City of San Diego
Development Services

Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project Number: 5844

SUBJECT: Torrey Pines Science Park. COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT (Process 3) to demolish an existing surface parking lot to construct a 60,674-square foot, 2-story research and development building to be situated over a proposed two-level of subsurface parking garage in addition to a proposed two-level subsurface parking garage to serve an existing building on a 6.22-acre site. The project site is located at 10996 Torreyanna Road in the IP-1-1 zone (Industrial Park), Coastal zone (non-appealable), Coastal Height Limit (Proposition "D" 30-foot height limit), Community Plan Implementation Overlay Zone B, Airport Environs (60 CNEL), Accident Potential Zone 2, located with the University Community Planning area (Torrey Pines Sub-Area) and Council District 1. Legal Description: Lot 12, Unit #2 Torrey Pines, City and County of San Diego, Map 8434. Applicant: Alexandria Real Estate Equities

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: **Biology, Historical Resources (Archaeology), and Paleontological Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, the Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements*: "Torrey Pines Science 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 5844."

BIOLOGY

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading permit and Building Permits, direct impacts to 0.08 acres of Diegan coastal sage scrub habitat (Tier II) and 0.11 acres of southern mixed chaparral (Tier IIIA) shall be mitigated to the satisfaction of the City Manager through the following: a) payment into the City's Habitat Acquisition Fund as described below.

   a. Prior to the issuance of the first grading permit, the owner/permitee shall contribute a total of $3,375 to the City of San Diego Habitat Acquisition Fund to mitigate for the loss of 0.08 acres of Diegan coastal sage scrub (Tier II) and 0.11 acres of southern mixed chaparral. This contribution amount is based on a value of $25,000 per acre and a mitigation ratio of 1:1 for Diegan coastal sage scrub and 0.5:1 for southern mixed chaparral (ratios reflect impacts occurring outside the MHPA and the mitigation (replacement) area inside the MHPA).

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Land Development Review (LDR) 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 shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if

the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
   b. The AME shall be based on the results of a site specific records search as well as information regarding 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 site conditions such as depth of excavation and/or site graded to bedrock, 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 which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for**

notifying the RE, PI, and MMC of changes to any construction activities.

2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

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

C. Determination of Significance
   1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
      b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval 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, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

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

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

C. If Human Remains **ARE** determined to be Native American
   1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
   2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
   3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
   4. The PI shall coordinate with the MLD for additional consultation.
   5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
      a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
      b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.

D. If Human Remains are **NOT** Native American
   1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
   2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
   3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
    a. No Discoveries
    In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
    b. Discoveries
    All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
    c. Potentially Significant Discoveries
    If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
    d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

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

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

VI. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    b. Recording Sites with State of California Department of Parks and Recreation
    The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical

Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI 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 Artifacts
   1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
   2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification
   1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
   2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC 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.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) 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 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 (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to 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 Work

A. If night work is included in the contract
   1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
      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 the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

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

VI. Post Construction

A. Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of

the 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:

State of California
- State Clearinghouse (46)
- California Dept. of Fish and Game (32)
- California Coastal Commission (47)
- Regional Water Quality Control Board (44)

City of San Diego
- Councilmember Peters, District 1, 10A
- Planning Department, MS 4A
- Development Services Department, MS 501
- Clairemont Community Service Center MS 97
- MSCP (MS 5A)
- EAS File (MS 501)

U.S. Fish and Wildlife Service (19)
Sierra Club (165A)
San Diego Audubon Society (167)
California Native Plant Society (170)
The SW Center for Biological Diversity (176)
Citizens Coordinate for Century III (179)
Endangered Habitats League (182)
Historical Resources Board (87)
Jerry Schaefer, Ph.D (209)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
San Diego Natural History Museum (213)
Save Our Heritage Organisation (214)
Ron Christman (215)
Lou Guassac (215A)
San Diego County Archaeological Society (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (Public Notice Only) (225A-R)
Torrey Pines Community Planning Group (469)
Torrey Pines Assoication (472)
University City Community Planning Group (480)
Editor, The Guardian (481)
Mr. Milton Phegley (482)
UCSD External Affairs – Municipal (483)
Commanding General, MCAS Miramar (484)
Carol Pietras, University City Community Association (486)
University City Library (488)
Chamber of Commerce (492)
Alexandria Real Estate Equities
Neal McFarlane, Architect

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 findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

(√)Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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

Martha L Blake

Martha Blake, Senior Planner
Development Services Department

October 17, 2005
Date of Draft Report

December 15, 2005
Date of Final Report

Analyst: Charles Richmond

Department of Toxic Substances Control

Ian C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

5796 Corporate Avenue
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Arnold Schwarzenegger
Governor

November 16, 2005

Mr. Charles Richmond
Environmental Planner
City of San Diego
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MITIGATED NEGATIVE DECLARATION FOR THE TORREY PINES SCIENCE PARK. (SCH#2005101078)

Dear Mr. Richmond:

The Department of Toxic Substances Control (DTSC) has received your submitted Initial Study and draft Mitigated Negative Declaration (ND) for the above-mentioned project. The following project description is stated in your document: "Coastal Development Permit and Site Development Permit to demolish an existing surface parking lot to construct a 60,674-square foot, 2-story research and development building to be situated over two levels of subsurface parking on a 6.22-acre site. The project site is located ...in the IP-1-1 zone (Industrial Park), Coastal zone, Coastal Height Limit, Community Plan Implementation Overlay Zone B, Airport Environs, Accident Potential Zone 2, located with the University Community Planning area (Torrey Pines Sub-Area) and Council District 1. This site is not included on any Government Code Listing for hazardous waste sites." Based on the review of the submitted document DTSC has comments as follow:

1) The ND should identify the current or historic uses at the project site that may have resulted in a release of hazardous wastes/substances.

2) The ND should identify the known or potentially contaminated sites within the proposed Project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

Response to Comments

1) During the Initial Study phase for the proposed project (February 2005), City staff used the San Diego County's Department of Environmental Health Site Assessment Case Listing (October 6, 2004) to identify all known contaminated sites within 2000 feet of the proposed project site. The project site was not identified on the case listing.

2) City staff revisited the San Diego County's Site Assessment Mitigation (SAM) Case Listing to make sure no new listings had been recorded since the Initial Study (February 2005). In fact one site, Biogen IDEC, was listed on March 24, 2005 and is currently in the preliminary assessment phase for potential soil contamination. As this listing was posted after the Initial Study, EAS did not identify it during our review.

