



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 607150

SCH No. N/A

**SUBJECT: MBGC IRRIGATION & ELECTRICAL UPGRAES PROJECT:** Mayoral approval of lighting and irrigation improvements to the existing Mission Bay Golf Course (MBGC). The project includes demolition and minor grading for installation of new drinking fountains, turf, irrigation systems, and lighting systems. The project site is located within the Mission Bay Park Area and City Council District 2. Applicant: City of San Diego Public Works Department.

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): **Archaeological 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:

**A. GENERAL REQUIREMENTS – PART I**  
**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.



2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

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

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

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

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

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist***

***Qualified Native American Monitor***

**Note:**

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

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #607150 and /or Environmental Document # 607150, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof,



etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

**None**

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

## Document Submittal/Inspection Checklist

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation

### B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

#### ARCHAEOLOGICAL RESOURCES



**Note:** Archaeological and Native American monitoring is only required for ground disturbance associated with the installation of light poles DR1, DR2, and DR 12 through DR15 as shown on Sheet 39986-17-D of the Review Cycle 1 Mission Bay Golf Course Development Plans on file with the Development Services Department (See MND Figure 3).

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

**A. Entitlements Plan Check**

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

**B. Letters of Qualification have been submitted to ADD**

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

**II. Prior to Start of Construction**

**A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.



2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)  
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
  - c. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil



formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

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

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.

**Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

- (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

- (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.



- (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes, to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting
    - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
    - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
    - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
    - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### **A. Notification**

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

##### **B. Isolate discovery site**

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.



3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, 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, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
    - c. To protect these sites, the landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement; or
      - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).



3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

#### VI. Post Construction

- A. Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.



- b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
  1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
  1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Councilmember Zapf - District 2

Mayor's Office

City Attorney's Office (MS 59)

Development Services (501)

Mark Brunette, EAS/Planning

Peter Kann, Project Management

Engineering and Capital Projects (908A)

Juliana Grotzinger

Gretchen Eichar

Mark Berlin

Park and Recreation (413)

Bethany Windle

Library Dept. – Government Documents (81)

San Diego Central Library (81A)

Pacific Beach/Taylor Branch Library (81X)

State of California

California Coastal Commission, San Diego District (47)

Archaeology

Historical Resources Board (87)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Ron Christman (215)

Clint Linton (215B)

Frank Brown – Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)

San Diego County Archaeological Society, Inc. (218)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225 A-S)

Other Interested Parties:

Beach and Bay Press (372)

Pacific Beach Town Council (374)

Pacific Beach Planning Group (375)

Pacific Beach Historical Society (377)

Mission Bay Park Committee (318A)

Mission Bay Lessees (323)

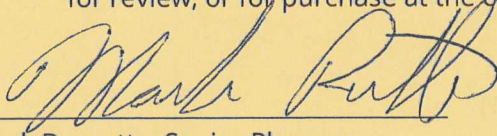
Carolyn Chase



VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- (X) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

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 Entitlements Division for review, or for purchase at the cost of reproduction.



Mark Brunette, Senior Planner  
Development Services Department

August 14, 2018  
Date of Draft Report

December 6, 2018  
Date of Final Report

Analyst: Mark Brunette

Attachments: Figure 1 – Location Map  
Figure 2 – Site Map  
Figure 3 – Driving Range Lighting Site Plan  
Initial Study Checklist



From: Friends of Rose Creek  
To: DSD EAS  
Subject: Comments on Project MBGC IRRIGATION AND ELECTRICAL UPGRADES Project No. 607150 / SCH No. N/A  
Date: Tuesday, September 04, 2018 2:45:01 PM

September 4, 2018

Via Email Transmission

Mark Brunette  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego CA 92101

RE: Project Name: MBGC IRRIGATION AND ELECTRICAL UPGRADES

Project No. 607150 / SCH No. N/A

Community Plan Area: Mission Bay Park Plan

Council District: 2 Thank you for the opportunity to comment on this project.

Dear Mr. Brunette,

Thank you for providing this opportunity to comment on the proposed mitigated negative declaration on the proposed improvements to Mission Bay Golf Course.

While we understand the rational for making improvements to the golf course, we feel that the City of San Diego is deliberately piece meal work in the De Anza area of Mission Bay Park. Currently the according to the City's Notice of Preparation on the following project includes the Mission Bay Golf Course:

**General Project Information:**

**PROJECT NAME:** De Anza Cove Amendment to the Mission Bay Park Master Plan

**COMMUNITY PLAN AREA:** Mission Bay Park

**COUNCIL DISTRICT:** 2

Project No. 6112018

We believe this amounts to piece-mealing especially given that this area is overlapped by the De Anza Cove Amendment to the Mission Bay Park Master Plan. Moving ahead with project 607150, prior to the full completion of the CEQA process currently underway for the De Anza Amendment undermines the De Anza amendment. We find it highly unlikely that the City will undertake any changes to the Mission Bay Golf Course as part of the De Anza Amendment if a significant amount of money has just been spent. Furthermore, making turf and irrigation changes separately from undertaking the habitat restoration alternatives being studied may preclude multiple restoration alternatives in this area including but not limited to incorporating native plants into the landscape palette.

We have concerns on how the same project can be part of a programmatic EIR (PEIR) and a Mitigated Neg Dec simultaneously under CEQA processes especially when the findings of the PEIR may recommend alterations to the golf course. Furthermore, without the public's ability to have the full picture of all the proposed changes, we feel that the City is deliberately trying to circumvent public process.

**A-1**

**A-1**

**A-1**

**A-2**

**Letter A - Response**

**A-1:** The proposed MBGC Irrigation and Electrical Upgrades project proposes improvements to the existing lighting and irrigation systems related to the ongoing operations of an existing public golf course. The De Anza Cove Amendment to the Mission Bay Park Master Plan project is an amendment to a master plan policy document. The amendment does not propose development at this time and if the amendment is adopted, future projects will be subject to subsequent discretionary project specific environmental review. The De Anza project is a long-range plan with implementation that would occur over time and does not preclude the City from maintaining the golf course and continuing operations. Therefore, the proposed MBGC Irrigation and Electrical Upgrades project has separate and independent utility from the De Anza Cove Amendment to the Mission Bay Park Master Plan. As such, the preparation of a Mitigated Negative Declaration for the MBGC project does not constitute "piecemealing" under CEQA.

**A-2:** See response to A-1. Furthermore, approval of the MBGC project would not preclude implementation of the Master Plan Amendment and will not render the CEQA document for this amendment moot because future projects including those that may affect the golf course property would be subject to future environmental review and disclosure under CEQA. If the Amendment is adopted and calls for different land uses of the golf course property, future development of the golf course would be required to conform to the adopted Master Plan Amendment and associated CEQA document.

On October 30, 2008, the California Supreme Court in *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116 ("Save Tara") raised critical issues of pre-commitment in that pre-committing to a course of action before a CEQA EIR has been completed could potentially render the EIR mute. Specifically, the court ruled that the city should have done an



environmental impact report on the proposal prior to entering into agreements for work to be completed. Since the City has a PEIR underway for the Mission Bay Golf Course as part of the De Anza amendment to the Mission Bay Park Master Plan and because the changes to be made at the golf course could discourage the City of San Diego from making any of the recommendations identified in the PEIR, we strongly urge the City of San Diego to hold off on proceeding with any work at this time.

Furthermore, we have concerns on how the irrigation systems changes will improve or degrade water quality in Rose Creek. We feel very strongly that this impact or lack thereof should be studied prior to making any changes to the golf course irrigation system.

