



# Mitigated Negative Declaration

Land Development  
Review Division  
(619) 446-5460

Project Number: 6655

**SUBJECT:** Alexandria Technology Center - Science Park. (PROCESS 4) TENTATIVE PARCEL MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, and COASTAL DEVELOPMENT PERMIT to amend the Planned Industrial Development (PID)/Coastal Development Permit (CDP) 96-7114 and the PID/CDP 89-0928 to subdivide and reconfigure building locations on a 15.99-acre site located at 10933 North Torrey Pines Road. The project site is located in the IP-1-1 (Industrial Park) zone of the University Community Plan - Subarea 1: Torrey Pines, the Coastal Zone (not subject to appeal), Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, Accident Potential Zone 2, and Community Plan Implementation Overlay Zone. Council District 1. Applicant: Alexandria Real Estate Equities

**UPDATE:** Minor revisions to this document have been made when compared to the draft Mitigated Negative Declaration. These changes do not affect the environmental analysis or conclusions of this document. Revisions are shown in a ~~strikethrough~~/underline format.

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

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General

- 1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assisted Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the

grading and/or construction plans as a note under the heading *Environmental Requirements*: “Alexandria Technology Center project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration 6655.”

## **HISTORICAL RESOURCES (ARCHAEOLOGY)**

### **Prior to Preconstruction (Precon) Meeting**

1. Land Development Review (LDR) Plan Check
  - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to ADD
  - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
  - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
  - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
  - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

### **Precon Meeting**

1. Monitor Shall Attend Precon Meetings
  - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Identify Areas to be Monitored
    - a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
  3. When Monitoring Will Occur
    - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

### **During Construction**

1. Monitor Shall be Present During Grading/Excavation
  - a. The qualified Archaeologist shall be present full-time during grading/excavation of the project site, as detailed below under subheadings (1) and (2) for Buildings 1 and 5, and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
    - (1) In the area of Building No. 1, an archaeological monitor shall be present to observe initial grading, trenching, soil removal, and other ground-disturbing activities. If it is determined that mass grading has occurred, and there are no native soils present, no further monitoring would be required in the area of Building No. 1. Otherwise, monitoring shall proceed as detailed below.
    - (2) In the area of the proposed Building No. 5, an archaeological monitor shall be present to observe initial grading, trenching, soil removal, and other ground-disturbing activities in native soils. Based on the previous archaeological studies at this site, if cultural resources are present, they would be encountered in the upper few inches of native soils and would not be expected to extend below about 3 feet. Therefore, the archaeological monitor shall be present during grading in the upper 3 feet of native soils. If cultural material is encountered and continues to depths below 3 feet, the archaeological monitor shall continue to observe ground disturbance to a depth at which cultural material is no longer found. If undocumented fill soils are present above the original ground level, the monitor shall be present for removal of these soils as well, as they may have come from other areas of the archaeological site and may contain cultural material.
2. Discoveries
  - a. Discovery Process

In the event of a discovery associated with CA-SDI-12,581/SDM-W-6, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff. Isolates and clearly non-significant deposits will be minimally documented in the field, and grading shall proceed.

b. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume.

For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume. For any potentially significant features or artifact deposits, the archaeological consultant shall coordinate with City staff and will collect an adequate artifact sample to address meaningful research questions applicable to CA-SDI-12,581/SDM-W-6.

3. Human Remains

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

b. Notification

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

c. Isolate discovery site

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

d. If Human Remains are determined to be Native American

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

location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.

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

#### 4. Night Work

- a. If night work is included in the contract
  - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - (2) The following procedures shall be followed.
    - (a) No Discoveries  
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
    - (b) Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction**; 2.,a. & b, will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.
- b. If night work becomes necessary during the course of construction
  - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

#### 5. Notification of Completion

- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

#### Post Construction

- 1. Handling and Curation of Artifacts and Letter of Acceptance
  - a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that prior to the release of the grading bond and/or Certificate of Occupancy, whichever is applicable, the Principal Investigator shall submit a letter of acceptance from the curation institution ~~has been submitted~~ to MMC; 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.
  - b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.
- 2. Final Results Reports (Monitoring and Research Design and Data Recovery Program)

- a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
  - b. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program (ADRP) shall be included as part of the Final Results Report.
  - c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Result Report.
3. Recording Sites with State of California Department of Park and Recreation
- c. The Archaeologist 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 Results Report.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego  
Councilmember Peters, District 1, 10A  
Planning Department, MS 4A  
Development Services Department, MS 501  
Clairemont Community Service Center MS 97  
Historical Resources Board (87)  
Jerry Schaefer, Ph.D (209)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
Ron Christman (215)  
Lou Guassac (215A)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (Public Notice Only) (225A-R)  
Torrey Pines Community Planning Group (469)  
Torrey Pines Association (472)  
University City Community Planning Group (480)  
Editor, The Guardian (481)  
Mr. Milton Phegley (482)  
External Affairs – Municipal (483)  
Commanding General, MCAS Miramar (484)  
Carol Pietras, University City Community Association (486)  
University City Library (488)  
Chamber of Commerce (492)  
Alexandria Real Estate Equities  
McGraw/Baldwin Architects

VII. RESULTS OF PUBLIC REVIEW:

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

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

  
\_\_\_\_\_  
Anne Lowry, Senior Planner  
Development Services Department

January 11, 2005  
Date of Draft Report

April 7, 2005  
Date of Final Report

Analyst: C. Richmond



San Diego County Archaeological Society, Inc.

Environmental Review Committee

16 January 2005

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

Subject: Draft Mitigated Negative Declaration  
Alexandria Technology Center - Science Park  
Project No. 6655

Dear Mr. Richmond:

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

Based on the information contained in the DMND and initial study, we have the following comment:

SDCAS has become concerned that the current process and archaeological monitoring conditions do not ensure that resulting collections are actually being curated. Therefore, please modify Post Construction mitigation measure 2.a to require submittal of the letter of acceptance that is required by measure 1.a as a condition for release of the grading bond. Submittal of the report and the letter of acceptance would thus be concurrent. This does not require anything that the City is not currently requiring, but should ensure that curation does not get overlooked.

1)

With the above change, we would agree with the impact analysis and mitigation measures for this project.

