March 15, 2018

Mr. Joe & Mrs. Susan Fahle
14293 Mango Drive
San Diego, CA 92014

Subject: Biological Survey Letter Report for the Fahle Residence Remodel, San Diego, California.

Project Tracking System (PTS) No. 560140

Dear Mr. & Mrs. Fahle,

Tierra Data Inc. (TDI) is pleased to provide you with this this Biological Survey Letter Report (Report) to support the proposed Phase 2 of the remodel (Project) of your home located on the 0.16-acre parcel at 14293 Mango Drive (Assessor's Parcel Number 300-460-41-00) in the Del Mar Heights Community of the City of San Diego (City). The City requires assurance that the remodel will not affect the sensitive biological in the protected open space on the parcel adjacent to your residence.

This Report summarizes the results of our investigation and analysis of potential impacts from the proposed Project to sensitive biological resources.

INTRODUCTION

This Report describes the biological resources present and adjacent to the proposed Project and addresses the potential for impacts from the Project to sensitive biological resources in the adjacent Crest Canyon Open Space (Park CCOSP). As part of the review, the City requires the proposed Project demonstrate conformance with the City's Multiple Species Conservation Program (MSCP) and its associated Multi-Habitat Planning Area (MHPA) which is almost adjacent to the subject parcel and covers most of the CCOSP. As a result, the applicant must show how the project will comply with the City's MHPA Adjacency Guidelines identified in their Land Use Code Biology Guidelines (City 2012) and presented in the City's MSCP Subarea Plan (1997).

Location

The property is located in the Del Mar Heights Community of San Diego, California (Figure 1), and more specifically, at 14293 Mango Drive (Assessor's Parcel Number 300-460-41-00) at the northern end of Mango Drive just southeast of Mango Cove (Figure 2). The area is shown on the U.S. Geological Survey (USGS) 7.5-minute Del Mar Quadrangle. It is in Council District 1 within the Torrey Pines Community Planning Area.