Regards,

Karin Zirk

Executive Director

Friends of Rose Creek

\*\*\* Connecting Our Communities \*\*\*

<http://www.saverosecreek.org>

### Letter A - Response (Continued)

**A-3:** Please refer to Initial Study pages 15 and 16, IX. Hydrology and Water Quality, responses to questions a, c, and d through f. Please also see responses to comments B-1 through B-5 for Letter B from Carolyn Chase. The proposed improvements to the irrigation system would not increase runoff into Rose Creek beyond the runoff generated by the existing golf course because the new irrigation system would be more efficient in terms of water usage than the existing system and would irrigate only those areas that are currently being irrigated. No expansion of the golf course or irrigated area is proposed. Furthermore, the project is required to comply with the City's storm water standards and the Regional Water Quality Board Municipal Storm Water (MS4) Permit for the City of San Diego which prohibits projects from degrading the water quality of waterways or tributaries like Rose Creek.



From: Carolyn Chase  
To: DSD EAS  
Subject: Comments on Draft MND  
Date: Tuesday, September 04, 2018 8:47:02 AM

## General Project Information:

- Project Name: MBGC IRRIGATION AND ELECTRICAL UPGRADES • Project No. 607150 / SCH No. N/A
- Community Plan Area: Mission Bay Park Plan
- Council District: 2

Please consider these comments in improving this proposal as well as increasing the disclosure of information to the public.

**B-1** The project description is inadequate to determine: the extent of impacts of the irrigation system and related trenching or the amount and kind of lighting.

**B-2** The project site was dredged and filled in this area of Rose Creek and its related estuary. What are the impacts of the projects on the remaining creek/drainage ditch?

**B-3** Any work on the irrigation should analyze impacts on the existing remaining creek. The creek appears to be unmaintained, is impacted by invasive species (arundo to name one) and receives an unknown amount of runoff from the existing irrigation system.

**B-4** How much irrigation is used on the area? How much has been used in the past and when? What kind of water conservation efforts are being made?

**B-5** How much runoff is there now? Will the new irrigation increase or decrease or have no impact on the existing conditions?

**B-6** Is irrigation really needed on a driving range? Why not use artificial turf?

**B-7** Are they replacing all the irrigation on the entire golf course site? From the Archeo study it appears they are doing the entire course.

**B-8** The impacts of the irrigation system should be analyzed and discussed on the creek/drainage ditch and restoration and maintenance should be a priority in doing any project on this site.

**B-9** Again, how much existing runoff comes from the irrigation system? What kind of pesticides or other potential pollutants are applied to the golf course currently? Or may be applied in the future? Is there contamination in the existing runoff?

**B-10** There is also no information on the lighting other than the statement that it has "been designed with energy conservation sustainability goals of the City's Environmental Services Division." Does the implementation comply with these goals? What kind of lights will be used? Will they be directed away from residences and wildlife? What are the impacts on wildlife? The driving range has not been used or lighted for many years now - how many years? How many lights are being installed? Is there more or less than in the past at this site? Are they replacing ALL the lighting or just redoing the driving range?

**B-11**

**Letter B - Response**

**B-1:** Comment noted. Please refer to the following pages of the Draft Mitigated Negative Declaration:

- Pages 4 through 9 discusses mitigation measures related to reducing impacts of construction activities, including trenching, to less than significant levels. For example, "the Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archeological resources."

Please refer to the following pages of the Initial Study Checklist:

- Pages 1-2 gives a summary of the project scope, including relevant irrigation and lighting details necessary to analyze the propose project under CEQA.
- Page 5, I. Aesthetics, responses to questions a and d, discusses lighting in relation to scenic vistas and day/nighttime views.
- Page 11, VI. Geology and Soils, response to question b, discusses trenching in relation to soil erosion.
- Page 12, VII. Greenhouse Gas Emissions, response to question a, states that the proposed project includes replacement of existing lighting, irrigation, and power supply at an existing golf course and no expansion or intensification of the golf course would occur.
- Page 14, VIII. Hazards and Hazardous Materials, response to question c, discusses protocols to avoid hazardous emissions during trenching and excavation.
- Pages 15 and 16, IX. Hydrology and Water Quality, responses to a through f, discusses irrigation and trenching as it relates to water quality, ground water supplies, existing drainage patterns.
- Page 23, XVIII. Utilities and Service Systems, responses c through f, discusses irrigation in relates to wastewater treatment, water systems, drainage systems, and demand for water supply.

The above references are some examples that are most relevant to irrigation, trenching, and lighting. However, these features along with the rest of the proposed project were analyzed in relation to 18 environmental factors, as listed on page 2 and 3 of the Initial Study Checklist.

Responses to comments B-2 through B-14 below provide further amplification and clarification of the extent of impacts of the irrigation system and related trenching or the amount and kind of lighting.



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**B-11**

**Letter B - Response (Continued)**

**B-2:** Comment noted. Please refer to the following pages and sections of Initial Study Checklist that would address potential impacts to Rose Creek:

- Page 8, IV. Biological Resources, responses to questions a and e.
- Pages 15 and 16, IX. Hydrology and Water Quality, responses to questions a, c, and d through f.
- Page 23, XVIII. Utilities and Service Systems, response to question e.

Additionally, please note the following regarding existing conditions, including existing drainage patterns:

- The golf course is located more than 300 feet away from the Rose Canyon Stream.
- There is an existing drainage ditch to the east of the golf course adjacent to the 7th and 8th holes and runs along Grand Avenue. This ditch conveys stormwater originating from outside the site (i.e., the surrounding urbanized areas).
- The golf course is in the general shape of a shallow bowl and does not directly drain to this ditch. During some storm events, a small amount of runoff originating from the golf course reaches this ditch.
- The drainage ditch to the east of the project site is intended to accept this volume and rate of storm water runoff.
- Occasionally, the golf course receives overflow from the adjacent drainage ditch during some storm events.
- There are two artificial ponds near the clubhouse. If these ponds were to overflow (i.e., in the event of unusually heavy rainfall), the runoff would flow into the surrounding turf areas.
- In the vicinity of the parking lot, runoff occasionally flows toward North Mission Bay Drive. However, this happens during infrequent large rainfall events.

Finally, please note the following proposed conditions, including future drainage patterns:

- The driving range would become a leach field to further capture runoff during particularly heavy rainfall events.
- A low-flow outfall storm drain would connect the two existing artificial ponds to the driving range. Therefore, during some storm events, overflow from the ponds would be directed towards the driving range.
- All other conditions and drainage patterns would be the same as existing.

**B-3:** Comment noted. Please see response to comment B-2.

Additionally, please note the following:

- All construction activities and proposed project features are within the limits of the existing golf course.
- Maintenance of Rose Canyon stream and drainage ditch is outside the scope of this project.
- Golf course staff do not conduct any maintenance in the ditch, with the exception of clearing the metal grates of vegetation and debris as well as clearing vegetation at the top of slopes to maintain clear cart paths and sidewalks.



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## Letter B - Response (Continued)

**B-4:** Please refer to page 23, XVII. Utilities and Service Systems, response to question f, which states that construction of the proposed project would not increase the demand for water within the project area.

Please note the following key features of the existing irrigation system:

- The current annual water budget for Fiscal Year 2018-19 is 43,500 hundred cubic feet (which is 80% of the evapotranspiration estimated for turf in this region).
- The existing system is not set up to have perimeter sprinklers and is inefficient along the edges of the property.
- The existing system has roughly 40 valves that are considered a block system. Each valve controls 10 to 14 sprinklers (roughly 425 to 450 sprinklers on site). Sprinklers are controlled in groups and there is no control over individual sprinklers. There is also no remote access.