Sincerely,

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

cc: SDCAS President  
File

Response to Comments

- 1) Post Construction mitigation measure 2.a already requires submittal of final report(s) prior to release of the grading bond. However, mitigation measure 1.a does not contain this language. Therefore, the measure has been revised to read "...that prior to release of the grading bond and/or Certificate of Occupancy, whichever is applicable, the Principal Investigator shall submit a letter of acceptance from the curation institution has been submitted to MMC."





San Diego County Archaeological Society, Inc.

Environmental Review Committee

20 January 2005

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

Subject: Draft Mitigated Negative Declaration  
Alexandria Technology Center - Science Park  
Project No. 6655

Dear Mr. Richmond:

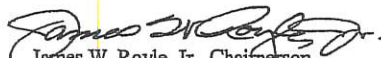
Thank you for forwarding to us the Affinis letters of 22 October 2004 and 1 December 2004, which address the archaeological resources on the subject property. This letter supplements our previous letter on this project, dated 16 January 2005.

Based on that additional information, we believe the DMND needs to be modified to require curation of the collections from both the RECON and Affinis work on the parcel. As that work forms a base for the current project, those collections are part of the current project and need to be brought together with any recovery from the monitoring phase, a synthesis of all the research written up, and the collections and associated records properly curated. ] 1)

As stated in our earlier letter, provision of the letter of acceptance from the curation facility should be a prerequisite for the release of the grading bond.

SDCAS appreciates your efforts to include us in the public review of this project's environmental documents.

Sincerely,

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

cc: Affinis  
SDCAS President  
File

Response to Comments

- 1) The Environmental Impact Report 89-0702 and the Supplemental Environmental Impact Report (SEIR) 89-0928 did not require the previous applicant (Calbiochem-Balit U.S. Holding) to curate sensitive archaeological resources if discovered on the project site. Therefore, the City cannot require the current applicant to retroactively curate the collection in RECON's possession. However, the applicant has agreed to have an archaeologist evaluate the collection and determine its suitability for curation. If the collection or portions of the collection are deemed suitable, the applicant has indicated that curation would be considered.

Affinis is currently completing the Archaeological Data Recovery Report for their previous monitoring activities and has specified that the recovered artifacts in their possession will be curated as was detailed in the Data Recovery Program Agreement.

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

INITIAL STUDY  
Project No. 6655

SUBJECT: Alexandria Technology Center - Science Park. (PROCESS 4) TENTATIVE PARCEL MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, and COASTAL DEVELOPMENT PERMIT to amend the Planned Industrial Development (PID)/Coastal Development Permit (CDP) 96-7114 and the PID/CDP 89-0928 to subdivide and reconfigure building locations on a 15.99-acre site located at 10933 North Torrey Pines Road. The project site is located in the IP-1-1 (Industrial Park) zone of the University Community Plan - Subarea 1: Torrey Pines, the Coastal Zone (not subject to appeal), Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, Accident Potential Zone 2, and Community Plan Implementation Overlay Zone. Council District 1.  
Applicant: Alexandria Real Estate Equities

I. PURPOSE AND MAIN FEATURES:

The proposed Tentative Parcel Map, Site Development Permit, Planned Development Permit, and Coastal Development Permit would amend the existing Planned Industrial Development Permit and Coastal Development Permit to allow for the reconfiguration of building locations, including the demolition of the existing administration building (Building 1) and the construction of a new two-story lab/office building with basement parking (Building 5) (See Figure 3). Specifically, the Tentative Parcel Map would subdivide 15.99-acres into five parcels, four of which are already developed or are designated for development. The fifth parcel, approximately 1.5 acres, would remain as an open space preserve (See Figure 2). The Site Development Permit would be required due to the project site being located within the Accident Potential Zone 2 (APZ-2) of Marine Corp Air Station (MCAS) and the Community Plan Implementation Overlay Zone B (CPIOZ-B).

The building proposed for demolition is the Alexandria Technology Center's administration building. The building has approximately 20,000 square feet on the first floor and 20,000 square feet on the second floor with a total square footage of 40,000 square feet. The building was constructed in the early 1970's. Based on its age and use, it has no historical significance.

The new construction being proposed on the project site consists of a lab/office with approximately 34,051 square feet on the first floor and 34,650 square feet on the second floor, for a total of 68,701 square feet (See Figure 4). An underground parking garage, with a total of 95 parking spaces, is proposed for the basement floor. The parking garage would be accessed on the north end of the building. Presently, a paved parking lot occupies this location.

The project is proposing to decrease surface parking spaces from 573 to 498, which would occur in various areas throughout the science park. However, when the subsurface

parking spaces are added to the surface parking spaces, the number of total parking spaces increases from 696 to 729. This would be achieved by minor reconfigurations of various portions of the existing parking areas with new curb cuts and low retaining walls. Overall, thirteen retaining walls are proposed for construction throughout the site, with a maximum length of 1,500 feet and a maximum height of 10 feet. The retaining walls would need to conform to sections 142.0340 through 142.0380 of the City's Land Development Code.

The project is proposing 4.18 acres of grading or 26.2 percent of the total site acreage. Approximately 18,500 cubic yards would be cut and 16,200 cubic yards would be exported. The remainder would be used as fill. A maximum cut depth of eight feet is being proposed for the underground parking garage.

Current existing access to the project site is from two locations, North Torrey Pines Road and Science Park Drive. The main entry/exit is from North Torrey Pines Road in the form of a half-circle driveway with guest parking to its east and west. The second access point, accessible from Science Park Drive, is on the south-central portion of the site. Site access would remain unchanged with the exception of the southern portion of the half-circle driveway of the main entrance, which is being redesigned slightly north.

The project is proposing to plant Torrey Pine trees where the project fronts the street. All project landscaping and irrigation would conform to the City of San Diego's Landscape Guidelines and the City of San Diego's Land Development Code section 142.0401 through section 142.0413.

## II. ENVIRONMENTAL SETTING:

The 15.99-acre site is set in an existing science research park located in the IP-1-1 (Industrial-Park) zone. The project site is within the University Community Plan, Subarea 1: Torrey Pines jurisdiction (See Figure 1). The surrounding land uses are similar in nature, and include pharmaceutical companies, biotechnology companies, along with the University of California, San Diego. The project site is located east of North Torrey Pines Road, north of Science Park Drive, and south of Callan Road. The site is within the MCAS Miramar Accident Potential Zone 2 (APZ-2) and the Community Plan Implementation Overlay Zone B (CPIOZ-B).