To determine if a potential significant Human Health and Public Safety impact was present, City staff contacted Nasser Sionit, Coordinator of the Voluntary Assistance Program (VAP) within the San Diego County Department of Environmental Health (DEH). The conversation between Mr. Sionit and City of San Diego Environmental Analysis Section staff took place on December 12, 2005. Mr. Sionit was familiar with the Biogen IDEC site (SAM case #H14775-001) and gave a brief overview of the chemicals used at that facility and explained site's current environmental status. Given the chemicals used at the Biogen IDEC facility and given the physical geography, Mr. Sionit assured EAS staff that the site did not pose a risk to the proposed project site covered in MND 5844 and additional investigating was not necessary. As the County DEH regulates the storage, use, generation, and disposal of hazardous materials, Mr. Sionit's expert opinion of not requiring any additional investigation beyond what is currently taking place at the Biogen IDEC site and his expert opinion that the site does not pose a risk to worker health and public safety leads City staff to conclude that a potential significant human health and public safety impact is not present.

- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored and used at the site, a Site Assessment could determine if a release had occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies.

4) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup for the

3) City staff reviews the County's Site Assessment Mitigation Case listing during the Initial Study phase. No open cases were identified at or adjacent to the project site.

Typically, when City staff identifies a case listing on or nearby the site, a Phase 1 Environmental Site Assessment is required and would also require the County's Department of Environmental Health (DEH) staff approval. Because the County would assume the lead role when evaluation of health risks associated with hazardous materials is required, the county may take additional action to ensure a health risk is not present. In all cases, the applicant is required to comply with federal, state, and local regulations and policies.

4) Comment is acknowledged. If a potential health risk/or contamination is present, a County approved Workplan would be required to ensure the site is properly cleaned and safe for construction activities and general public use. If a potential environmental impact is not present, a discussion is not appropriate in the environmental document.

chemical of concern. The findings of any investigations, including Phase I and II investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.

5) Proper investigation, sampling and remedial actions overseen by a regulatory agency, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the ND.

6) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a Border Zone Property.

7) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, mercury, polychlorinated biphenyls (PCBs) and asbestos containing materials (ACMs). If lead-based paints or products, mercury, PCBs or ACMs are identified, proper precautions should be taken during demolition activities.

8) If the project construction may require soil excavation, and soil filling in certain areas, appropriate sampling may be required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

9) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

10) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code,

5) See response to comment 4.

6) See response to comment 1

7) Comment is acknowledged. If demolition of a building or structure is proposed, the applicant would be required to comply with the regulations and policies of the County Department of Environmental Health and the County Air Pollution Control District.

8) See response to comment 3

9) See response to comment 7

10) Comment is acknowledged. The proposed project would have to obtain the mandatory permits from the Department of Environmental Health, Air Pollution Control District, and the Department of Toxic Substances Control and any other permits required for the use, generation, storage, and disposal of hazardous materials.

Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).

11) If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (714) 484-5423 to initiate pre application discussions and determine the permitting process applicable to the facility.

12) If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

13) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

14) If the project plans include discharging wastewater to storm drain, you may be required to obtain a wastewater discharge permit from the overseeing Regional Water Quality Control Board (RWQCB).

15) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area would cease and appropriate health and safety procedures should be implemented.

16) If the site was used for agricultural production, cattle or animal activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency that has jurisdiction at the site prior to construction of the project.

DTSC provides guidance for cleanup oversight through the Voluntary Cleanup Program (VCP) for other parties. For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov.

11) Comment is acknowledged. See response to comment 10.

12) Comment is acknowledged. See response to comment 10.

13) Comment is acknowledged. See response to comment 10.

14) Comment is acknowledged. See response to comment 10.

15) The project applicant is required to contact the County Department of Environmental Health (DEH).

16) Comment acknowledged. The site is already been developed and does not support agricultural activities. A surface parking lot would be removed and a scientific research facility would be constructed.

If you have any questions regarding this letter, please contact Ms.Teresa Hom, Project Manager, at (714) 484-5477 or email at thom@dtsc.ca.gov.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA# 1233

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Sean Walsh
Director

November 17, 2005

Charles Richmond
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101-4155

Subject: Torrey Pines Science Park
SCH#: 2005101078

Dear Charles Richmond:

1. The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on November 16, 2005, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

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

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

1. Comments are acknowledged. No response is necessary.

Document Details Report
State Clearinghouse Data Base

SCH# 2005101078
Project Title Torrey Pines Science Park
Lead Agency San Diego, City of

Type Neg Negative Declaration

Description Coastal Development Permit and Site Development Permit (process 3) to demolish an existing surface parking lot to construct a 60,674 sq. ft. research and development building to be situated over a proposed two-level of subsurface parking garage in addition to a proposed two-level subsurface parking garage to serve an existing building on a 6.22-acre site.

Lead Agency Contact

Name Charles Richmond
Agency City of San Diego
Phone (619) 687-5948 **Fax**
email
Address 1222 First Avenue, MS-501
City San Diego **State** CA **Zip** 92101-4155

Project Location

County San Diego
City San Diego
Region
Cross Streets Callan Road
Parcel No. 340-010-34
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports MCAS
Railways
Waterways Los Penasquitos Creek, Los Penasquitos Lagoon
Schools
Land Use Research and Development / IP-1-1 (Industrial Park)

Project Issues Archaeologic-Historic; Vegetation; Water Quality; Soil Erosion/Compaction/Grading; Wildlife; Other Issues

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

Date Received 10/18/2005 **Start of Review** 10/18/2005 **End of Review** 11/16/2005

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

San Diego County Archaeological Society, Inc.

Environmental Review Committee

13 November 2005

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

Subject: Draft Mitigated Negative Declaration
Torrey Pines Science park
Project No. 5844

Dear Mr. Richmond:

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

1. Based on the information contained in the DMND and initial study, we agree with the impact analysis and mitigation measures as presented.

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

Sincerely,

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

cc: SDCAS President
File

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

1. Comments are acknowledged. No response is necessary.

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

INITIAL STUDY
Project No. 5844

SUBJECT: Torrey Pines Science Park. COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT (Process 3) to demolish an existing surface parking lot to construct a 60,674-square foot, 2-story research and development building to be situated over a proposed two-level of subsurface parking garage in addition to a proposed two-level subsurface parking garage to serve an existing building on a 6.22-acre site. The project site is located at 10996 Torreyanna Road in the IP-1-1 zone (Industrial Park), Coastal zone (non-appealable), Coastal Height Limit (Proposition "D" 30-foot height limit), Community Plan Implementation Overlay Zone B, Airport Environs (60 CNEL), Accident Potential Zone 2, located with the University Community Planning area (Torrey Pines Sub-Area) and Council District 1. Legal Description: Lot 12, Unit #2 Torrey Pines, City and County of San Diego, Map 8434. Applicant: Alexandria Real Estate Equities

I. PURPOSE AND MAIN FEATURES:

The project is proposing to demolish an existing surface parking lot in order to construct a 60,674-square foot, 2-story research and development building proposed to be located above a two-level subsurface parking garage in the IP-1-1 zone (Figures 1 and 2). In addition to the proposed building and associated subsurface parking, a separate two-level subsurface parking garage located underneath a new parking deck adjacent to, and intended to serve, an existing research and development building located east of the proposed building would be constructed. The project is also intending to add additional surface parking spaces.