Please note the following key improvements and features of the proposed irrigation system:

- The project scope proposes to replace the irrigation system and does not expand capacity.
- The proposed system is anticipated to result in a reduction in water use as well as a decrease in the annual water budget.
- The proposed system would be connected to a weather station and shut off water distribution during periods of rain.
- The proposed system would be internet accessible and could be accessed and controlled remotely by golf course staff.
- The proposed system would allow customized control, including individual sprinklers. The system allows for adjustment of cycles to allow irrigation cycles (i.e. periods of watering) to alternate with soak cycles (i.e. periods of no watering) to avoid irrigation during periods of soil saturation. Thus, the potential for additional stormwater runoff from irrigation is reduced.
- The proposed system would include perimeter sprinklers and would apply an even distribution of water over landscaped areas.

**B-5:** Please refer to Initial Study pages 15 and 16, IX. Hydrology and Water Quality, responses to questions a, c, and d through f. Please also see responses to comments B-1 through B-5.

**B-6:** The driving range is not currently watered and will continue to not be watered with the installation of the proposed improvements. The driving range currently has grass and will remain in that condition.

**B-7:** The irrigation system for the entire golf course would be replaced.

**B-8:** Please see responses to comments B-1 through B-5.



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To: DSD EAS  
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Date: Tuesday, September 04, 2018 8:47:02 AM

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- B-11**

**Letter B - Response (Continued)**

**B-9:** Please see responses to comments B-1 through B-5.

Various chemicals and fertilizers are used, and the golf course follows similar practices to other golf courses. Pesticides, fungicides, insecticides are used as needed to prevent and cure disease. The application of these chemicals and fertilizer is not anticipated to change with the proposed improvements. Any application of these materials is performed according to manufacturer's instructions for application rates and frequency. Additionally, all applications are monitored by the San Diego County Department of Agriculture. No changes are anticipated for the foreseeable future.

**B-10:** Comment noted. Please see response to Comment B-1. Please also refer to Figure No. 3, which depicts the lighting site plan.

Yes, the proposed project was evaluated by the Environmental Services Division, Office of Sustainability via a plan check process to ensure compliance with the Division's energy conservation sustainability goals.

Light Emitting Diode (LED) fixtures will be installed and replace the existing high-pressure sodium fixtures.

Lights will be directed downwards and contain shielding. Please refer to page 5, I. Aesthetics, responses to question d, of the Initial Study Checklist.

Please refer to pages 7 and 8, IV. Biological Resources, response to question a. Also, please refer to page 24 and 25, XIX. Mandatory Findings of Significance, responses to questions a through c. In summary, the project would not result in any impacts to wildlife because all proposed project features are within an existing public golf course and there are no sensitive habitats present on the project site.

The driving range and night lighting are currently in use and will continue to be in use. Lights are currently turned off at 10 PM each day and this is not anticipated to change with the installation of the proposed improvements. However, the proposed LED lights may occasionally be turned on in the mornings to aid in faster completion of maintenance activities.

**B-11:** There are 18 existing pole-mounted lights and zero existing ground-level lights at the driving range. 18 existing pole mounted lights are proposed to be removed and 15 new light poles with new lights are proposed to be installed adjacent to the driving range, in approximately the same location and height as the existing pole-mounted lights. Six new ground-level lights (mounted on retaining walls) are proposed to be installed within the driving range (See Draft MND Figure 3). Please note that the number of individual fixtures per light pole would vary from 1 to 3 fixtures. There are two fixtures per ground level light location. In summary, there would be a net increase of 3 lights as a result of the proposed project (6 new ground level lights and a reduction in the number of pole mounted lights from 18 to 15). Please also refer to page 5, I. Aesthetics, response to question d, of the Initial Study Checklist. Proposed replacement lighting and new lighting are limited to the driving range.

**B-12** I have a view of the area from my home. What kind of increase or decrease in lighting is being done? What kind of increase or decrease can be expected in energy use from the change?  
**B-13** What is the existing energy usage for the course? What is the expected energy usage? Is that an increase or a decrease and usage and related impacts?

**B-14** What will be increases in noise over existing conditions? Are there speakers on the driving range now? Are any sound amplification devices going to be installed at the driving range or elsewhere?

Thanks for your consideration of these comments and I look forward to receiving responses to my questions.

Carolyn Chase  
2511 Loring St  
San Diego CA 92109

**Letter B - Response (Continued)**

**B-12:** Please refer to page 5. I. Aesthetics, response to question d of the Initial Study Checklist. Of further note, the proposed LED lights are expected to produce less light trespass (pollution) than the existing high-pressure sodium lights. Also, the configuration of the LED lights would allow golf course staff to control the direction of light with more precision than existing conditions.

Energy consumption associated with lighting is expected to substantially decrease with the proposed improvements. Energy consumption associated with irrigation is expected to increase due to the addition of a new booster pump system. However, total energy costs and use would be anticipated to remain approximately the same or decrease slightly.

**B-13:** Please see response to Comment B-12. From July 2017 to July 2018, the golf course's total energy consumption was approximately 324,195 kilowatt hours (kwh).

**B-14:** There will be a temporary increase in noise levels associated with construction. However, the proposed project is not anticipated to result in any changes to existing noise levels. Additionally, the golf course maintenance industry is trending towards using more electrical motors as opposed to combustion engine motors for their maintenance equipment. Furthermore, the golf course participates in a program that tests new maintenance equipment technologies, such as electronic fairway grass cutters. Therefore, noise levels may be reduced in the future.

The existing sound system will remain in place.

No sound amplification devices are proposed.





TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 619/445-3810  
Fax: 619/445-5337  
viejas.com

September 10, 2018

Mark Burnette  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

RE: MBGC Irrigation and Electrical Upgrades

Dear Mr. Burnette,

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email [teran@viejas-nsn.gov](mailto:teran@viejas-nsn.gov) or [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov) for scheduling. Thank you.