The MCAS Miramar APZ-2 is an area designated for potential aircraft accidents and other hazards related to operating aircraft. Land uses considered acceptable in the APZ-2 include, among others, agricultural uses, golf courses, water recreation, commercial-wholesale, some retail, industrial, manufacturing, and utilities. However, industrial land uses that manufacture petroleum, chemical or similar products having a serious fire or explosion potential are considered unacceptable.

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

The project site topography may have originally sloped upwards toward the east. However, the current topography consists of several terraced, level pads. The highest

point of the property is located on the central part of the property at an elevation of 435 feet Above Mean Sea Level (AMSL), and drains over a distance of approximately 320 feet to a point at approximately 430 feet AMSL near North Torrey Pines Road. Parking lots are located at the southern and northeastern portions of the site. Buildings exist at the northwest corner, the southeast corner, and at the center of the project site.

Torrey Pine trees are located at the project site. Additionally, there is a 1.5-acre maritime chaparral preserve on the northeast portion of the science park that would remain. The science park is not within or adjacent to the Multiple Species Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

**The following environmental resource was considered during the environmental review and determined to be significant.**

Historical Resources (Archaeology)

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

Further investigation identified the northeastern portion of the project site as a documented archaeological site (SDI-12581; SDM-W-6). Four archaeological field investigations have been undertaken at this site. They span from the 1920's to present day. The first was conducted by Malcom Rogers of the Museum of Man in the 1920's. Artifacts collected from SDI-12581(SDM-W-6) include cobble-based hammers, choppers, and ground stone implements. The second field investigation conducted, this time by Dr. James Moriarty, uncovered at least six primary human inhumations along with burial offerings that included ground stone identified as slab and basin type metates, Olivella sp. Shell beads (spire lopped), a "bracelet" of pismo clam beads, and a "tear drop" shaped pendant from a large shell, perhaps Lavicardium sp. The third investigation conducted in 1977 by WESTEC Services Incorporated, was part of the Torrey Pines Science Park Unit No.2. It concluded that based on the limited testing WESTEC Services conducted and on personal discussions with Dr. Moriarty, SDI-12581 (SDM-W-6) was a "repeatedly-occupied, intensive-use" site which contained cultural material "indicative of a major activity area."

The fourth field investigation and archaeology report entitled, *Significance Testing on a Portion of SDI-12581 (SDM-W-6)* was prepared by RECON on April 29, 1992. The report observed that a large portion of the site was removed during the construction of the currently existing structures. The report found that all of the currently extant midden area has also been subjected to disturbance near the surface and to various degrees below the surface. It concluded that as a result of these historical impacts, the archaeological potential of the southeastern project area has been destroyed, while substantial materials

remain along the northeastern area (known as the *Area of Archaeological Constraints*; see Figure 6).

The most recent archaeological monitoring at SDI-12581 (SDM-W-6) was conducted by Affinis archaeologists to supervise the implementation of a fill cap over the "Area of Archaeological Constraints" (northeastern portion of the project site still believed to contain significant archaeological resources; See Figure 5). A data recovery excavation program was developed by Affinis archaeologists and City staff to minimize archaeological impacts due to the required grading for the fill cap. Twenty-seven one-meter-by-one-meter units were excavated, representing a 5 percent sample of the area of disturbance. The initial nine units, located in the southern portion of the archaeological site, were excavated between September 30 and October 8, 1999. The remaining units were excavated between February 29 and May 23, 2000. All grading, trenching, and other ground-disturbing activities within the "Area of Archaeological Constraints" were monitored by Affinis archaeologists between August 5, 1999 and May 31, 2000.

For the currently proposed project, City staff requested a letter from a qualified archaeologist that would describe the potential for archaeological impacts and conclude whether or not there exists a possibility for the project to have a significant impact on archaeological resources. A letter by the Director of Cultural Resources at Affinis, dated December 1, 2004, was submitted to City staff, which summarized the outcome of a conversation with the RECON Principal Investigator responsible for the report, *Significance Testing on a Portion of SDI-12581 (SDM-W-6)* (see the preceding paragraphs for a description). The letter concluded that because there is no direct evidence that mass grading was done prior to the construction of the existing buildings and considering the fact that there is concern that important subsurface cultural resources may remain beneath the existing Buildings 1 and 5 and within the undocumented fill soils, site-specific archaeological mitigation is recommended.

Based on this information, it was determined by EAS that implementation of the proposed project could potentially impact unknown buried cultural resources. Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed in Section V of the MND, would be implemented which would require archaeological monitoring in areas that involve trenching into previously undisturbed or undocumented soils. The program would require that a qualified archaeologist, historic archaeologist, or archaeological monitor be present during construction activities involving new and/or deeper trench work. If cultural or historical deposits are discovered, excavation would temporarily cease to allow evaluation, recordation, and recovery of materials. With implementation of the Mitigation, Monitoring, and Reporting Program, impacts to historical resources would be avoided or reduced to below a level of significance.

**The following environmental resources were considered during the environmental review and determined not to be significant.**

#### Geology

According to the City of San Diego Seismic Safety Study, the site is mapped within Geologic Hazard Category 51. This category is designated for areas with level mesas, underlain by Terrace deposits and bedrock, and is assigned a nominal risk for geologic hazards. A geotechnical investigation was prepared for the past phase 2 development of the Alexandria Science Park. On October 9, 2000, GEOCON prepared the investigation to identify the site geology, observe and sample the prevailing soil conditions at the site

and, based on conditions encountered, provide recommendations relative to geotechnical aspects of developing the property.

The field investigation was performed on September 20, 2000, and consisted of the excavation of five small-diameter borings at locations in the northern half of the project site. The investigation report concluded that the site was suitable for the proposed development.

For the current project proposal, City staff requested an updated letter to the 2000 GEOCON geotechnical investigation. The updated letter report prepared by GEOCON, dated July 23, 2004, found the earlier report applicable to the current project proposal. The letter indicated that because the site had remained unchanged, the borings drilled and recommendations provided are applicable to the currently proposed project. Consequently, no mitigation would be required.

