines (1.4.3) to preclude indirect impacts to adjacent MHPA lands.

See Initial Study Discussion, Section IV (Biological Resources and Land Use) for further detail.

- | | | | | |
|----|--|---|----------|----------|
| B. | A substantial change in the diversity of any species or animals or plants?
<i>See IV-A.</i> | — | — | <u>X</u> |
| C. | Introduction of invasive species of plants into the area?
<i>The project is required to comply with the MSCP Subarea Plan's Land Use Adjacency Guidelines, which directs that no invasive non-native plant species be introduced into areas adjacent to the MHPA. The landscape plan prohibits the use of invasive landscape vegetation. The majority of all plants on-site would include drought-tolerant, native plant species.</i> | — | — | <u>X</u> |
| D. | Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor?
<i>The project site is located within Soledad Canyon. Soledad Canyon functions as a local corridor for wildlife allowing movement to and from Carroll Canyon, Torrey Pines State Preserve, Penasquitos Lagoon, and associated habitats. The location of the proposed development on the upper portion of the canyon hillside would preclude significant interference with wildlife mobility throughout the canyon system/wildlife corridor. No mitigation is required.</i> | — | — | <u>X</u> |
| E. | An impact to a sensitive habitat, including but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? | — | <u>X</u> | — |

YES MAYBE NO

See IV-A and Initial Study Discussion, Section IV.

- F. An impact to wetlands regulated under city, state and/or federal standards (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? — — X

The drainage that transects the project site generally meets the City definition of a wetland. The project would maintain an appropriate buffer (minimum of 100 feet), which would preclude significant impacts to the wetlands on- and off-site resulting from project implementation. Since the project does not propose to impact wetland areas, there is no requirement to obtain permits from the U.S. Army Corps of Engineers or the California Department of Fish and Game. See Initial Study Discussion, Section IV.

- G. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? — — X

The project is in accordance with the provisions of the City's MSCP Subarea Plan and other approved local, regional or state habitat conservation plans. A MHPA BLA is requested, which would result in a total net increase of 4.36 acres of MHPA lands. See Initial Study Discussion, Section IV (Land Use).

V. ENERGY – Would the proposal?

- A. Result in the use of excessive amounts of fuel or energy? — — X
The proposed storage use would not result in the use of excessive amounts of fuel or energy.

- B. Result in the use of excessive amounts of power? — — X
The proposed storage use would not result in the use of excessive amounts of power.

VI. GEOLOGY/SOILS – Would the proposal:

- A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failures, or similar hazards? — — X
According to the City of San Diego Seismic Safety Study maps, the site has Geologic Hazard Category ratings of 53 (other terrain: level or sloping terrain, unfavorable geologic structure, low to moderate risk), 32 (liquefaction: low potential - fluctuating groundwater minor drainages) and 31 (liquefaction: high potential

YES MAYBE NO

– shallow groundwater, major drainages, hydraulic fills). No faults are located on-site. A geotechnical report was required. The results of the report concluded that no geologic hazards of sufficient magnitude to preclude development of the site for conventional commercial use are known to exist. The site was found to be free of major geotechnical and geological conditions that could have a significant effect on the development of the property. See Initial Study Discussion, Section IV.

- | | | | | |
|----|---|---|---|----------|
| B. | Result in a substantial increase in wind or water erosion of soils, either on or off the site?
<i>The project proposal would not result in an increase in wind or water erosion of soils. Pre- and post-construction BMPs would be implemented, in accordance with City regulations, to prevent such impacts. The Lessee would be required to enter into a Maintenance Agreement with the City of San Diego for ongoing permanent BMP maintenance. The Maintenance Agreement would be a condition on the property.</i> | — | — | <u>X</u> |
| C. | Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
<i>See IV-A.</i> | — | — | <u>X</u> |

VII. HISTORICAL RESOURCES – Would the proposal result in:

- | | | | | |
|----|---|---|---|----------|
| A. | Alteration or destruction of a prehistoric or historic archaeological site?
<i>A records search of the California Historic Records Information System (CHRIS) digital database, provided to the City of San Diego under the SCIC CHRIS Partnership Agreement, was reviewed by qualified City staff to determine the presence or absence of potential archaeological resources within the project site and one-mile radius. The records search revealed no recorded archaeological resources located on-site. However, recorded archaeological sites were identified within a ½ radius of the project site. An archaeological report was prepared. The results of the report identified no unique, important or significant cultural resources on-site, and determined the potential for subsurface cultural resources to be low. See Initial Study Discussion, Section IV.</i> | — | — | <u>X</u> |
|----|---|---|---|----------|