The 6.22-acre site currently supports an existing 81,895-square foot, two-story research and development building that would remain. This existing building is located east of the proposed building location and fronts Torreyana Road at the eastern site boundary. The western parking lot currently serving the existing building would be demolished to allow construction of the proposed 60,674-square foot building.

The proposed building would be a research and development building with approximately 30,971 square feet on the first floor and 29,703 square feet on the second floor. Both floors combined would total 60,674 square feet. Total gross floor area for the existing and proposed building would total 142,569 square feet.

The proposed building would be located above a two-level subsurface parking garage (Figure 3). The first parking level would have a total of 89 spaces. The second level of parking would have 97 spaces. The number of subsurface parking proposed underneath the proposed building would total 181 spaces. Additionally, because the proposed building would eliminate parking for the existing building by demolishing the existing surface parking lot, a new surface parking deck would be constructed to the east of the existing building with two additional levels of subsurface parking located directly

underneath the deck. Level one (subsurface) would support 53 spaces, while level two (subsurface) would support 59 spaces; in total 112 spaces would be provided between the two levels. At surface level, 183 parking spaces would be provided at the west, east, and center of the project site. Total parking being proposed for the project would be 481 spaces at a parking ratio of 3.37 per 1,000 square feet.

Based on the square footage proposed, the proposed project would create an additional 607 Average Daily Trips (ADTs). The low number of additional ADTs would not require preparation of a traffic study. Current existing access to the project site is from two locations, Callan Road, located north of the project site, and Torreyana Road, located to the east of the project. Site access would be improved, but would remain in the same locations.

The project is proposing to grade four acres of the 6.22-acre site or 64.5 percent of the total site acreage. Approximately 82,000 cubic yards would be cut and 80,000 cubic yards would be exported. The remaining 2,000 cubic yards would be used as fill. An approximate maximum cut depth of 35.5 feet is being proposed for the underground parking garages. Maximum cut slope would be 14 feet at a 2:1 slope ratio and maximum fill slope would be 10 feet at a 2:1 slope ratio. Seven retaining walls are being proposed. The maximum length would be 2,150 feet at a maximum height of 12 feet in some locations. The retaining walls would need to conform to the City's Land Development Code, Sections 142.0340 through 142.0380.

In order to construct the proposed building, a large number of non-native trees would be removed. Removal of these trees would not be considered significant because they are not considered landmark trees nor are they considered distinctive. Moreover, the project is proposing to replace these non-native trees with Torrey Pines and Coast Live Oaks. All other project landscaping and irrigation would conform to the City of San Diego's Landscape Guidelines and the City of San Diego's Land Development Code, Section 142.0401 through Section 142.0413.

The Coastal Development Permit is required due to the project site's location in the coastal zone and the Site Development Permit is required due to the project site's location in the Community Plan Implementation Overlay Zone B and due to the presence of sensitive biological resources (Environmentally Sensitive Lands).

II. ENVIRONMENTAL SETTING:

The 6.22-acre site is set in an existing research and development park located in the IP-1-1 (Industrial-Park) zone (Figure 1). An existing research and development building is presently located on the eastern portion of the site and would remain. The associated parking to the west would be removed to support the new building being proposed.

The project site is within the University Community Plan, Subarea 1: Torrey Pines jurisdiction. The surrounding land uses are similar in nature, and include pharmaceutical companies, biotechnology companies, along with the University of California, San Diego. The project site is located east of North Torrey Pines Road, south of Callan Road, and immediately west of Torreyana Road. The site is within the MCAS Miramar Accident Potential Zone 2 (APZ-2), the Airport Environs (60 CNEL) and the Community Plan Implementation Overlay Zone B (CPIOZ-B).

The MCAS Miramar APZ-2 is an area designated for potential aircraft accidents and other hazards related to operating military aircraft. Land uses considered acceptable in

the APZ-2 include, among others, agricultural uses, golf courses, water recreation, commercial-wholesale, some retail, industrial, manufacturing, and utilities. However, industrial land uses that manufacture petroleum, chemical or similar products having a serious fire or explosion potential are considered unacceptable.

The purpose of the Airport Environs Overlay Zone is to provide supplemental regulations for airfields including MCAS Miramar. These regulations ensure that land uses are compatible with the operation of airports by implementing the Comprehensive Land Use Plans prepared by the Airport Land Use Commission for the San Diego region (San Diego Association of Governments). In addition, the overlay provides a mechanism whereby property owners receive information regarding the noise impacts and safety hazards associated with their property's proximity to aircraft operations.

The purpose of the Community Plan Implementation Overlay Zone (CPIOZ-B) is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development* proposals are reviewed for consistency with the use and *development* criteria that have been adopted for specific sites as part of the community plan update process. Any development in a CPIOZ-B requires that the project proposal obtain a Site Development Permit (SDP).

The project site drains from west to east toward Torreyana Road. The highest point of the property is located on the western part of the property at an elevation of 435 feet Above Mean Sea Level (AMSL), and drains over a distance of approximately 650 feet to a point at approximately 354 feet AMSL located at the entrance of Torreyana Road. The western slope is where the sensitive biological resources are located (see biology discussion). The project site is not within or adjacent to the Multiple Species Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental resources were considered during the environmental review and determined to be significant.

Biology

Research during the Initial Study indicated that sensitive upland vegetation existed on the slope west of the proposed building. Consequently, the City requested a biological survey to provide more information on the habitat type and to discuss project-related impacts to the habitat. The survey entitled, "Biological Resources Report for the Torrey Pines Science Park, Lot 12" was prepared by Brian Parker at Helix Environmental Planning and dated July 1, 2005. The following discussion is summarized from this report.

The field surveys included a general botanical and zoological census and preparation of a vegetation map. Vegetation was mapped in the field on a 1"=60' topographic map. The site was surveyed on foot with plant and animal identifications made in the field by direct observation or by detection of tracks, nests, or scat. A complete list of all species observed on-site was complied.