#### Water Quality

The most immediate receiving water for the project site is the Los Penasquitos Creek (Hydrologic Unit Code 906.10). According to the California 2002 303(d) list published by the San Diego Regional Water Quality Control Board (RWQCB Region 9), the Los Penasquitos Creek is not an impaired water body. Los Penasquitos Lagoon, however, is listed as a 303(d) impaired water body. Additionally, the Pacific Ocean is approximately 2.5 miles downstream of the project site, and is impaired by bacterial indicators.

According to the City of San Diego Storm Water Manual and the completed Storm Water Requirements Applicability Checklist, this project is considered a "priority project", and required the completion of a Water Quality Technical Report. A Water Quality Technical Report, entitled "*Alexandria Technology Center - 3*", prepared by RBF Consulting, dated May 6, 2004, has been reviewed and approved by the City Engineer.

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

To address potential post-construction water quality impacts, the Water Quality Technical Report identified the expected pollutants. In accordance with Table 2, Section III of the City's Storm Water Standards Manual, the anticipated pollutants of concern from this development include an increase in sediment discharge from the site due to concentration of flows (which may carry absorbed pollutants of concern), pesticides, oils, grease, and other hydrocarbons from landscaped areas, parking lots, and driveways. The proposed post-construction BMP would be filter inserts on every catch basin, curb inlet, and trench drain. The use of filter inserts would decrease the amount of sediment and hydrocarbons entering the storm drain system to a level below significant. In addition, detention

structures would be used as a flow reduction measure and would also be used for water quality purposes. Consequently, no additional mitigation would be required.

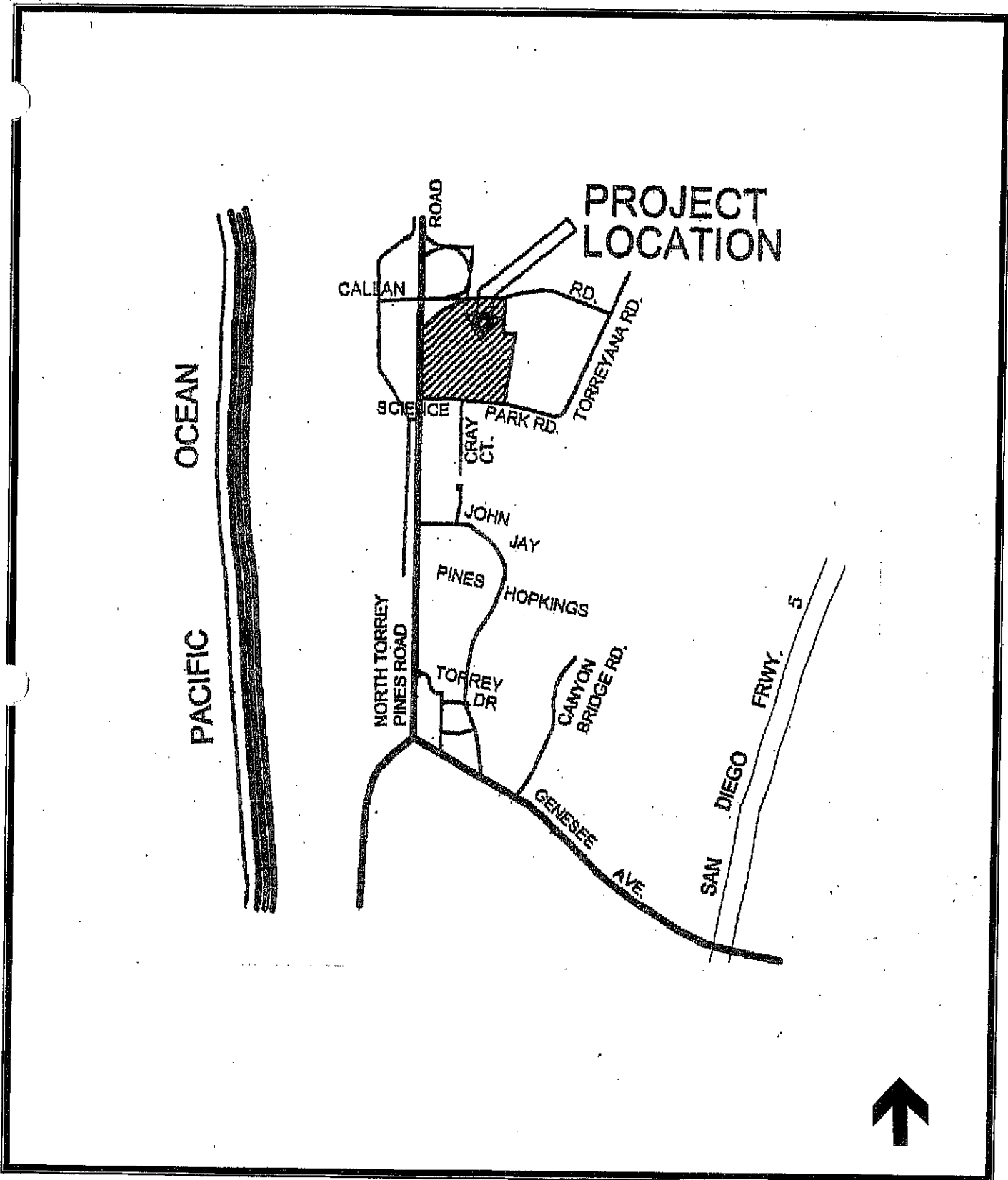
V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: C. Richmond

- Attachments:
- Initial Study Checklist
  - Figure 1 – Location Map
  - Figure 2 – Tentative Parcel Map
  - Figure 3 – Site Plan
  - Figure 4 – Building Elevation
  - Figure 5 – Area of Archaeological Constraints