	YES	MAYBE	NO
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object or site? <i>The project site is undeveloped. No historical buildings, structures or objects are located on the project site. See VII-A.</i>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure or object? <i>See VII-A and VII-B.</i>	—	—	<u>X</u>
D. Any impact to existing and/or sacred uses within the potential impact area? <i>See VII-A.</i>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <i>See VII-A.</i>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS- Would the proposal:			
A. Create any known health hazard (including mental health)? <i>The project is not expected to result in any type of health hazard. No hazardous materials would be stored on-site.</i>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <i>The project would not include the routine transport, use or disposal of hazardous materials. No hazardous materials would be stored on-site.</i>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <i>No such risk is anticipated.</i>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>The project site is to be used for outdoor storage use, and would not result in impairment/interference with an adopted emergency response/evacuation plan.</i>	—	—	<u>X</u>

	YES	MAYBE	NO
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <i>The site is not on any such list.</i>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>See VIII-A.</i>	—	—	<u>X</u>
IX. HYDROLOGY / WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including downstream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants. <i>The project would not result in a significant increase in pollutant discharges, and would be required to comply with the City's Storm Water Standards and approved Water Quality Technical Report and Drainage Study. The owner would be required to enter into a Maintenance Agreement for permanent on-going BMP maintenance, and would be required to incorporate construction and post-construction BMPs. See Initial Study Discussion, Section IV.</i>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <i>The project would result in an increase in impervious surfaces and associated runoff. However, the increase would not be considered significant. No significant impacts from runoff would occur with implementation of the proposed drainage system.</i>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <i>No substantial alteration to on- and off-site drainage patterns would result from project implementation.</i>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body [as listed on the Clean Water Act Section 303(d) list]?	—	—	<u>X</u>

YES MAYBE NO

No such result would occur from project implementation. See IX-A and -B.

E. A potentially significant adverse impact on ground water quality? YES MAYBE NO
See IX-A and -B.

F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? YES MAYBE NO
See IX-A and -B.

X. LAND USE – Would the proposal result in:

A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? YES MAYBE NO
The site is located partially within the MSCP Subarea Plan's MHPA. However, an MHPA BLA was approved by the U.S. Fish and Wildlife Service and California Department of Fish and Game on January 16, 2008 which removed 3.66 acres of MHPA from the development footprint and added 8.02 acres of MHPA on-site within an approved City conservation easement for a total net gain of 4.36 acres. The proposed project would not adversely affect the Mira Mesa Community Plan, and would not conflict with an applicable land use plan, policy or agency regulation with jurisdiction over the project. See Initial Study Discussion, Section IV.

B. A conflict with the goals, objective and recommendations of the community plan governing the project site? YES MAYBE NO
See X-A.

C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? YES MAYBE NO
No such conflicts would result from project implementation. See X-A.

D. Physically divide an established community? YES MAYBE NO
No such division would result from project implementation.

	YES	MAYBE	NO
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan? <i>The project site is located within the Airport Environs Overlay Zone, Accident Potential Zone (APZ) 2 and Airport Influence Area of Marine Corps Air Station Miramar (MCAS Miramar). The proposed project would be compatible with the MCAS Miramar Airport Land Use Compatibility Plan.</i>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <i>The project would result in a temporary increase in ambient noise levels during grading/construction. Due to the project site's adjacency to the City's MHPA and oak woodlands, focused surveys for the California gnatcatcher and nesting raptors would be required for potential temporary, indirect noise impacts. See Initial Study Discussion, Section IV.</i>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <i>No such exposures would result from the proposed project.</i>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <i>No such impact would result from project implementation.</i>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique fossil resource or site or unique geologic feature? <i>The project site is located on the geologic formations identified as Ardath Shale (Tm), Scripps Formation (Tsd) and Stadium Conglomerate (Tst), all of which have a high sensitivity rating for paleontological resources. According to the City's Significance Determination Thresholds, impacts to paleontological resources may occur if grading exceeds 1,000 cubic yards and a cut depth of 10 feet. Proposed grading would meet these requirements. Therefore, paleontological monitoring is required to mitigate for potential impacts to fossil localities. See Initial Study Discussion, Section IV.</i>	—	<u>X</u>	—