The project site is mostly developed with surface parking and the existing office building. However, a vegetated slope containing both ornamental and native vegetation occurs on

the western portion of the site. Three vegetation communities occur on-site, 1) Diegan coastal sage scrub, 2) southern mixed chaparral, and urban/developed (ornamental plant species). No wetlands were identified on-site and the project was verified to be outside the Multi-Habitat Planning Area (MHPA)..

Based on the proposed development plans, 0.08 acres of Diegan coastal sage scrub, 0.11 acres of southern mixed chaparral, and 5.87 acres of developed land would be directly impacted. Because the total amount of sensitive biological habitat types exceed the City's allowance threshold, a significant impact would result.

Because the amount of sensitive vegetation being impacted is less than 5 acres, the applicant would pay into the City's Habitat Acquisition Fund to off-set the project-related impacts. Payment amount is currently set at $25,000 an acre. Diegan coastal sage scrub is a Tier II habitat and requires a repayment ratio of 1:1. With 0.08 acres proposed to be directly impacted, the applicant would be required to pay $2,000 dollars or establish 0.08 acres of Tier II habitat inside the MHPA. Southern mixed chaparral is a Tier IIIA habitat with a require repayment ratio of 0.5:1. With 0.11 acres proposed to be impacted, the applicant would be required to pay $1,375 dollars or establish 0.055 acres of Tier IIIA habitat inside the MHPA. Direct impacts to developed habitat (ornamental vegetation) would not require mitigation. Total compensation for impacts to biological resources would result in $3,375 dollars being paid into the Habitat Acquisition Fund.

Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed in Section V of the MND, would be implemented which would require payment of $3,375 dollars into the Habitat Acquisition Fund. Payment into the fund would reduce impacts to sensitive biological resources to a level below significance.

Historical Resources (Archaeology)

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The Environmental Analysis Section (EAS) uses the City's Historical Resources Sensitivity Maps to identify areas that are anticipated to have potentially significant historical resources. With the assistance of these maps, EAS determined that the project site is located within the historically sensitive zone boundaries. In addition, over forty historical sites have been identified within one mile radius. Many of these sites are adjacent to or less than 0.5 miles from the project site. A documented archaeological site is located adjacent to the Torrey Pines Science Park Lot 12 on the western boundary.

Because the site is mostly developed, the potential of discovering archaeological resources has been diminished. Nonetheless, archaeological resources may exist underneath the surface parking lot. Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed in Section V of the MND, would be implemented which would require archaeological monitoring in areas that involve trenching into previously undisturbed or undocumented soils. The program would require a qualified archaeologist, historic archaeologist, or archaeological monitor be present during construction activities involving new and/or deeper trench work. If cultural or historical deposits are discovered, excavation would temporarily cease to allow evaluation, recordation, and recovery of materials. With implementation of the Mitigation, Monitoring, and Reporting Program, impacts to historical resources would be avoided or reduced to below a level of significance.

Paleontology

The project site is underlain by the Linda Vista Geologic Formation. This formation is characterized with a moderate potential of containing fossil resources. The project is proposing a total cut amount of 82,000 cubic yards at a depth of approximately 35 feet in order to construct two levels of subterranean parking. Due to large total cut amount being proposed at a depth that would have a potential to disturb fossil resources, mitigation would be require to ensure impacts to paleontological resources would be below a level of significance. Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed in Section V of the MND, would be implemented which would require paleontological monitoring in areas that involve trenching, cutting, or as determined by the qualified paleontological monitor.

The following environmental resource was considered during the environmental review and determined not to be significant.

Water Quality

The most immediate receiving water for the project site is the Los Penasquitos Creek (Hydrologic Unit Code 906.10) approximately 1 mile to the east. According to the California 2002 303(d) list published by the San Diego Regional Water Quality Control Board (RWQCB Region 9), the Los Penasquitos Creek is not an impaired water body. Los Penasquitos Lagoon, however, is listed as a 303(d) impaired water body and is located approximately 0.5 miles from the project site. Additionally, the Pacific Ocean is approximately 2.0 miles downstream of the project site, and is impaired by bacterial indicators.

According to the City of San Diego Storm Water Manual and the completed Storm Water Requirements Applicability Checklist, this project is considered a "priority project", and required the completion of a Water Quality Technical Report. A Water Quality Technical Report, entitled *Water Quality Technical Report, Lot 12, Torrey Pines Science Park*, prepared by RBF Consulting, dated March 14, 2005, has been reviewed and approved by the City Engineer.

The Water Quality Technical Report addressed potential water quality impacts during both construction and post-construction phases of the project. To comply with current National Pollutant Discharge Elimination System (NPDES) pre-construction requirements, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared for the project. The SWPPP would be prepared at the time of the construction drawings. The Plan would include appropriate erosion and sediment controls, periodic and storm-related inspection procedures during wet and dry seasons, general housekeeping practices, training and materials management. The primary focus of the SWPPP would be to prevent contaminated runoff from leaving the construction site through the existing storm drain systems. On-site Best Management Practices (BMPs) would include slope stabilization, stockpile controls, gravel bags, fiber rolls, inlet protection devices, and sediment traps.

To address potential post-construction water quality impacts, the Water Quality Technical Report identified the expected pollutants. In accordance with Table 2, Section III of the City's Storm Water Standards Manual, the anticipated pollutants of concern from this development include an increase in sediment discharge from the site due to concentration of flows (which may carry absorbed pollutants of concern), pesticides, oils, grease, and other hydrocarbons from landscaped areas, parking lots, and driveways. The proposed

post-construction BMP would be filter inserts on every catch basin, curb inlet, and trench drain. The use of filter inserts would decrease the amount of sediment and hydrocarbons entering the storm drain system to a level below significant. In addition, underground detention structures would be used as a flow reduction measure and would also be used for water quality purposes. Consequently, no additional mitigation would be required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