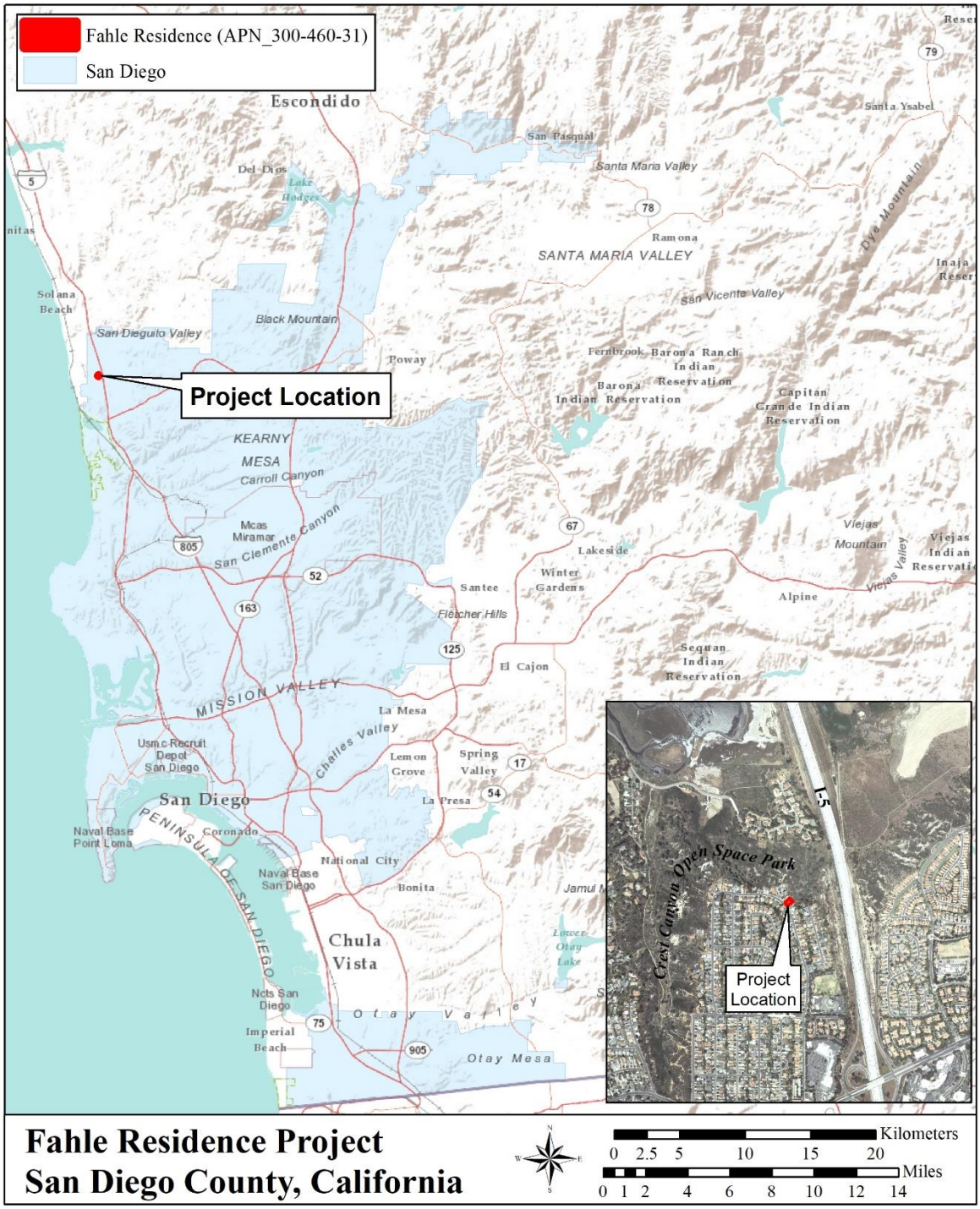

Figure 1: Regional Location

Figure 2: Project Vicinity

Project Description

The remodel project consists of improvements to the existing residence including addition of 617 square feet (sf) of interior space. A prior remodel revised the façade and interior of the northwestern half of the residence (see Appendix A, Photo 1 and 2).

The proposed Project would expand the ground floor by 352 sf and adds 265 sf to the second story. The ground floor additions are as follows: 60 sf on the southeastern side of the home between the residence and the adjacent home to the southeast; 77 sf at the southeastern corner of the home enclosing an area that currently is a deck; and, 215 sf on the front of the home (Figure 3). These new additions to internal square-footage will not extend the overall house footprint towards the northeast parcel boundary with the CCOSP and MHPA; rather, they will add to the side of the house and fill in a "notch" that currently is covered by a deck and remove a narrow deck that runs along the back (northeast) side of the home. No new landscaping is currently planned.

The overall residence will remain 25.25 feet (ft) from the rear (northeast) property line that abuts the CCOSP. Brush Management Zone (BMZ) 1 will be 25.25 ft wide ending at the existing retaining wall on the parcel boundary. BMZ 2 will be 74.75 feet measured from the edge of the retaining wall and extend into the CCOSP to provide the required 100 ft of BMZ.

METHODS

On February 28, 2017, TDI Biologist Derek Langsford conducted a site visit and spent approximately one hour between 1.45 PM and 2:45 PM assessing the site and interface with the adjacent CCOSP.

RESULTS

Physical Characteristics

The current residence, built in 1969, is on a relatively flat pad elevated above Mango Drive. The property is 340 ft above mean sea level (amsl) at street level with the pad supporting the residence elevated a few feet above the street.

The back yard is level and is currently mostly bare ground with a drainage system that carries water to the curb. At the rear parcel boundary is a short retaining wall at the base of which is a row of ornamental bottlebrush (*Callistemon* sp.). Beyond the wall, the slope drops away into the canyon below with mostly ornamental species close to the wall (functioning similarly to BMZ 1), thinned and pruned ornamental and native species further down slope (functioning similarly to BMZ 2), and native Southern Maritime Chaparral vegetation beyond the modified vegetation.

Environmental Setting

The area was in natural condition before the early 1960s when Interstate 5 (I-5) was built to the east. The streets and homes of the neighborhood were developed soon after 1967 with the subject residence being constructed in 1969 (Historic Aerials 2018). Since then, little appears to have changed in the area.