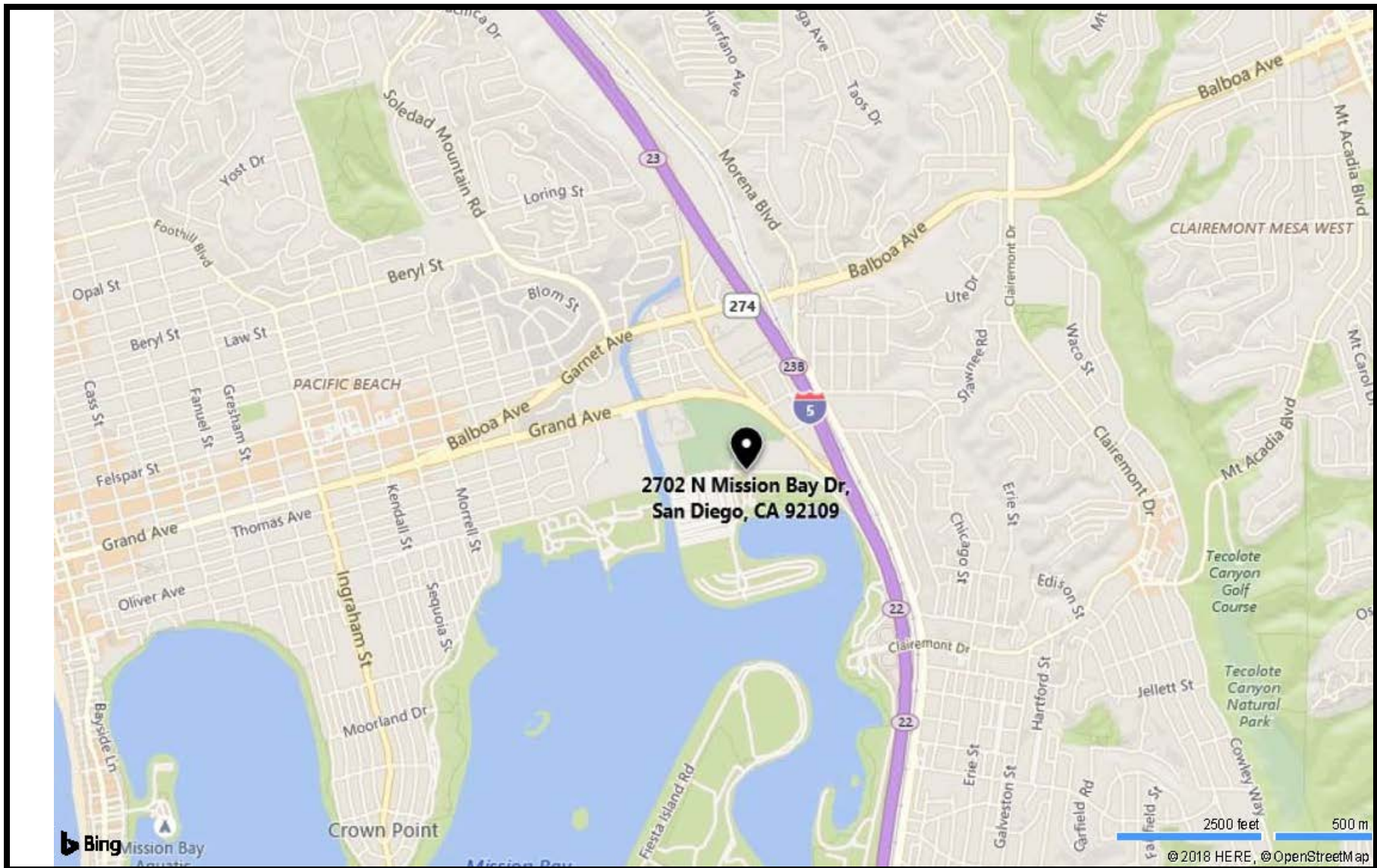
Sincerely,

Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS

Letter C - Response

C-1: As described in Section V of the MND, City of San Diego standard mitigation and monitoring measures for archaeological resources will be implemented for the proposed project which would reduce potentially significant impacts to archaeological resources to below a level of significance.

C-2: The project will comply with all applicable NEPA/CEQA/NAGRA laws. Notification will occur in accordance with the City of San Diego standard mitigation and monitoring measures for archaeological resources as described in Section V of the MND.



## Vicinity Map

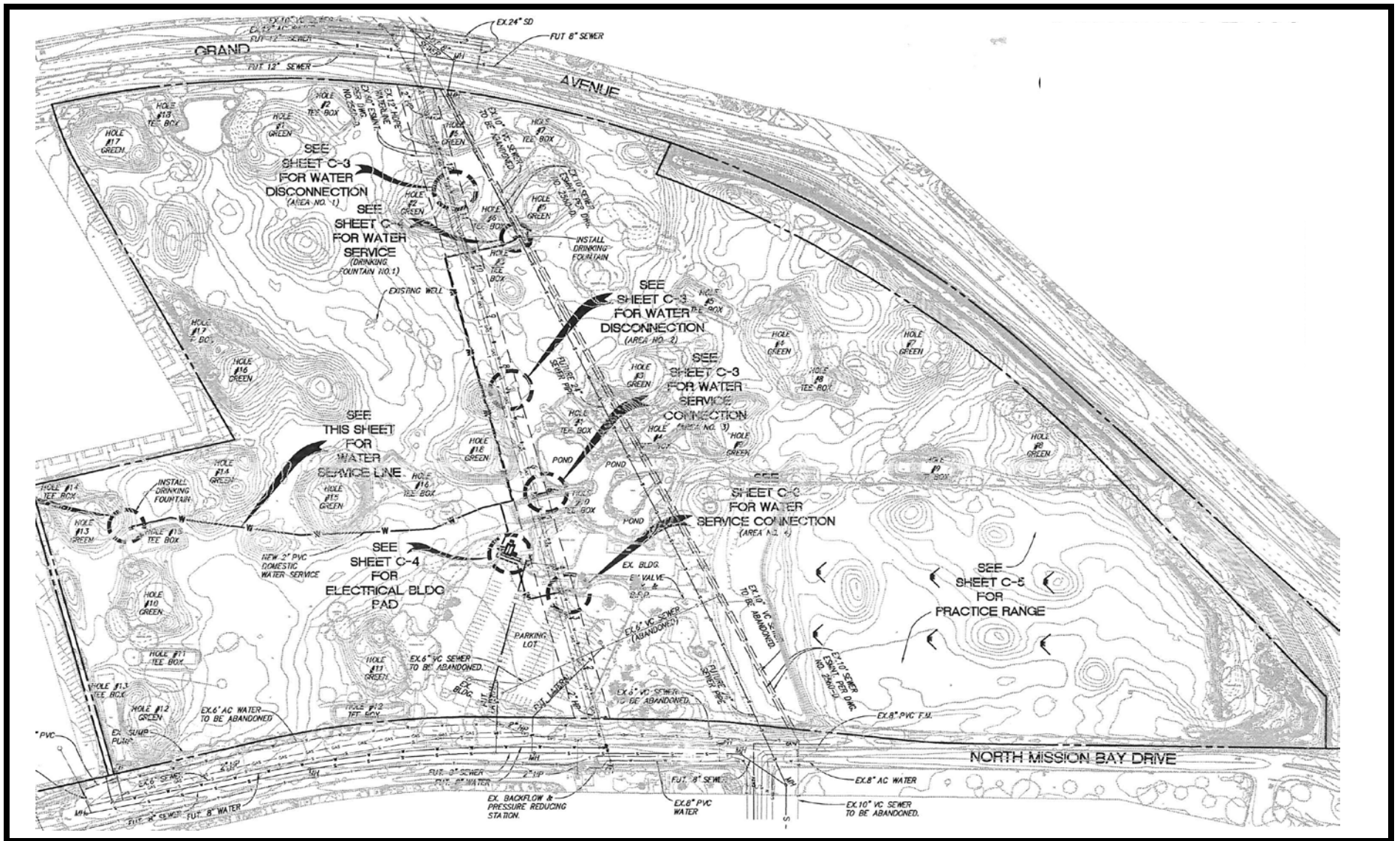
MBGC Irrigation & Electrical Upgrades/Project No. 607150

Address: 2702 N. Mission Bay Drive, San Diego, CA 92109 (APN: 424-460-05-00)