YES MAYBE NO

XIII. POPULATION AND HOUSING – Would the proposal:

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
The development of two flat pads for outdoor storage use would not induce substantial population growth. — — X

- B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
The proposed project would not displace housing. — — X

- C. Alter the planned location, distribution, density or growth rate of the population of an area?
The proposed outdoor storage area would not substantially alter the planned location, distribution, density or growth rate of the population within the City of San Diego or surrounding areas. — — X

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- A. Fire protection?
No such impact would occur as a result of project implementation. — — X

- B. Police protection?
No such impact would occur as a result of project implementation. — — X

- C. Parks or other recreational facilities?
No such impact would occur as a result of project implementation. — — X

- D. Maintenance of public facilities, including roads?
No such impact would occur as a result of project implementation. — — X

- E. Other governmental services?
No such impact would occur as a result of project implementation. — — X

		YES	MAYBE	NO
XV.	RECREATIONAL RESOURCES – Would the proposal result in			
A.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>No increases in the use of existing neighborhood parks, regional parks or other recreational facilities would occur as a result of project implementation.</i>	—	—	<u>X</u>
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? <i>No such impact would occur as a result of project implementation.</i>	—	—	<u>X</u>
XVI.	TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A.	Traffic generation in excess of specific/community plan allocation? <i>The project proposal would not result in an increase in traffic generation (ADTs) in excess of specific/community plan allocation.</i>	—	—	<u>X</u>
B.	An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <i>No such impact would occur as a result of project implementation.</i>	—	—	<u>X</u>
C.	An increased demand for off-site parking? <i>All on-site parking requirements have been met. No increases in demand for off-site parking would result from project implementation.</i>	—	—	<u>X</u>
D.	Effects on existing parking? <i>See XVI-C.</i>	—	—	<u>X</u>
E.	Substantial impact upon existing or planned transportation systems? <i>No such result would occur from project implementation.</i>	—	—	<u>X</u>
F.	Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <i>No such result would occur from project implementation.</i>	—	—	<u>X</u>
G.	Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?	—	—	<u>X</u>

YES MAYBE NO

No such traffic hazards would result from project implementation. City Transportation and Engineering staff have reviewed the proposed non-standard driveway, and have no issues regarding traffic and pedestrian safety.

H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? YES MAYBE NO
The project proposal would not result in any such conflict(s).

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

A. Natural gas? YES MAYBE NO
Existing utilities would not be affected.

B. Communications systems? YES MAYBE NO
Existing utilities would not be affected.

C. Water? YES MAYBE NO
Existing utilities would not be affected.

D. Sewer? YES MAYBE NO
Existing utilities would not be affected.

E. Storm water drainage? YES MAYBE NO
Existing storm water drainage would not be affected.

F. Solid waste disposal? YES MAYBE NO
Existing utilities would not be affected.

XVIII WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? YES MAYBE NO
The proposed outdoor storage use would not require an excessive amount of water usage.

B. Landscaping which is predominantly non-drought resistant vegetation? YES MAYBE NO
Proposed landscaping is predominantly drought-resistant, native vegetation.

YES MAYBE NO

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|----|--|---|----------|----------|
| A. | <p>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?</p> <p><i>The project would result in direct impacts to approximately 3.81 acres of Diegan Coastal Sage Scrub and 0.36 acres of Non-native Grasslands for a total impact of 4.17 acres. The loss of habitat would be adequately mitigated for with the approval of a MHPA BLA, which would result in a total net gain of 4.36 acres of MHPA lands. The project has the potential to result in indirect noise impacts to nesting raptors and the California gnatcatcher. No cumulative impacts to sensitive biological resources would occur as a result of project implementation. See Initial Study Discussion, Section IV.</i></p> | — | <u>X</u> | — |
| B. | <p>Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts that would endure well into the future).</p> <p><i>No such results would occur as a result of project implementation.</i></p> | — | — | <u>X</u> |
| C. | <p>Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).</p> <p><i>No cumulative impacts would occur as a result of project implementation.</i></p> | — | — | <u>X</u> |
| D. | <p>Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>No environmental effects have been identified. Therefore, the project is not expected to have substantial adverse effects on human beings as a result of an environmental effect.</i></p> | — | — | <u>X</u> |

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

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

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

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

Site Specific Report: _____.