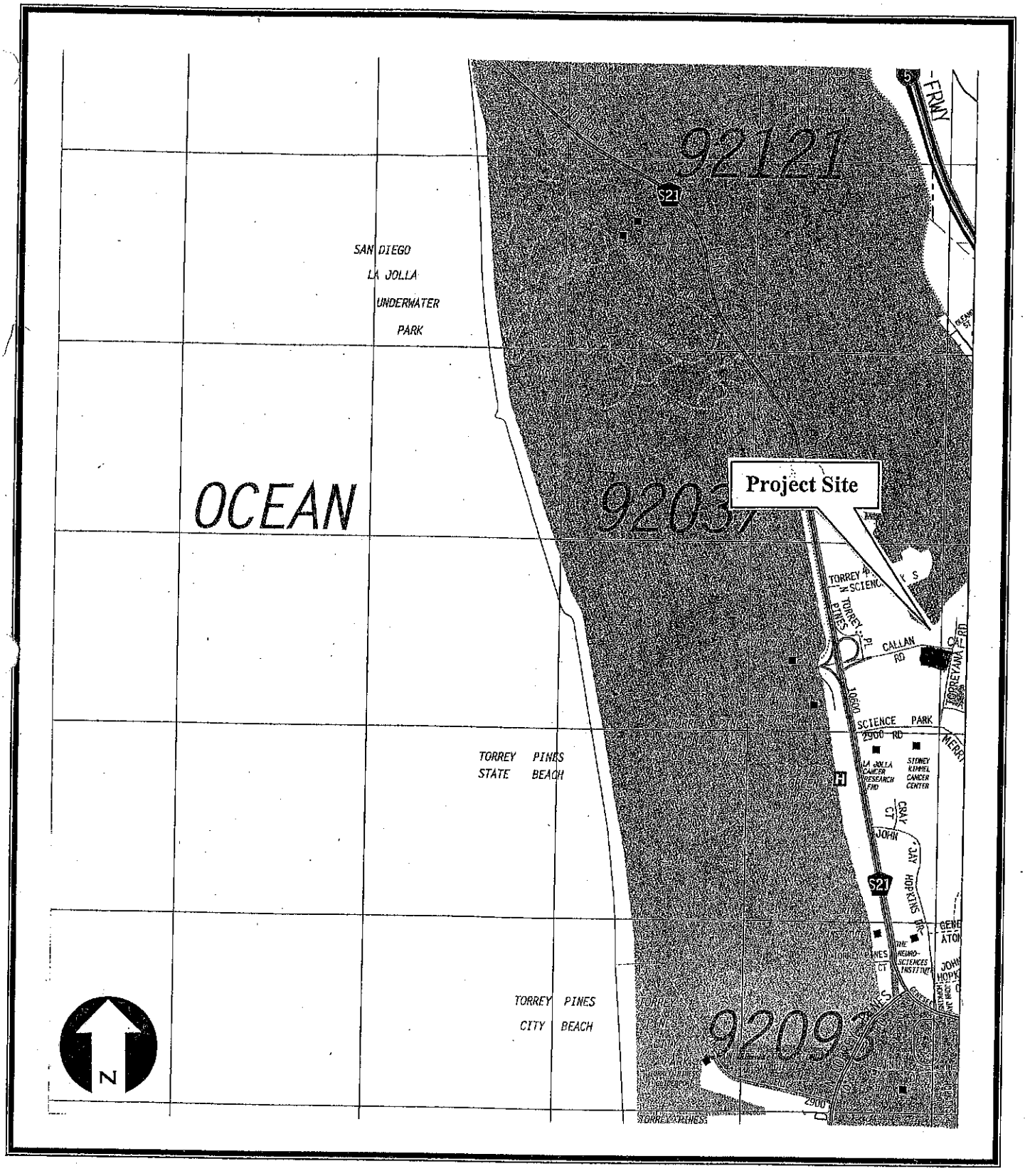
___ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

_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: C. Richmond

Attachments: Initial Study Checklist
Figure 1 – Location Map
Figure 2 – Site Plan
Figure 3 – Building and Parking Garage Section