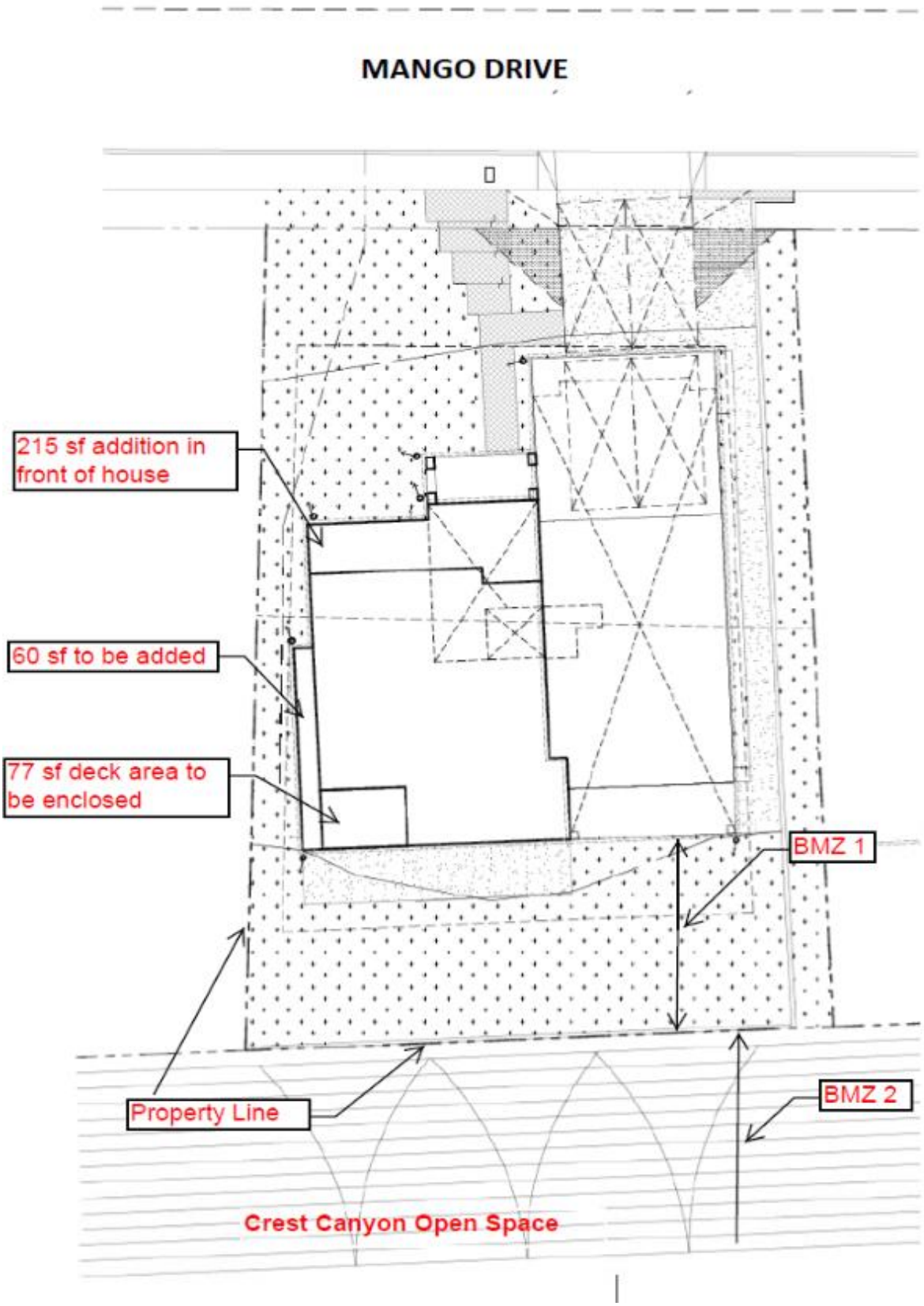

Figure 3: The Proposed Project Additions to House Footprint

The CCOSP is in the western corner of the San Dieguito River Park, purchased by the cities of San Diego and Del Mar in the 1970s.

Existing brush management was likely established for the homes on Mango Drive at the time of construction. Since adoption of the MSCP, brush management has been more strictly enforced to protect both residences and adjacent habitats. In this portion of the City, maintenance of BMZs on public lands is the responsibility of the City which periodically sends crews to clear, trim, and thin vegetation per City BMZ 2 specifications.