Alexandria Technology Center

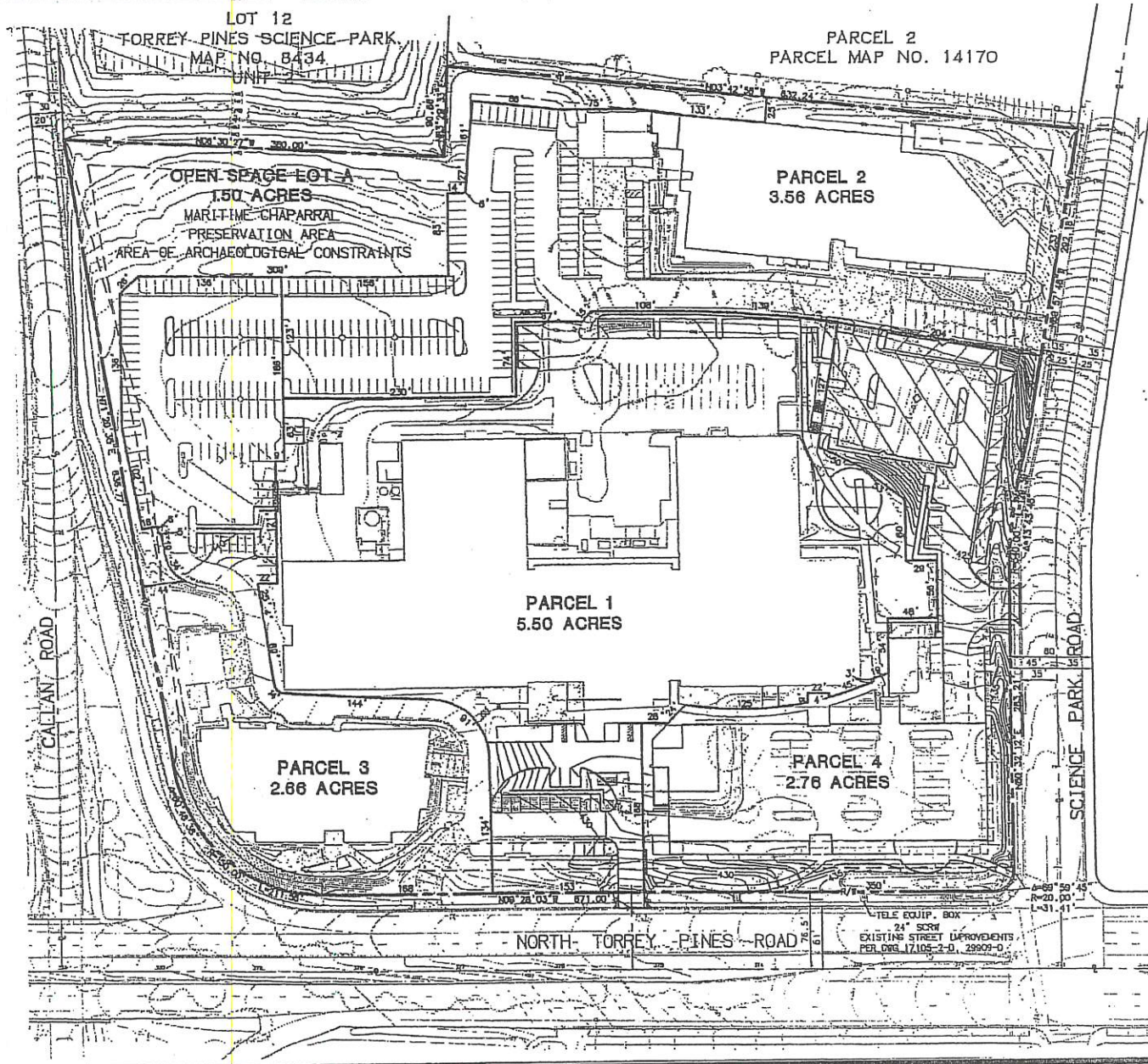
### Location Map

Environmental Analysis Section      Project No. 6655  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure  
 1