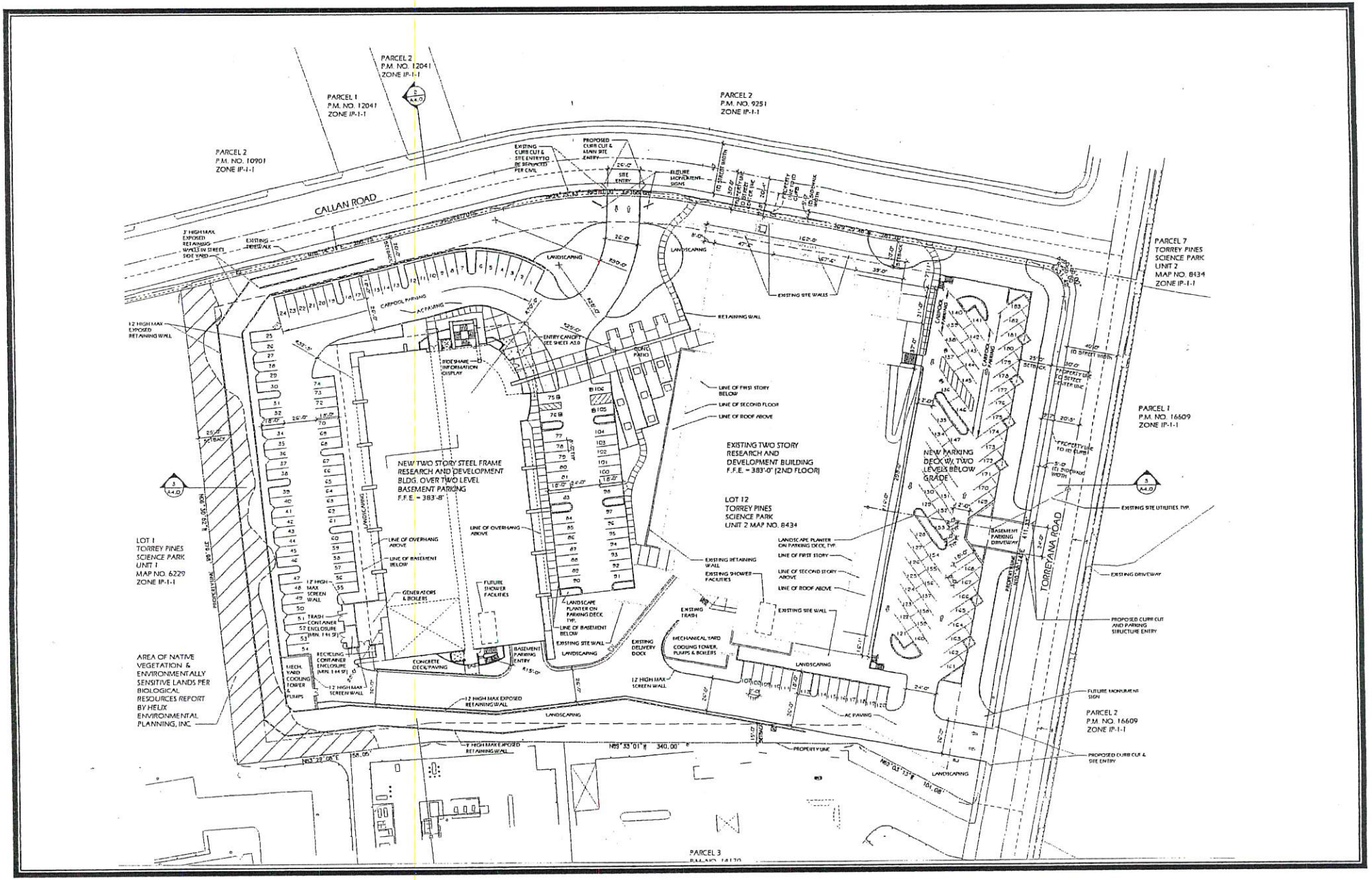
Torrey Pines Science Park

Location Map

Environmental Analysis Section Project No. 5844

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 1

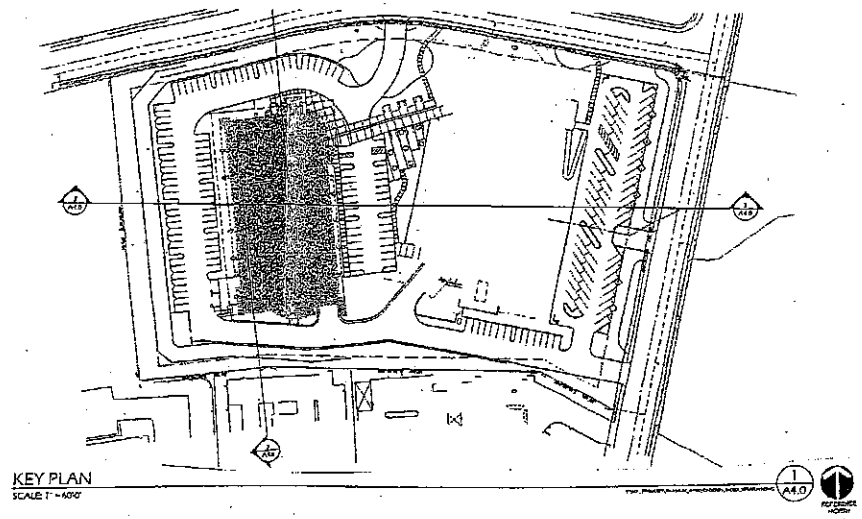


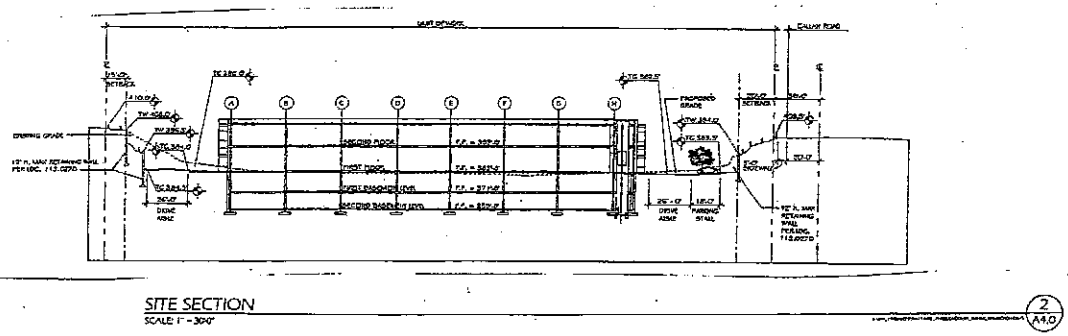
Site Plan

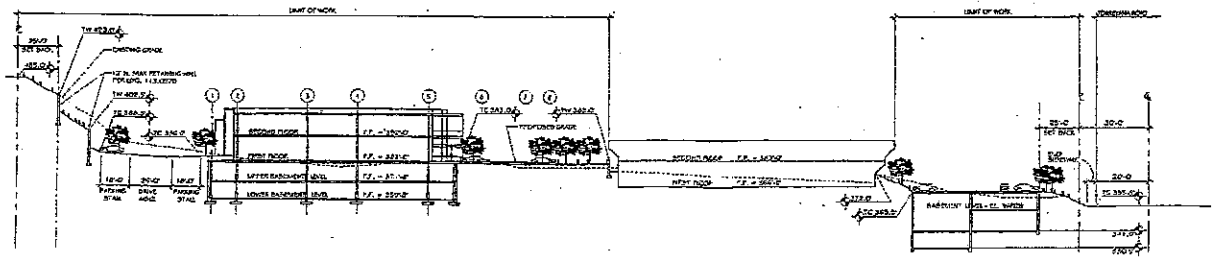
Environmental Analysis Section - Project No. 5844

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
2







Building and Parking Garage Sections

Environmental Analysis Section - Project No. 5844

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 3

Initial Study Checklist

Date: September 20, 2005

Project No.: 5844

Name of Project: Torrey Pines Science 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 site is situated below street level at the west portion of the site and is at street level at the easterly portion. The project would construct to a maximum height of 30 feet as permitted by Proposition D. The project would not interfere with any designated public view corridors. Therefore, no public vistas or scenic views would be obstructed.	—	—	√
B. The creation of a negative aesthetic site or project? The proposed project is a research and development building similar to, and fully compatible with, the surrounding existing development. The project is fully compatible with the University	—	—	√

	Yes	Maybe	No
Community Plan. No negative aesthetic would be created.			
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? See I.B.	—	—	√
D. Substantial alteration to the existing character of the area? The proposed project is in conformance with the general character of the area. See I.B.	—	—	√
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? A substantial number of non-native trees would be removed in order to expand the developable area. None of these trees are considered distinctive or landmarks. In addition, the project is proposing to replace the removed trees with native Torrey Pines and Coast Live Oaks.	—	—	√
F. Substantial change in topography or ground surface relief features? The surface lot parking would be demolished to make room for the proposed research and development building. Additionally, the hillside at the westerly boundary would be cut and 3-12 foot (maximum) retaining walls would be constructed to allow for a larger development pad. However, the walls are proposed to be screened with Torrey Pines and Coast Live Oak. Therefore, the change would not be considered substantial and a significant aesthetic impact would not occur.	—	—	√
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?	—	—	√

	Yes	Maybe	No
No loss, covering, or modification of any of the above mentioned geologic or physical features would occur. In addition, all hillsides have been disturbed by previous grading activities.			
H. Substantial light or glare? The proposed project would not create substantial light or glare. See I.A. and I.B	___	___	√
I. Substantial shading of other properties? The project would not create substantial shading of other properties. See I.A. and I.B.	___	___	√

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? The project site is within a fully developed research office park. No such resources exist on-site.	___	___	√
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? See II.A.	___	___	√

III. AIR QUALITY – Would the proposal:

A. Conflict with or obstruct implementation of the applicable air quality plan? The proposed research and development office would not create a substantial amount of air pollution. The project would increase ADTs, to and from the project site, by 607. However, because the project complies with the growth recommendations of the	___	___	√