City of San Diego – Development Services Department

**FIGURE**  
**No. 1**





## Site Plan

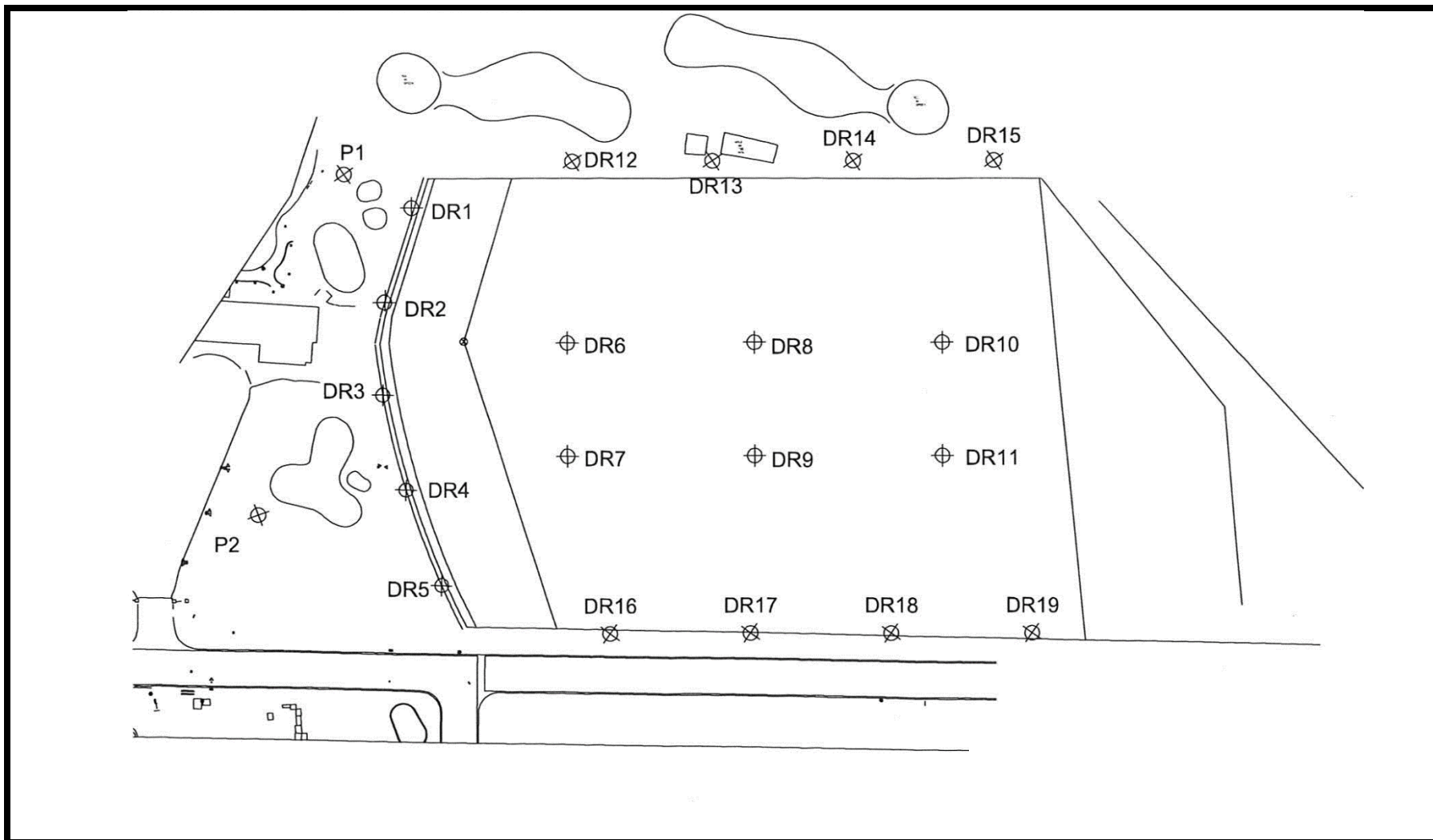
MBGC Irrigation & Electrical Upgrades/Project No. 607150

Address: 2702 N. Mission Bay Drive, San Diego, CA 92109 (APN: 424-460-05-00)

City of San Diego – Development Services Department

**FIGURE**

**No. 2**



## Driving Range Lighting Site Plan

MBGC Irrigation & Electrical Upgrades/Project No. 607150

Address: 2702 N. Mission Bay Drive, San Diego, CA 92109 (APN: 424-460-05-00)

City of San Diego – Development Services Department

FIGURE

No. 3



## INITIAL STUDY CHECKLIST

1. Project Title/Project Number: **MBGC IRRIGATION & ELECTRICAL UPGRADES PROJECT/607150**

2. Lead agency name and address:

City of San Diego  
Department of Development Services  
1222 First Avenue, MS 501  
San Diego, CA 92101

3. Contact person and phone number: Mark Brunette/ (619) 446-5379

4. Project location:

The project is located within the Mission Bay Golf Course, at 2702 North Mission Bay Drive, in the Mission Bay Park Community Planning Area (Council District 2). (See attached vicinity and location maps).

5. Project Applicant/Sponsor's name and address:

City of San Diego Public Works Department – Engineering and Capital Projects, Right of Way Design Division

6. General Plan designation:

Park, Open Space and Recreation

7. Zoning:

The proposed project is within the RS-1-7 (Residential-Single Unit) zone.

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project includes demolition and minor grading for installation of new drinking fountains, fencing, turf, irrigation systems, and lighting systems for the existing driving range and practice green. Electrical service and distribution equipment and other minor course amenities at the southeastern portion of the golf course will also be provided. The lighting has been designed in compliance with the energy conservation sustainability goals of the City's Environmental Services Division.

The light footings will be three feet in diameter and reach a maximum excavation depth of 12 feet. Perimeter light poles will be 18 inches in diameter and reach a maximum height of 50 feet. These lights will be installed at 100-foot intervals around the driving range and golf course. The new

irrigation systems will require trenching to a maximum depth of 36 inches. **The project site is not included on any Government Code listing of hazardous waste sites.**

9: Surrounding land uses and setting: Briefly describe the project's surroundings:

The project site is an existing public golf course and driving range at the northeastern edge of Mission Bay Park. The golf course has relatively flat topography and contains ornamental vegetation consisting of turf grass, trees and shrubs. It is bordered to the north and east by Grand Avenue and by multi-family and commercial uses on the opposite side of Grand Avenue in the community of Pacific Beach. North Mission Bay Drive, the unoccupied De Anza mobile home park, and De Anza Cove Park (Within Mission Bay Park) are situated adjacent to the southern edge of the golf course. The Mission Bay Little League facility and Pacific Beach Tennis Club are situated west of the golf course, consisting of four sports fields, eight tennis courts, and a parking lot.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

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

The Lipay Nation of Santa Ysabel and Jamul Indian Village of Kumeyaay Nation Native American tribes, which are traditionally and culturally affiliated with the project area, have requested consultation with the City of San Diego pursuant to Public Resources Code section 21082.3 (c). However, these tribes were notified of the opportunity to consult with the City of San Diego on the proposed project and they responded that they do not require consultation for this project.

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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



- |  |                                |  |
|--|--------------------------------|--|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities/Service System        |
|  |                                | <input type="checkbox"/> Mandatory Findings Significance |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. Please note, all reports and documents mentioned in this document are available for public review in the Entitlements Division on the Fifth Floor of 1222 First Avenue, San Diego.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I) AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>There is no designated public scenic vista across the existing golf course or on properties adjacent to the golf course that would be affected by the project. The project involves the installation of irrigation and power utility lines below grade, the construction of an 11-foot high utility building, installation of drinking fountains, and the replacement of existing driving range lighting in the approximately the same location and height as existing lighting. New low-level lighting (7 feet high maximum) would also be installed near the center of the driving range. Therefore, the proposed project would not substantially alter the visual appearance of the existing golf course. As such, it would have no impact to public scenic vistas and no mitigation would be required.</p>				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>See answer to I.a. above. In addition, the project would not damage any existing scenic rock outcroppings, or historic buildings (Refer to V.a.) as none of these features are located within the boundaries of the proposed project. Furthermore, the project site is not located near a state scenic highway.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>See answer to I.a and I.b. above.</p>				
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project would replace existing lighting on the perimeter of the existing driving range, but the new lighting will be placed in the approximately the same location and pole height, and there will be a reduction in the number of light poles. All new light fixtures will be directed downward and will contain shielding to prevent light trespass on adjacent properties or public streets. Proposed new low-level lighting within the interior of the driving range would not exceed 7 feet above grade so lighting would not be directed off-site. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City's Outdoor Lighting Regulations per Municipal Code Section 142.0740. Therefore, there would be a less than significant impact and no mitigation is required.</p>				
<p>II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and</p>				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would occur at an existing public golf course which is not designated for agricultural use or farmland. In addition, agricultural land is not present in the vicinity of the project.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to II.a.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would occur at an existing public golf course which is not designated as forest land. In addition, forest land is not present in the vicinity of the project.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to II.c.				
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project does not propose a change in land use and would not result in the conversion of Farmland since no Farmland exists within, or in the vicinity, of the project boundaries.				