Biological Resources

Vegetation Communities

Pursuant to the Holland system (Holland 1986) of classification, as amended (Oberbauer *et al.* 2008), the residence and landscaping within the residential parcel are considered Developed (12000; MSCP Tier IV), ornamental plants below the wall that would meet BMZ 1 standards are Non-Native Vegetation (11000; Tier IV), the thinned and trimmed shrubs below the Non-native Vegetation that would meet BMZ 2 standards would be considered disturbed Southern Maritime Chaparral (37C30; Tier I), and undisturbed Southern Maritime Chaparral covers most of the canyon slopes below the modified vegetation (Figure 4 and see Appendix A Photos 3 through 7).

Plants

The Developed back yard had few plants apart from some large bird of paradise (*Strelitzia reginae*). The Non-Native Vegetation in existing BMZ 1 had the aforementioned bottlebrush, ice plant (*Carpobrotus edulis),* jade plant (*Crassula* ovata), purple and white margarites (*Osteospermum* sp), and maleleuca shrubs (*Maleleuca microphylla*), non-native grasses, and bare ground. In the disturbed southern maritime chaparral of existing BMZ 2 were ice plant, a couple of heavily trimmed Brazilian pepper saplings (*Schinus terebinthifolia*), toyon (*Heteromeles arbutifolia*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*) and chamise (*Adenostoma fasciculatum*). Beyond BMZ 2 the southern maritime chaparral was less disturbed and supported mostly the native species previously identified.

Animals

Few animals were seen during the site visit. Great Basin fence lizards (*Sceloporus occidentalis longipes*) used the walls in the Developed area. The location was quite noisy from the traffic on I-5 located below the site, 800 feet to the northeast.

Special Status Species and Jurisdictional Areas

No special status species were observed other than Torrey pine trees (*Pinus torreyana* ssp t*orreyana*; California Rare Plant Rank 1B.2) beyond the area of potential impacts. No jurisdictional areas were evident or are expected to occur.

City Regulations

MSCP

In July 1997, the USFWS, California Department of Fish and Game (CDFG, now CDFW), and the City adopted the Implementing Agreement for the MSCP (City 1997). This program allows