	Yes	Maybe	No
community plan, the project would not conflict with the applicable air quality plan. No significant increase in vehicle trips would occur, thus no air quality impacts would occur with project implementation.			
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? See III.A.	—	—	√
C. Expose sensitive receptors to substantial pollutant concentrations? The project site is located in an office research park. There are no sensitive receptors on-site or nearby. See III.A.	—	—	√
D. Create objectionable odors affecting a substantial number of people? The proposed project would not expose a substantial amount of people to objectionable odors.	—	—	√
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? There is a potential for the creation of dust particulate during demolition and construction only. Dust suppression measures would be implemented during construction.	—	√	—
F. Alter air movement in the area of the project? See III.A.	—	—	√
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? See III.A.	—	—	√
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?	—	√	—

	Yes	Maybe	No
Research during the initial study identified sensitive habitats at the project's west boundary. A biological survey would be required to determine the habitat types and the appropriate mitigation, if deemed necessary. Please see the Initial Study discussion under the sub-heading Biology.			
B. A substantial change in the diversity of any species of animals or plants? A biology report would be required. See IV.A.	—	√	—
C. Introduction of invasive species of plants into the area? The proposed project would use plant species that conform to the City's approved plant species list and that have been approved by LDR-Landscaping.	—	—	√
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? Based on the initial study research, no wildlife corridors exist on-site. However, a biology report would be required to ensure if any such corridors exist on-site. See IV.A.	—	—	√
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? Possible impacts to sensitive habitat may occur. Therefore, the City has requested a biology report to determine the species on-site and the potential impacts from the proposed development. See IV.A.	—	—	√
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	—	—	√

		Yes	Maybe	No
	There are no wetlands on-site or nearby that could be impacted.			
G.	Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? See IV.A. Project is not within or adjacent to the MHPA.	—	—	√
V.	ENERGY – Would the proposal:			
A.	Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? The project would not use excessive amounts of fuel or energy.	—	—	√
B.	Result in the use of excessive amounts of power? See V.A.	—	—	√
VI.	GEOLOGY/SOILS – Would the proposal:			
A.	Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? The project site is located in hazard category 52, a category characterized by gently sloping to steep terrain with a favorable geologic structure and a nominal risk for geologic hazards. Therefore, no further geologic information is need by EAS.	—	—	√
B.	Result in a substantial increase in wind or water erosion of soils, either on or off the site? The proposed project is being constructed in an existing developed office park. Since the project is considered a "Priority Project" by the City's Storm Water Requirements Applicability Checklist, a water quality report is required as are construction and permanent Best Management Practices	—	—	√

	Yes	Maybe	No
(BMPs). Therefore, soil erosion would be reduced to a level below significance.			
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? The site is suitable for development. See VI.A.	—	—	√
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? The project is located within the Historical Sensitivity map boundaries and is located near several known archaeological sites. Please see the Initial Study discussion regarding Historical Resources (Archaeology).	—	√	—
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? See VII.A.	—	√	—
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? There are no architecturally significant buildings or structures on-site.	—	—	√
D. Any impact to existing religious or sacred uses within the potential impact area? See VII.A.	—	√	—
E. The disturbance of any human remains, including those interred outside of formal cemeteries? See VII.A.	—	√	—

		Yes	Maybe	No
VIII.	HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A.	Create any known health hazard (excluding mental health)? There are no known listed sites identified in the County of San Diego Department of Environmental Health's Environmental Assessment Listing (July 2005) for this site. There is one nearby soil contamination case across the street (11011 Torreyana Rd) that is under preliminary investigation. However, as it is limited to the soil, it is highly unlikely contamination would have cross-contaminated the project site. The proposed project would not create any known health hazard.	—	—	√
B.	Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? Transport, use, and disposal of hazardous material may occur during construction and possibly after implementation for this project, but would be regulated by San Diego County Department of Environmental Health. No mitigation would be required from the City of San Diego.	—	—	√
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)? See VIII.A. and B.	—	—	√
D.	Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? There is no known reason why the project would conflict with an emergency evacuation plan. No such impairment is anticipated.	—	—	√

	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? The project site is not listed on the County SAM case listing, July 2005. However, there is an open case to the east, across the street at 11011 Torreyana Rd. The contamination is limited to the soil and would not pose a risk to the proposed project's construction. See VIII.A.	___	___	√
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? The proposed project is located in an industrial zone with no nearby residential developments. See VIII.A. and B.	___	___	√

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

A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. During construction, BMPs would be implemented to reduce erosion and water runoff. After completion, permanent BMPs, including drain filters and other water quality filtration methods, would be implemented. In addition, a Water Quality Technical Report would prepared and submitted for review. See the Initial Study discussion regarding Water Quality.	___	___	√
B. An increase in impervious surfaces and associated increased runoff? Existing impervious surfaces such as the surface parking lot and mechanical structures would be demolished and a large two story research and development	___	___	√

	Yes	Maybe	No
building would be developed in their place. As impervious surfaces already currently exist, the increase in impervious surface area would be minimal. However, a Water Quality Technical Report and Drainage Study will be prepared and will include both temporary and permanent Best Management Practices (BMPs).			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? A drainage study will be prepared. In addition, permanent BMPs would be required and would be detailed in the Water Quality Technical Study. See IX.B.	—	—	√
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? The project would discharge into the Los Penasquitos Creek, approximately 1 mile to the east. However, with the implementation of the required BMPs, discharge of pollutants would be reduced to a level below significance. See IX.A. and B.	—	—	√
E. A potentially significant adverse impact on ground water quality? 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? 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? This project is consistent with the University Community Plan's designation of the area as	—	—	√

	Yes	Maybe	No
a scientific research and development park and the project site is located in an industrial zone.			
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? The project is consistent with the community plan. 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? The project is outside the MHPA. The project is not in conflict with any such plans. See X.A.	—	—	√
D. Physically divide an established community? The project would not divide an established community.	—	—	√
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? Project is within the MCAS airport CLUP. However, the project is proposing land uses (research and development building and additional parking) that are permitted in the IP-1-1 zone, and the IP-1-1 zone is an acceptable zone in the MCAS CLUP.	—	—	√
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? The project would not have a substantial increase in ambient noise. In addition, the project is located in an industrial zone with similar uses and would be required to comply with the City's Noise Abatement and Control ordinance.	—	—	√
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	√