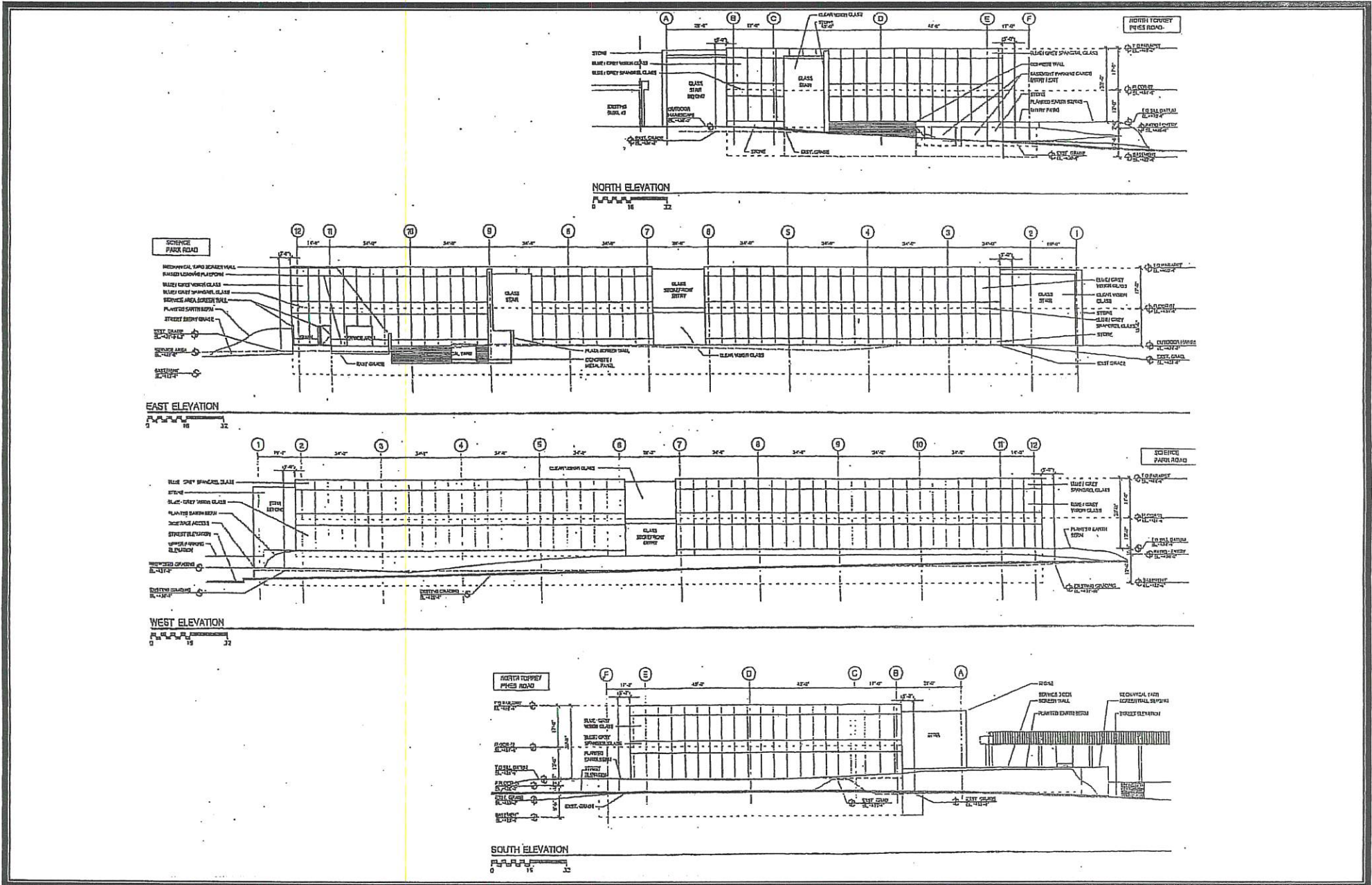
Alexandria Technology Center

**Tentative Parcel Map**  
 Environmental Analysis Section - Project No. 6655  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES



Figure  
2





Alexandria Technology Center

**Building 5 Elevation**

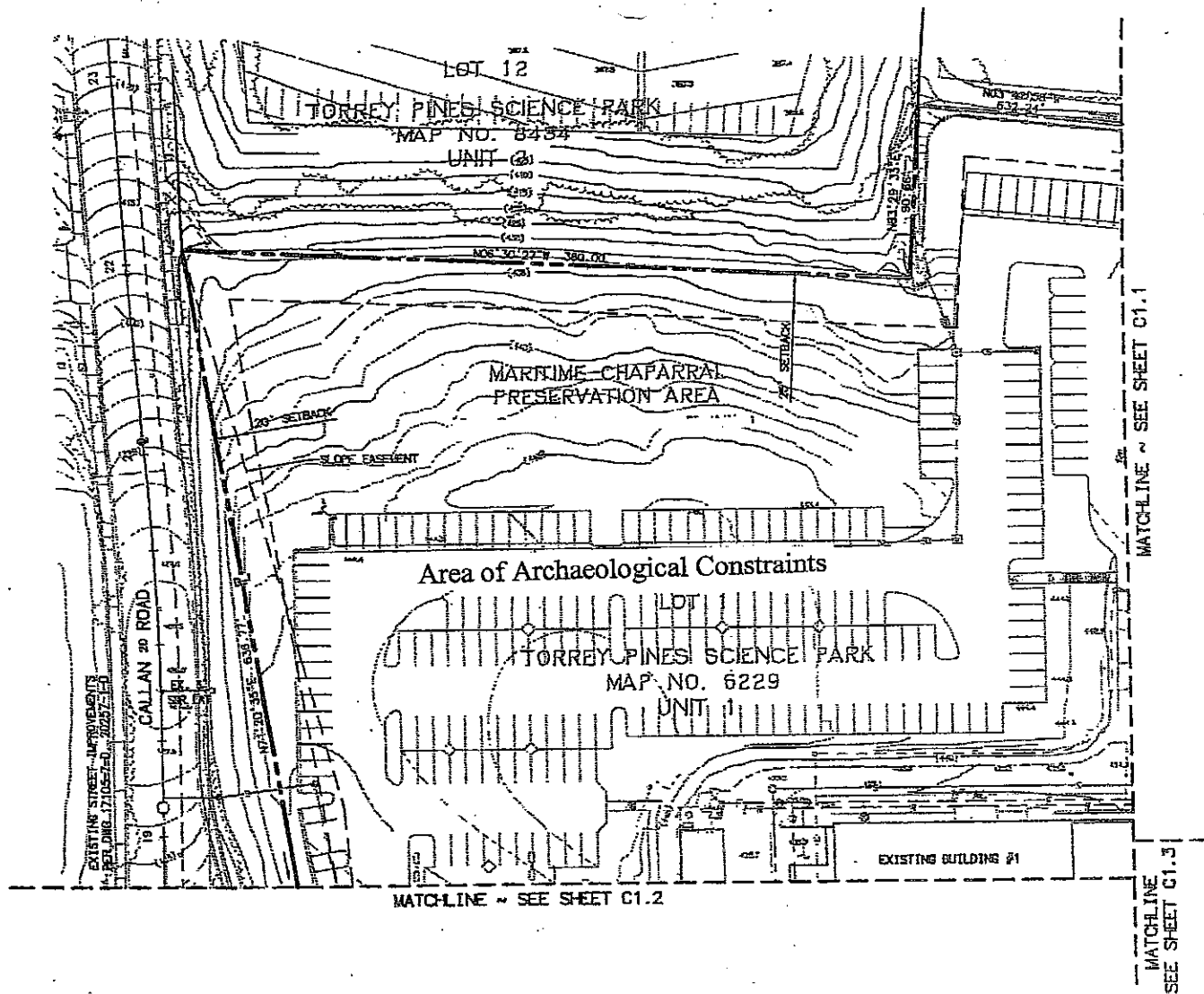
Environmental Analysis Section - Project No. 6655

CITY OF SAN DIEGO · DEVELOPMENT SERVICE

Figure

4





Alexandria Technology Center

# Area of Archaeological Constraints

Environmental Analysis Section - Project No. 6655

CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Figure  
5

## Initial Study Checklist

Date: August 24, 2004

Project No.: 6655

Name of Project: Alexandria Tech Center

### III. ENVIRONMENTAL ANALYSIS:

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

Yes    Maybe    No

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

- |  | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| <p>A. The obstruction of any vista or scenic view from a public viewing area?<br/> <u>The proposed project conforms to 30-foot height requirement as defined by Proposition "D". No such vista or scenic view would be obstructed from public viewing.</u></p>   | —          | —            | <u>X</u>  |
| <p>B. The creation of a negative aesthetic site or project?<br/> <u>The proposed project is an lab/office development similar to, and fully compatible with, the surrounding existing development. The project is fully compatible with the University Community Plan. No negative aesthetic would be created.</u></p> | —          | —            | <u>X</u>  |
| <p>C. Project bulk, scale, materials, or style which would be incompatible with surrounding</p>  |            |              |           |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
development? <u>See I.B.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>The proposed project is in conformance with the general character of the area. See I.B.</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No distinctive or landmark tree(s), or a stand of mature trees will be lost.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>General topography would remain unchanged, aside from the excavation for the underground parking garage.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No loss, covering, or modification of any of the above mentioned geologic or physical features would occur.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed project would not create substantial light or glare. See I.A. and I.B.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The project would not create substantial shading of other properties. See I.A. and I.B.</u>	—	—	<u>X</u>
 II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?	—	—	<u>X</u>

Yes    Maybe    No

The project site is within a fully developed research office park. No such resources exist on-site.