III. Air

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

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: _____.

IV. Biology

City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- X Community Plan - Resource Element.
- X California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- X California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: *Biological Resources Report, Nancy Ridge Business Park, City of San Diego, San Diego County, California* prepared by Everett and Associates, Environmental Consultants (August 24, 2006).
- X Site Specific Report: *Biological Resources Report, Nancy Ridge Business Park, City of San Diego, San Diego County, California* prepared by Everett and Associates, Environmental Consultants (June 22, 2007).
- X Site Specific Report: *Biological Resources Report, Nancy Ridge Business Park, City of San Diego, San Diego County, California* prepared by Everett and Associates, Environmental Consultants (August 20, 2007).
- X Site Specific Report: *Biological Resources Report, Nancy Ridge Business Park, City of San Diego, San Diego County, California* prepared by Everett and Associates, Environmental Consultants (January 30, 2008).
- X Site Specific Report: *Re: Focused/Directed Sensitive Plant Survey, Nancy Ridge Business Park, City of San Diego, Project #47532* prepared by Everett and Associates, Environmental Consultants (June 9, 2008).
- X Site Specific Report: *Re: Public Comment Letter: Nancy Ridge Project* prepared by Everett and Associates, Environmental Consultants (June 10, 2008).

V. Energy

— N/A

VI. Geology/Soils

- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report: Report of Geologic Reconnaissance, Proposed Storage Site, Nancy Ridge Drive, San Diego, California prepared by Christian Wheeler Engineering (May 24, 2004).
- Site Specific Report: Response to Review of Documents, Proposed Storage Site, Nancy Ridge Drive, San Diego, California prepared by Christian Wheeler Engineering (January 4, 2006).

VII. Historical Resources

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey: _____.
- Site Specific Report: Results of a Cultural Resources Record Search and Survey for the Nancy Ridge Business Park Project, City of San Diego, California prepared by Harris Archaeological Consultants (July 14, 2006).
- Site Specific Report: California Historic Resources Information System (CHRIS) records search.

VIII. Human Health / Public Safety / Hazardous Materials

- San Diego County Hazardous Materials Environmental Assessment Listing, 2007.
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- 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.

Clean Water Act Section 303(d) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

Site Specific Report: Water Quality Technical Report for Nancy Ridge Business Park prepared by Farrington Engineering Consultants, Inc. (August 22, 2007).

Site Specific Report: Drainage Study for Nancy Ridge Business Park, Site Development Permit No. 42-3258, Project No. 114358 prepared by Farrington Engineering Consultants, Inc. (August 22, 2007).

X. Land Use

City of San Diego Progress Guide and General Plan.

Community Plan.

— Airport Land Use Compatibility Plan

City of San Diego Zoning Maps

— FAA Determination

XI. Noise

Community Plan

— San Diego International Airport - Lindbergh Field CNEL Maps.

— Brown Field Airport Master Plan CNEL Maps.

— Montgomery Field CNEL Maps.

San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

City of San Diego Progress Guide and General Plan.

Site Specific Report: _____.

XII. Paleontological Resources

City of San Diego Paleontological Guidelines.

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

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

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

Site Specific Report: _____.

XIII. Population / Housing

City of San Diego Progress Guide and General Plan.

Community Plan.

Series 8 Population Forecasts, SANDAG.

Other: _____.

XIV. Public Services

City of San Diego Progress Guide and General Plan.

Community Plan.

XV. Recreational Resources

City of San Diego Progress Guide and General Plan.

Community Plan.

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources: _____

XVI. Transportation / Circulation

City of San Diego Progress Guide and General Plan.

Community Plan.

San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

San Diego Region Weekday Traffic Volumes, SANDAG.

Site Specific Report: _____

XVII. Utilities

XVIII. Water Conservation

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