	Yes	Maybe	No
The proposed project office building would not exceed the City's noise ordinance. See XI.A.			
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? The project site is located adjacent to Callan Street and Torreyana Road. Both streets are two lane, low volume streets and would not produce a substantial amount of noise. In addition, the project site is within the MCAS APZ-2 (Accident Potential Zone) and Airport Environs Overlay. However, the University Community Plan allows for uses consistent with the IP-1-1 zone designation to be located in the MCAS APZ-2 and Airport Environs Overlay. The proposed project is consistent with the IP-1-1 zone.	—	—	√
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? Project site is underlain with Lindavista formation, which has a moderate paleontological resource potential. The max cut depth proposed is greater than 10 feet and more than 2,000 total cubic yards. Therefore, paleontological monitoring would be required. Please see the Initial Study discussion regarding Paleontology.	—	—	√
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 proposed project would construct 60,674 square feet of new office/research	—	—	√

	Yes	Maybe	No
space. Consequently, more employees would result. However, no substantial population growth would occur as a result of the project.			
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Project would not displace any housing.	—	—	√
C. Alter the planned location, distribution, density or growth rate of the population of an area? The proposed project conforms to the community plan and is located in the an industrial zone. No significant population changes are expected. See XIII.A.	—	—	√
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? The project is located in an existing industrial complex and is consistent with the community plan. Fire services are already available. No effect on fire protection would occur.	—	—	√
B. Police protection? See XIV.A. Police services are available and the project would not require more resources than what is currently available. No effect would occur.	—	—	√
C. Schools? See XIV.A. The project would not require more resources than what is currently available. No effect would occur.	—	—	√
D. Parks or other recreational facilities? See XIV.A. Public services are available and the project would not require more resources than what is	—	—	√

	Yes	Maybe	No
currently available. No effect would occur.			
E. Maintenance of public facilities, including roads? See XIV.A. The project would not require more resources than what is currently available. No effect would occur.	___	___	√
F. Other governmental services? See XIV.A. Public services are available and the project would not require more resources than what is currently available. No effect would occur.	___	___	√

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? Project would not affect any parks or other recreational facilities.	___	___	√
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? The office development is not proposing a recreational element. See X.V.A.	___	___	√

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

A. Traffic generation in excess of specific/ community plan allocation? The project would add 607 ADTs. The number is consistent with the community plan and the amount would not require the preparation of a traffic study.	___	___	√
B. An increase in projected traffic which is			

	Yes	Maybe	No
substantial in relation to the existing traffic load and capacity of the street system? See XVI.A.	___	___	√
C. An increased demand for off-site parking? The proposed project is increasing on-site parking to account for additional parking needs, and would not create a foreseeable increase in demand for off-site parking.	___	___	√
D. Effects on existing parking? See XVI.C.	___	___	√
E. Substantial impact upon existing or planned transportation systems? See XVI.A.	___	___	√
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? There would be no alterations in circulation movements that would affect public access to beaches, parks, or other open space.	___	___	√
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? The project proposal would be designed to the City's Street design standards. Non-standard design features are not proposed.	___	___	√
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? Project would not create any conflicts with such adopted policies, plans, or programs.	___	___	√
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas?	___	___	√

	Yes	Maybe	No
Current existing utility systems are already in place. There would be no need for new systems or a substantial increase in existing systems.			
B. Communications systems? See XVII.A	___	___	√
C. Water? See XVII.A	___	___	√
D. Sewer? See XVII.A	___	___	√
E. Storm water drainage? See XVII.A	___	___	√
F. Solid waste disposal? See XVII.A	___	___	√
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? Project would not use excessive amounts of water.	___	___	√
B. Landscaping which is predominantly non-drought resistant vegetation? Landscaping would be consistent with the City's Landscaping Regulations.	___	___	√
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? The project may impact sensitive upland habitat. A biology report would be required. In addition, there is a potential	___	√	___

	Yes	Maybe	No
for impacts to historical resources. See the Historical Resources discussion in the Initial Study.			
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) Project is consistent with the University Community Plan's long-term vision and would not achieve short-term goals to the disadvantage of long-term goals.	—	—	√
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) The project is consistent with the adopted University Plan (Torrey Pines Sub-Area) and is at an acceptable floor area ratio of .53 where 1.0 is allowed for zone IP-1-1. An increase in traffic is expected (607 ADTs) but is in compliance with the University Plan. The project would not have cumulative impacts.	—	—	√
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? The project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.	—	—	√

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

_√_ Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

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

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

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

___ Site Specific Report: _____.

III. Air N/A

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

_√_ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report: _____.

IV. Biology

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

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

__√__ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

____ Community Plan - Resource Element.

____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

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

__√__ City of San Diego Land Development Code Biology Guidelines.

__√__ Site Specific Report: Biological Resources Report for Torrey Pines Science Park, Lot 12, prepared by Helix Environmental Planning (July 1, 2005).

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V. Energy N/A

____ _____.

VI. Geology/Soils

__√__ City of San Diego Seismic Safety Study.

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

____ Site Specific Report:

VII. Historical Resources

__√__ City of San Diego Historical Resources Guidelines.

__√__ City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey:

____ Site Specific Report:

VIII. Human Health / Public Safety / Hazardous Materials

√ San Diego County Hazardous Materials Environmental Assessment Listing, 2005.

___ San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

√ Airport Comprehensive Land Use Plan.

___ Site Specific Report:_____.

IX. Hydrology/Water Quality

√ Flood Insurance Rate Map (FIRM).

√ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

√ Clean Water Act Section 303(d) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

√ Site Specific Report: Water Quality Technical Report, Lot 12, Torrey Pines Science Park, prepared by RBF Consulting, dated March 14, 2005.

X. Land Use

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

√ Airport Comprehensive Land Use Plan

√ City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

__√__ Community Plan

____ Site Specific Report: _____.

____ San Diego International Airport - Lindbergh Field CNEL Maps.

____ Brown Field Airport Master Plan CNEL Maps.

____ Montgomery Field CNEL Maps.

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

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

____ City of San Diego Progress Guide and General Plan.

____ Site Specific Report: _____.

XII. Paleontological Resources

__√__ City of San Diego Paleontological Guidelines.

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

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

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

____ Site Specific Report:_____.

XIII. Population / Housing

____ City of San Diego Progress Guide and General Plan.

__√__ Community Plan.

____ Series 8 Population Forecasts, SANDAG.

____ Other:_____.

XIV. Public Services

____ City of San Diego Progress Guide and General Plan.

__√__ Community Plan.

XV. Recreational Resources

____ City of San Diego Progress Guide and General Plan.

__√__ Community Plan.

____ Department of Park and Recreation

____ City of San Diego - San Diego Regional Bicycling Map

____ Additional Resources:_____.

XVI. Transportation / Circulation

____ City of San Diego Progress Guide and General Plan.

__√__ Community Plan.

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

__√__ San Diego Region Weekday Traffic Volumes, SANDAG.

____ Site Specific Report:_____.

XVII. Utilities

__√__ Community Plan .

XVIII. Water Conservation N/A

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