- B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?  
See II.A.
- —       X

III. AIR QUALITY – Would the proposal:

- A. Conflict with or obstruct implementation of the applicable air quality plan?  
The proposed project would not be in conflict with the applicable air quality plan. No significant increase in vehicle trips would occur, thus no air quality impacts would occur with project implementation.
- —       X

- B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
See III.A.
- —       X

- C. Expose sensitive receptors to substantial pollutant concentrations?  
There are no sensitive receptors on-site or nearby. See III.A.
- —       X

- D. Create objectionable odors affecting a substantial number of people?  
The proposed project would not expose a substantial amount of people to objectionable odors.
- —       X

- E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?  
There is a potential for the creation of dust particulate during demolition and construction only. Dust suppression measures would be implemented during construction.
- X       —

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Alter air movement in the area of the project? <u>See III.A.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III.A.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>There are sensitive habitat species on-site within a Maritime Chaparral preservation area. However, this area is outside of the construction area boundaries and would be left intact and undisturbed.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>No such change would result. See IV.A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>Torrey Pines would be used in public right-of-ways. Proposed project site would conform to the City's approved plant species.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such interference would result. See IV.A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>No such impact would result. See IV.A.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on-site or nearby that could be impacted.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>See IV.A. Project is not within or adjacent to the MHPA.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The project would not use excessive amounts of fuel or energy.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V.A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project lies within geologic hazard zone 51, which indicates a nominal risk for geologic hazards. Please see Geology in the Initial Study discussion.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project is being constructed in an existing developed office park. Both temporary and permanent BMPs would be implemented.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI.A.</u>	—	—	<u>X</u>

VII. HISTORICAL RESOURCES – Would the proposal result in:

A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>There is a potential for impacts to historic (cultural) resources within the “area of archaeological constraints” and underneath “Building 1” (to be demolished) that would require archaeological monitoring. For further detail see the discussion in the Initial Study.</u>	—	<u>X</u>	—
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII.A.</u>	—	<u>X</u>	—
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII.A.</u>	—	<u>X</u>	—
D. Any impact to existing religious or sacred uses within the potential impact area? <u>See VII.A.</u>	—	<u>X</u>	—
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII.A.</u>	—	<u>X</u>	—

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

A. Create any known health hazard (excluding mental health)? <u>There are no known listed sites identified in the County of San Diego Department of</u>	—	—	<u>X</u>
--	---	---	----------

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Environmental Health's Environmental Assessment Listing 2004 for this site. There is one nearby soil contamination case which has been closed. The proposed project would not create any known health hazard.</u>			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>Transport, use, and disposal of hazardous material is likely for this project, but would be regulated by San Diego County Department of Environmental Health. No mitigation would be required from the City of San Diego.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII.A. and B.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>No such impairment is anticipated.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>See VIII.A.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The proposed project is located in an industrial zone with no nearby residential developments. See VIII.A. and B.</u>	—	—	<u>X</u>

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

Yes    Maybe    No

- A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction?  
 Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.  
During construction, BMPs would be implemented to reduce erosion and water runoff. After completion, permanent BMPs, including drain filters and other water quality filtration methods, would be implemented. See the Initial Study Discussion for Water Quality.

—      —      X
  
- B. An increase in impervious surfaces and associated increased runoff?  
The proposed project is being built over existing impervious surfaces including parking lots and buildings. Therefore, the project would not increase impervious surface area.

—      —      X
  
- C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?  
See IX.B.

—      —      X
  
- D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)?  
See IX.A. and B.

—      —      X
  
- E. A potentially significant adverse impact on ground water quality?  
See IX.A. and B.

—      —      X
  
- F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?  
See IX.A. and B.

—      —      X

X. LAND USE – Would the proposal result in:

- A. A land use which is inconsistent with

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?  <u>This project is consistent with the University City, Torrey Pines Subarea, Community Plan and is located in an industrial zone with similar uses, namely science and pharmaceutical research.</u></p>	—	—	<u>X</u>
<p>B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?  <u>See X.A.</u></p>	—	—	<u>X</u>
<p>C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?  <u>The project is not in conflict with any such plans. See X.A.</u></p>	—	—	<u>X</u>
<p>D. Physically divide an established community?  <u>The project would not divide an established community.</u></p>	—	—	<u>X</u>
<p>E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?  <u>Project is within the MCAS airport CLUP. However, the project is proposing land uses (lab/office building and additional parking) that are permitted in the IP-1-1 zone, and the IP-1-1 zone is an acceptable zone in the MCAS CLUP.</u></p>	—	—	<u>X</u>
<p>XI. NOISE – Would the proposal result in:</p>			
<p>A. A significant increase in the existing ambient noise levels?  <u>Project operation may nominally increase the ambient noise level. However, the project is located in an industrial zone with similar uses adjacent and would comply with the City's Noise Abatement and Control ordinance.</u></p>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The proposed project would not exceed the City's noise ordinance. See XI.A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>The project site is within the MCAS APZ-2 (Accident Potential Zone). However, the University Community Plan allows for uses consistent with the IP-1-1 zone designation of that area. The proposed project is consistent with the IP-1-1 zone.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Project site is underlain with Lindavista formation, which has a moderate paleontological resource potential. However, the max cut depth proposed is only 8 feet, an amount considered too shallow to disturb any paleontological resources that may be present.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would slightly increase industrial building square footage, but not by a significant amount. No substantial population growth would occur as a result of the project.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Project would not displace any housing.</u>			
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The proposed project conforms to the community plan and is located in the an industrial zone. No significant population changes are expected. See XIII.A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The project is located in an existing industrial complex. Public services are already present. No effect on fire protection would occur.</u>	—	—	<u>X</u>
B. Police protection? <u>See XIV.A. Public services are available.</u>	—	—	<u>X</u>
C. Schools? <u>See XIV.A. Public services are available.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>See XIV.A. Public services are available.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>See XIV.A. Public services are available.</u>	—	—	<u>X</u>
F. Other governmental services? <u>See XIV.A. No effect would occur.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Project would not affect any parks or other recreational facilities.</u>			