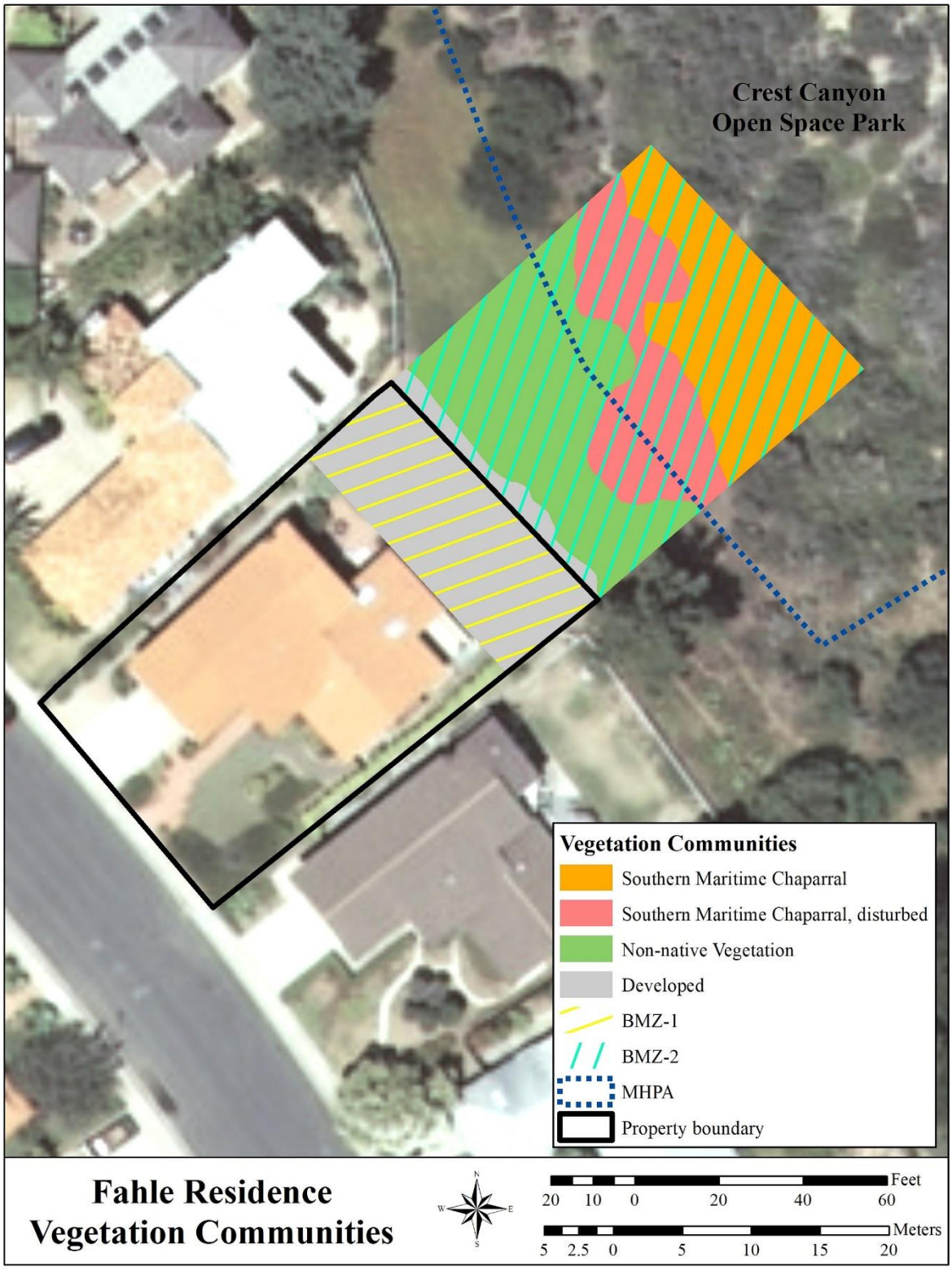

Figure 4: Existing Vegetation Communities with Proposed BMZs

(Note: Developed, Non-native Vegetation and disturbed Southern Mixed Chaparral areas represent limits of existing brush management.)

the incidental take of threatened and endangered species, as well as regionally sensitive species that are otherwise adequately conserved. The program designates regional preserves intended to be mostly void of development activities while allowing development of other areas subject to program requirements.

The City's MSCP Subarea Plan was prepared to meet the requirements of the California Natural Communities Conservation Planning Act of 1992 and to be consistent with the federal Endangered Species Act (ESA) and state ESA. The City's Subarea Plan describes how the City's portion of the MSCP Preserve or MHPA will be implemented.

MHPA Preserve

The MSCP (City 1997) identifies an MHPA that is intended to link all core biological areas into a regional wildlife preserve. The nearest MHPA is 40 ft from the parcel boundary to the northeast. MHPA covers the preserved lands of the CCOSP mostly outside the exiting BMZ 2 of the subject parcel, and presumably most other parcels in the proximity to CCOSP (Figure 2).

MHPA Adjacency Guidelines

The City's MSCP Subarea Plan includes recommendations so that development activities adjacent to, or in close proximity to the MHPA will be subject to special conditions so that minimal impacts to the preserve area can be assured. Potential impact issues requiring avoidance, minimization, or mitigation include drainage, lighting, noise, barriers, invasive species, and brush management. With MHPA near to the site, these guidelines would apply to the proposed Project.

Specific Management Directives

No MSCP Specific Management Directives apply to this parcel per the City's MSCP Subarea Plan (1997).

IMPACTS

Impacts are either direct or indirect. An impact is direct when the primary effect is removal of existing habitat, often replacing it with development and landscaping. An indirect impact consists of secondary effects of a project (such as noise) that leads to habitat degradation or impacts to sensitive species. The magnitude of an indirect impact may be the same as a direct impact; however, the effect usually takes a longer time to become apparent.

The significance of impacts to biological resources present or to those with potential to occur was determined based upon the sensitivity of the resource and the extent of the anticipated impacts.

Direct Impacts

No direct impacts would occur to sensitive habitats or species as the remodel is within the developed private parcel and no equipment would operate or be stored off the developed pad of the residence.

Indirect Impacts

Indirect impacts can affect vegetation communities or their potential use by sensitive species including raptors and nesting birds. Potential indirect impacts from construction of remodel include decreased water quality, construction noise, night lighting, and additional colonization of

non-native plant species. While none are expected to be an issue for the Project potential indirect impacts are discussed below.

MHPA Adjacency Guidelines

The MHPA occurs approximately 40 ft northwest of the parcel boundary. The residence structure, on which most of the work will be done, is 25 feet southwest of the parcel boundary meaning the residence is a total of 65 feet from the MHPA (see Figures 2 and 4).