### III. AIR QUALITY – Where available, the significance criteria



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:

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

The proposed project involves improvements to utilities and lighting of an existing golf course that would not involve any future actions that would generate air quality emissions because of the proposed use (e.g. vehicle miles traveled). However, emissions would occur during the construction phase of the project and could increase the amount of harmful pollutants entering the air basin. The emissions would be minimal and would only occur temporarily during construction. When appropriate, dust suppression methods would be included as project components. As such, the project would not conflict with the region's air quality plan.

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

Refer to III.b

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

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and implementation of Best Management Practices would reduce potential impacts related to construction activities to below a level of significance. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Operation of construction equipment and vehicles could generate odors associated with fuel combustion. However, these odors would dissipate into the atmosphere upon release and would only remain temporarily in proximity to the construction equipment and vehicles. Therefore, the project would not create odors affecting a substantial number of people.

#### IV. BIOLOGICAL RESOURCES – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
The project site is an existing public golf course which contains ornamental vegetation and man-made water features. There is no sensitive upland or wetland habitat present on the project site. Therefore, the proposed project would not adversely affect any sensitive habitat, plant or animal species. There would be no impact and no mitigation is required.				
b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to IV.a				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to IV.a.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to IV.a				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to IV.a. The project is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) and is therefore not subject to the MSCP City of San Diego Subarea Plan MHPA land use agency guidelines.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refer to IV.a and e. The project would not conflict with any local conservation plans including the MSCP City of San Diego Subarea Plan.				



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES – Would the project:

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

An existing shed would be demolished as part of the proposed project. However, this structure was reviewed by qualified City historic review staff who determined that the structure is not a designated historical structure, nor is it eligible for historic designation. No other existing structures would be impacted by the project. Therefore, the project would have no impact on a historical resource as defined in 15064.5 and no mitigation is required.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

A geoarchaeological assessment (GA) was prepared for the entire Mission Bay Golf Course property (Geoarchaeological Assessment for Sewer & Water GJ 827 dated June 2015 by LSA), which found no cultural resource material at the golf course. Figure 9 of the GA shows a recorded archaeological site on the northeast portion of the golf course. However, the GA concludes that any cultural resources that may be present are covered with artificial fill material ranging in depth from 5 to 10 feet. The GA recommends archaeological monitoring only for excavation that may extend below the fill and would be located near the recorded site.

The GA was reviewed by Myra Herrmann, qualified archaeologist with the City of San Diego Planning Department, to determine monitoring requirements for the proposed lighting, new electrical building, new drinking fountains, and underground irrigation and power supply lines included within the scope of the proposed golf course improvement project. Ms. Herrmann determined that archaeological monitoring would be necessary for new light installation along the northerly edge of the driving range because it would require deep foundations that may extend below the artificial fill. She determination that monitoring would not be necessary for the remainder of the project due to shallower excavation requirements and/or a greater distance from the recorded archaeological site.

As recommended by Ms. Herrmann, archaeological and Native American monitoring will be required during ground disturbing activities associated with the installation of new golf course driving range poles DR1, DR2, and DR12 through DR15 as shown on Sheet 39986-17-D of the DSD review cycle 1 Development Plans (see attached Figure 3). The remainder of the project does not require monitoring. The required Native American and archaeological monitoring would reduce potentially significant impacts to archaeological resources to below a level of significance. This monitoring is included in Mitigation Monitoring and Reporting Program (MMRP) for this project, which is described in detail under Section V of the MND.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is underlain by artificial fill material as indicated by the project's geoarchaeological assessment (GA) and the Development Services Department La Jolla Quadrangle geologic map. Since artificial fill is not a type of sedimentary material (which has the potential to contain paleontological resources) and has been imported from other locations, the fill material is unlikely to contain paleontological resources. Therefore, the project would have a less than significant impact on paleontological resources and no mitigation is required.

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

No cemeteries, formal or informal, have been identified on or adjacent to the project site. While there is a possibility of encountering human remains during subsequent project construction activities, if remains are found monitoring would be required. In addition, per CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required.

VI. GEOLOGY AND SOILS – Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

According to City of San Diego Seismic Safety Study Maps the project site is in Geologic Hazard Zone 31 – Liquefaction; High Potential but is not located on or near an earthquake fault. Therefore, the potential for fault ground rupture at the site is would be unlikely. In addition, the project would utilize proper engineering design and standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant. Therefore risks from rupture of a known earthquake fault would be below a level of significance.

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

See VI.a.i. above. The project would also be required to utilize proper engineering design and standard construction practices to ensure that the potential for impacts from ground shaking would be below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
See VI.a above. The project does not propose any new structures that would be occupied (an unmanned electrical utility building is proposed) so the risk to people would be less than significant. In addition, grading and construction associated with the utility building and light poles would be required to comply with the municipal code grading and building regulations which would ensure that any potential ground failure impacts from liquefaction would be less than significant and no mitigation is required.				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
See VI.a. above. The topography of the project site and surrounding properties is relatively flat. Therefore, there are no nearby slopes that would be subject to landslides and potential impacts would be less than significant.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to VI.a. All trenching for irrigation and utility line installation would be backfilled and all disturbed areas would be revegetated with appropriate non-invasive, low water use container plants, hydroseed mix, or turf grass to control erosion. Additionally, appropriate Best Management Practices would be utilized during project construction to prevent soil erosion. As such, the project would not result in a substantial amount of soil erosion or loss of topsoil.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refer to VI.a. In addition, proper engineering design and utilization of standard construction practices would ensure that the potential impacts would be less than significant.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refer to VI.a.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to VI.a. In addition, no septic or alternative wastewater systems are proposed since the scope of the project is to construct lighting, drinking fountain, irrigation and power supply line replacement improvements to an existing golf course which is connected to a public storm drain system.				



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The project would not result in additional operational greenhouse gas emissions since it includes replacement of existing lighting, irrigation, and power supply at an existing golf course and no expansion or intensification of the golf course would occur. Under Step 1 of the CAP Checklist the proposed project is consistent with the existing General Plan and Community Plan land use designations, and zoning designations for the project site because these designations allow for improvements to an existing public golf course which is a permitted active recreation use in the underlying land use designation of Park Open Space land use designation and underlying zone. Therefore, the proposed project is consistent with the growth projections and land use assumptions used in the CAP.

Furthermore, completion of the Step 2 of the CAP Checklist for the project demonstrates that the applicable CAP strategies for reduction in GHG emissions would be implemented for the one building within the project scope that would require a building permit or certificate

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of occupancy (new electrical utility building).