B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See X.V.A.</u>	—	—	<u>X</u>
--	---	---	----------

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

A. Traffic generation in excess of specific/community plan allocation? <u>There would be no significant increase in traffic generation. The amount of additional traffic is consistent with the community plan's proposed thresholds.</u>	—	—	<u>X</u>
--	---	---	----------

B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>No such increase would result from the project. See XVI.A.</u>	—	—	<u>X</u>
---	---	---	----------

C. An increased demand for off-site parking? <u>The proposed project is increasing on-site parking to account for additional parking needs, and would not create a foreseeable increase in demand for off-site parking.</u>	—	—	<u>X</u>
--	---	---	----------

D. Effects on existing parking? <u>See XVI.C.</u>	—	—	<u>X</u>
--	---	---	----------

E. Substantial impact upon existing or planned transportation systems? <u>See XVI.A.</u>	—	—	<u>X</u>
---	---	---	----------

F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>There would be no alterations in circulation movements that would affect public access to beaches, parks, or other open space.</u>	—	—	<u>X</u>
--	---	---	----------



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project proposal would not significantly change the existing entryways and access points. No increase in hazards to motor vehicles, bicyclists, or pedestrians would occur.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Project would not create any conflicts with such adopted policies, plans, or programs.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Current existing utility systems are already in place. There would be no need for new systems or a substantial increase in existing systems.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII.A</u>	—	—	<u>X</u>
C. Water? <u>See XVII.A</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII.A</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XVII.A</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII.A</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Project would not use excessive amounts of water.</u>	—	—	<u>X</u>

Yes    Maybe    No

B. Landscaping which is predominantly non-drought resistant vegetation? —    —    X  
Landscaping would be consistent with the City's Landscaping Regulations.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? —    X    —  
There is a potential for impacts to historical resources. See the Historical Resources discussion in the Initial Study.

B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) —    —    X  
Project is consistent with the University City Community Plan's long-term vision and would not achieve short-term goals to the disadvantage of long-term goals.

C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) —    —    X  
The project would not have cumulative impacts.

D. Does the project have environmental effects which would cause substantial

adverse effects on human beings, either directly or indirectly?

The project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>—</u>	<u>—</u>	<u>X</u>

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. Aesthetics / Neighborhood Character

City of San Diego Progress Guide and General Plan.

Community Plan.

Local Coastal Plan.

#### II. Agricultural Resources / Natural Resources / Mineral Resources

City of San Diego Progress Guide and General Plan.

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

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

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

Site Specific Report: \_\_\_\_\_.

#### III. Air N/A

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

Regional Air Quality Strategies (RAQS) - APCD.

Site Specific Report: \_\_\_\_\_.

#### IV. Biology

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

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

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

X Community Plan - Resource Element.

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

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

\_\_\_ City of San Diego Land Development Code Biology Guidelines.

\_\_\_ Site Specific Report: \_\_\_\_\_.

**V. Energy N/A**

\_\_\_ \_\_\_\_\_.

**VI. Geology/Soils**

X City of San Diego Seismic Safety Study.

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

X Site Specific Report: July 23, 2004 letter update to Geotechnical Investigation, Alexandria Technology Center prepared by GEOCON, dated October 9, 2000.

**VII. Historical Resources**

X City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

\_\_\_ Historical Resources Board List.

\_\_\_ Community Historical Survey:

X Site Specific Report: (1)James & Briggs Archaeological Monitoring Report, 2002.

- (2)Significance Testing on a Portion of SDI-12581 prepared by RECON, 1992.  
(3)Letter by the Director of Cultural Resources at Affinis evaluating project site potential for archaeological resources, December 2004.

**VIII. Human Health / Public Safety / Hazardous Materials**

- San Diego County Hazardous Materials Environmental Assessment Listing, 2004.  
 San Diego County Hazardous Materials Management Division  
 FAA Determination  
 State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.  
 Airport Comprehensive Land Use Plan.  
 Site Specific Report:\_\_\_\_\_.

**IX. Hydrology/Water Quality**

- Flood Insurance Rate Map (FIRM).  
 Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.  
 Clean Water Act Section 303(d) list, dated May 19, 1999, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**X. Land Use**

- City of San Diego Progress Guide and General Plan.  
 Community Plan.  
 Airport Comprehensive Land Use Plan  
 City of San Diego Zoning Maps  
 FAA Determination

**XI. Noise**

X Community Plan

\_\_\_ Site Specific Report: \_\_\_\_\_.

\_\_\_ San Diego International Airport - Lindbergh Field CNEL Maps.

\_\_\_ Brown Field Airport Master Plan CNEL Maps.

\_\_\_ Montgomery Field CNEL Maps.

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

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

\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_ Site Specific Report: \_\_\_\_\_.

**XII. Paleontological Resources**

X 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.

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

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

\_\_\_ Site Specific Report: \_\_\_\_\_.

**XIII. Population / Housing**

\_\_\_ City of San Diego Progress Guide and General Plan.

Community Plan.

Series 8 Population Forecasts, SANDAG.

Other: \_\_\_\_\_.

**XIV. Public Services**

City of San Diego Progress Guide and General Plan.

Community Plan.

**XV. Recreational Resources**

City of San Diego Progress Guide and General Plan.

Community Plan.

Department of Park and Recreation

City of San Diego - San Diego Regional Bicycling Map

Additional Resources: \_\_\_\_\_.

**XVI. Transportation / Circulation**

City of San Diego Progress Guide and General Plan.

Community Plan.

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

San Diego Region Weekday Traffic Volumes, SANDAG.

Site Specific Report: \_\_\_\_\_.

**XVII. Utilities**

Community Plan.

**XVIII. Water Conservation N/A**

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