Therefore, the project has been determined to be consistent with the City of San Diego Climate Action Plan, would result in a less than significant impact on the environment with respect to Greenhouse Gas Emissions, and further GHG emissions analysis and mitigation would not be required.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) | Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to VII.a.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction of the project may require the use of hazardous materials (e.g. fuels, lubricants, solvents, etc.) which would require proper storage, handling, use and disposal; however, these conditions would not occur during routine construction of the project. Construction specifications would include requirements for the contractor regarding where routine handling or disposal of hazardous materials could occur and what measures to implement in the event of a spill from equipment. Compliance with contract specifications would ensure that potential hazards are minimized to below a level of significance.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction of the project may have the potential to traverse properties which could contain Leaking Underground Storage Tank (LUST) cleanup sites, permitted UST's, or contaminated sites located within 1,000 feet of the project alignments; however, in the event that construction activities encounter underground contamination, the contractor would be required to implement section 803 of the City's "WHITEBOOK" for "*Encountering or Releasing Hazardous Substances or Petroleum Products*" of the *City of San Diego Standard Specifications for Public Works Construction* which is included in all construction documents and would ensure the proper handling and disposal of any contaminated soils in accordance with all applicable local, state, and federal regulations. Compliance with these requirements would minimize the risk to the public and the environment; therefore, impacts would remain less than significant.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Portions of the project are within one-quarter mile of existing schools and would involve trenching or excavation activities that could result in the release of hazardous emissions if unanticipated contamination is encountered within the PROW. However, section 803 of the City's "WHITEBOOK" to ensure that appropriate protocols are followed pursuant to County DEH requirements should any hazardous conditions be encountered. As such, impacts regarding the handling or discovery of hazardous materials, substances or waste within close proximity of a school would be below a level of significance with implementation of the measures required pursuant to the contract specifications and County DEH oversight.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See VIIIa-c above. In addition, the project is not included on a list of hazardous materials locations according to a review of the State Water Resources Control Board GeoTracker website ( <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a> ).				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located within an airport land use plan therefore there would be no impacts.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project site is not within proximity of a private airstrip.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction of the proposed project may temporarily affect traffic circulation within the project Area of Potential Effect (APE) and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction which would allow emergency plans to be employed. Therefore, the project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would be located within an existing irrigated and ornamentally landscaped golf course and there are no wildlands near the project site. Therefore, there would be no impacts from wildland fires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project involves improvements to an existing public golf course to include replacement irrigation lines and emitters, replacement underground power lines, replacement lights, new drinking fountains, and the construction of a replacement electrical utility building. The scope of work is not anticipated to generate storm water runoff that is greater than existing conditions. In addition, the project does not involve any grading that would alter the existing drainage patterns of the golf course.

Furthermore, potential impacts to existing water quality standards associated with the proposed project would include minimal short-term construction-related erosion sedimentation but would not include any long term operational storm water impacts. The project would be required to comply with the City's Storm Water Standards Manual and would have to comply with either a Water Pollution Control Plan or Storm Water Pollution Prevention Plan. These plans would prevent or effectively minimize short-term water quality impacts during construction activities. In addition, the project will comply with all requirements of the most current Regional Water Quality Control Board municipal storm water (MS4) permit requirements. Therefore, the proposed project would not violate any water quality standards or discharge requirements.

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

The project does not use groundwater, nor would it create new impervious surfaces that would interfere with groundwater recharge.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IX.a. In addition, all areas that are trenched would be backfilled to match adjacent natural grade and all disturbed areas would be re-vegetated with a non-irrigated native hydroseed mix, turf grass, and/or low water use container plants to minimize soil erosion.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the project would result in no siltation or erosion related impacts and no mitigation is required.

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

☐ ☐ ☐ ☒

Refer to IX.c.

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

☐ ☐ ☐ ☒

Refer to IX.a and c. In addition, the project would be required to comply with all local and regional storm water quality standards during construction using approved Best Management Practices (BMPs), which would ensure that water quality is not degraded.

- f) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

Refer to IX.a and c. The project would be required to comply with all local and regional storm water quality standards during construction using approved Best Management Practices (BMPs), which would ensure that water quality is not degraded.

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

☐ ☐ ☐ ☒

The project does not propose any housing.

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

☐ ☐ ☐ ☒

The project does not propose any structures that would impede flood flows as the project is not located within a 100-year flood hazard area.

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

☐ ☐ ☐ ☒

The proposed project does not include any features that would increase the risk associated with flooding beyond those of existing conditions.

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

☐ ☐ ☐ ☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project does not include any features that would increase the risk associated with inundation by seiche, tsunami, or mudflow beyond those of existing conditions.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒

The project would involve lighting, irrigation and power supply replacement improvements to an existing public golf course and would not introduce new features that could divide an established community.

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

The project would involve lighting, irrigation and power supply replacement improvements to an existing public golf course and would be consistent with all applicable land use plans, policies, or regulations of an agency with jurisdiction over the project and would not conflict with any land use plans.

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

Refer to IV. The project site is not within or adjacent to the MHPA preserve area of the City of San Diego Multiple Species Conservation Program (MSCP). No sensitive habitat, plants or animals are present on site because it is an ornamentally landscaped public golf course. Therefore, the proposed project would not conflict with the MSCP and no mitigation is required.

XI. MINERAL RESOURCES – Would the project:

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

The areas around the proposed project are not being used for the recovery of mineral resources and are not designed by the General Plan or other local, state or federal land use plan for mineral resources recovery; therefore, the project would not result in the loss of mineral resources and no mitigation is required.

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

Refer to X.e.

XII. NOISE – Would the project result in:



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would not result in the generation of operational noise levels in excess of existing standards or existing ambient noise levels in the vicinity of the project.				
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would not result in the generation of operational ground borne vibration or noise levels in excess of existing standards or ambient levels.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to XII.a-b				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed golf course lighting, irrigation, and power supply replacement project would result in construction noise, but would be temporary in nature; in addition, the project is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). This section specifies that it is unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays (with exception of Columbus Day and Washington's Birthday), or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. In addition, the project would be required to conduct any construction activity so as to not cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project site is not located within an airport land use plan and is not within two miles of a public airport. The project would not generate operational noise. Therefore, the project would not expose people residing or working in the area to excessive noise levels and no mitigation is required.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the project area to excessive noise levels?

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

XIII. POPULATION AND HOUSING – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project scope does not include the construction of new or extended roads or infrastructure, or new homes and businesses. The project would replace lighting and irrigation and power supply lines at an existing public golf course. Therefore, the project would not induce population growth nor require the construction of new infrastructure.

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

No such displacement would result. There is no existing housing within the boundaries of the proposed project.

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

No such displacement would result. There is no existing housing or residents within the boundaries of the project.

XIV. PUBLIC SERVICES

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services: |                          |                          |                          |                                     |
| i) Fire Protection  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project would not result in adverse physical impacts of fire facilities or adversely affect existing levels of fire services.

- |                       |                          |                          |                          |                                     |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Police Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not affect existing levels of police protection service and would not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require the construction or expansion of a police facility.

iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not affect existing levels of public services and would not require the construction or expansion of a school facility.

v) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not affect existing levels of public services and would not require the construction or expansion of a park facility.

vi) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not affect existing levels of public services; therefore, no new or altered government facilities would be required.

#### XV. RECREATION -

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not adversely affect the availability of and/or need for new or expanded recreational resources.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to XV.a. The project does not propose recreation facilities or require the construction or expansion of any such facilities.

#### XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would not generate additional vehicle trips or vehicle miles traveled since it would not expand or intensify the existing golf course use. Construction of the proposed project may temporarily affect traffic circulation within the project Area of Potential Effect (APE) and its adjoining roads. However, an approved Traffic Control Plan



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be implemented during construction such that traffic circulation would not be substantially impacted. Therefore, the project would not result in any significant permanent increase in traffic generation or level of service.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project would not generate additional vehicle trips or vehicle miles traveled since it would not expand or intensify the existing golf course use. Construction of the proposed project may temporarily affect traffic circulation within the project Area of Potential Effect (APE) and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction so that existing cumulative or individual levels of service are minimally impacted. Therefore, the project would not result in any significant permanent increase in traffic generation or permanent reduction in level of service.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not result in safety risks or a change to air traffic patterns, increase in traffic, or a location change, in that all work would occur within the limits of the existing golf course and would not substantially increase the height of the golf course lighting or intensify the existing use. Furthermore, the project site is not located near an airport nor is it at a high grade elevation above sea level. As such, the project would not affect air traffic patterns or result in a substantial safety risk.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not create a permanent increase in hazards resulting from design features and would reduce temporary hazards due to construction to a less than significant level through a Traffic Control Plan. The project does not propose any expansions or change in the golf course that would affect existing land uses or public or private roads in the area.

- e) Result in inadequate emergency access?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Construction of the proposed project would temporarily affect traffic circulation within the project Area of Potential Effect (APE) and its adjoining roads. However, an approved Traffic Control Plan would be implemented during construction such that emergency access would not be substantially impacted. Therefore, the project would not result in inadequate emergency access.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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☐

The project may temporarily impact circulation during construction activities relative to traffic, pedestrians, public transit and bicycles. However, the preparation of a Traffic Control Plan would ensure that any disruption to these services would not be significant.

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

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

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Refer to Section V.a and b. No tribal cultural resources as defined by Public Resources Code section 21074 have been identified on the project site. Furthermore, the project site was not determined to be eligible for listing on either the State or local register of historical resources. Notification, as required by Public Resources Code section 21074 was provided to the Lipay Nation of Santa Ysabel and the Jamul Indian Village of Kumeyaay Nation on June 1, 2018. On June 4 and 5, 2018, the Native American communities responded to the City that they do not require consultation for this project. Therefore, the project will not impact Tribal Cultural Resources and no mitigation is required.

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

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No significant resources pursuant to subdivision (c) of Public Resources Code Section 5024.1 have been identified on the project site. Please see discussion in Section V and XVII.a above.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
c) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction of the proposed golf course lighting, irrigation and power supply replacement improvements would not expand the irrigation system and thus, would not generate runoff that is greater than existing golf course runoff. Therefore, the project would not exceed the requirements of the Regional Quality Control Board.				
d) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction of the proposed project would replace existing irrigation lines in an existing golf course and construct three drinking fountains. Therefore, it would not generate additional runoff and would not affect the capacity of existing water or wastewater systems. As such, the project would result in no impact on the environment.				
e) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction of the proposed project would replace existing irrigation lines in an existing golf course and construct three drinking fountains and does not propose or require the construction substantial new drainage facilities. Therefore, the project would not require the construction of new storm water drainage facilities or expansion of existing facilities.				
f) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction of the proposed project would not increase the demand for water within the project area.				
g) Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refer to XVII.c				
h) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction of the project would result in the removal of the existing lighting and irrigation				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and underground power supply lines, but otherwise would likely generate minimal waste. Project waste would be disposed of in accordance with all applicable local and state regulations pertaining to solid waste including the permitted capacity of the landfill serving the project area. Demolition or construction materials which can be recycled shall comply with the City's Construction and Demolition Debris Ordinance. Operation of the project would not generate waste and, therefore, would not affect the permitted capacity of the landfill serving the project area.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) | Comply with federal, state, and local statutes and regulation related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

As stated in the Initial Study Checklist the project would not result in impacts to sensitive habitat, plant or animal species because none are present on the project site or immediately adjacent to the boundaries of the project. Furthermore, the project would result in less than significant impacts on tribal cultural and paleontological resources. Historical built environmental resources would not be significantly impacted by the project as stated in the Initial Study. Required archaeological and Native American monitoring would reduce potentially significant impacts to archaeological resources to below a level of significance.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As stated in the Initial Study Checklist, the golf course is not located within or adjacent to the MHPA. There is no sensitive habitat or MSCP listed species on the project site, therefore, the project would be consistent with the Subarea Plan. As a result, project implementation would not result in any individually limited, but cumulatively significant impacts to biological resources. Based on the project's consistency with the Climate Action Plan it would not result in cumulatively considerable environmental impacts relative to greenhouse gas



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions.

Furthermore, when considering all potential environmental impacts of the proposed project, including impacts identified as less than significant in the Initial Study Checklist, together with the impacts of other present, past and reasonably foreseeable future projects, there would not be a cumulatively considerable impact on the environment.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As evidenced by the Initial Study Checklist, no other substantial adverse effects on human beings, either indirectly or directly, would occur as a result of project implementation.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER

- ☒ City of San Diego General Plan; City of San Diego Land Development Municipal Code
- ☒ Community Plan.
- ☐ Local Coastal Plan.

#### II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- ☒ City of San Diego General Plan.
- ☒ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:

#### III. AIR QUALITY

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

#### IV. BIOLOGY

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- ☒ City of San Diego, MSCP, "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 Reports:

**V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)**

- ☒ City of San Diego Historical Resources Guidelines.
- ☒ City of San Diego Archaeology Library.
- ☒ Historical Resources Board List.
- ☐ Community Historical Survey:
- ☒ Site Specific Reports: Geoarchaeological Assessment for Sewer & Water GJ 827 by LSA, dated June 2015.

**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(s):

**VII. GREENHOUSE GAS EMISSIONS**

- ☒ City of San Diego Climate Action Plan, Adopted 2015
- ☒ Project Specific: Climate Action Plan Consistency Checklist for the Mission Bay Golf Course Lighting and Irrigation Project (PTS No. 607150), prepared by David Preciado, Estrada Land Planning.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing,
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☒ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- ☒ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report:

**IX. HYDROLOGY/WATER QUALITY**

- ☒ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- ☒ Site Specific Reports:

**X. LAND USE AND PLANNING**

- ☒ City of San Diego General Plan.
- ☒ Community Plan.
- ☒ Airport Land Use Compatibility Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

**XI. MINERAL RESOURCES**

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

**XII. NOISE**

- ☒ Community Plan
- ☒ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☒ City of San Diego General Plan.
- ☐ Site Specific Report:

**XIII. PALEONTOLOGICAL RESOURCES**

- ☒ City of San Diego Paleontological Guidelines.
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.



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

\_\_\_ Site Specific Report:

**XIV. POPULATION / HOUSING**

X City of San Diego General Plan.

X Community Plan.

\_\_\_ Series 11 Population Forecasts, SANDAG.

\_\_\_ Other:

**XV. PUBLIC SERVICES**

X City of San Diego General Plan.

X Community Plan.

**XVI. RECREATIONAL RESOURCES**

X City of San Diego General Plan.

\_\_\_ Community Plan.

\_\_\_ Department of Park and Recreation

\_\_\_ City of San Diego - San Diego Regional Bicycling Map

\_\_\_ Additional Resources:

**XVII. TRANSPORTATION / CIRCULATION**

X City of San Diego General Plan.

X Community Plan.

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

\_\_\_ San Diego Region Weekday Traffic Volumes, SANDAG.

\_\_\_ Site Specific Report:

**XVIII. UTILITIES**

X City of San Diego General Plan.

X Community Plan.

**XIX. WATER CONSERVATION**

X City of San Diego General Plan.

X Community Plan.

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