Per Section 1.4.3 of the City's MSCP Subarea Plan, drainage, toxic substances, lighting, noise, barriers, invasive species, brush management, and grading are topics of concern addressed by the City's MHPA Adjacency Guidelines (2007).

While the proposed remodel is not within the MHPA, the following describes how Project compliance with the MHPA Adjacency Guidelines would avoid impacts to the MHPA.

Drainage

Guideline:

> *All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once per year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out of sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.*

Compliance:

> No additional parking area is being proposed. The proposed Project is an additional 617 sf being added to the home, with only 352 sf to the house footprint, and only 77 sf being added to the side facing the CCOSP and MHPA. All the additions are within the previously graded, developed, landscaped pad. All drainage from the residence that does not infiltrate into the pad is directed to the street through a landscape drainage system (see Appendix A Photo 8). Future landscaping would avoid using exotic invasive plants. After development, all activities restricted to the developed parcel and no toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA would be released onto the MHPA. The proposed Project would be in compliance with this Guideline.

Toxic Substances

Guideline:

> *Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.*

Compliance:

> The small area of addition to the existing home on the northwest corner is on a flat pad and the MHPA is 65 feet away from the remodel area. The remodel or residential uses are not expected to release toxic substances into the MHPA, especially when the pad is flat and drainage is directed to the street away from the MHPA. During construction, operation and maintenance of any construction equipment (e.g., refueling, lubrication, maintenance) will occur on the pad over a tarp or protective plastic sheet, so any oils or fuels will not be released into the soil of the pad or into the MHPA. Any concrete washout will be over tarps or in plastic containers to dry out and be disposed of appropriately. The applicant will not allow the release of toxins, chemicals, petroleum into the MHPA to keep their proposed Project in compliance.

Lighting

Guideline:

> *Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.*

Compliance:

> The proposed remodel replaces existing exterior lighting, that will only illuminate the pad area. Construction shall only occur during daylight hours with no artificial lighting being used. Lighting from the remodel will not impact the MHPA. The proposed Project will be in compliance.

Noise

Guideline:

> *Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas*

must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.

Compliance:

The remodel construction will use hand-held power tools and maybe a concrete mixer if concrete for the foundation cannot be pumped from a truck on Mango Drive. Noise will likely not be continuous because of the small size of the project. With the pad being above the MHPA and the residence being 25 feet from property boundary with the area between the home and the parcel boundary being flat, any noise from the remodel work will tend to project outwards and upwards from the pad rather than downwards towards the MHPA. In addition, noise coming up the slope from the I-5 freeway is high and has likely conditioned any wildlife in the vicinity to noise. Use of the remodeled area after construction would be quieter than construction and would not create additional noise in the MHPA.

The proposed Project is unlikely to generate noise that would interfere with wildlife usage of the nearby MHPA. The proposed Project would be in compliance.

Barriers

Guideline:

New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.

Compliance:

The proposed Project is not a new development, but a remodel of an existing private residence with no public access to the MHPA. No access will occur from the parcel, other than to perform the needed thinning and trimming to establish the required BMZ 2 distance. The proposed Project would be in compliance with this provision.

Invasive Species

Guideline:

No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

Compliance:

The applicant will avoid usage of invasive plant species in future landscaping (see City Landscaping Standards Table 1 and www.cnpssd.org/invasives.html for restricted plants) and as a result, will not introduce invasive species into the CCOSP or MHPA.

Brush Management

Guideline:

> *New development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the pad and outside of the MHPA. Zone 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than is currently required by the City's regulations. Initial thinning of woody vegetation shall not exceed 50 percent coverage of the existing vegetation prior to implementation of Brush Management activities. Additional thinning and pruning shall be done consistent with City standards to obtain minimum vertical and horizontal clearances and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, brush management in the Zone 2 area will be the responsibility of a homeowners' association or other private party. For existing and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.*

Compliance:

> Brush management for the home was previously established at 38 ft from the structure for BMZ 1 (i.e. beyond the wall) while BMZ 2 extended 30 ft beyond BMZ 1. The proposed Project is within BMZ 1. To comply with current City requirements, BMZ 1 must be on site on the pad while BMZ 2 can extend into the MHPA. BMZ 1 would be confined within the 25.25 ft between the residence and the northeastern property line (the retaining wall at the top of the slope). BMZ 2 will extend 74.75 feet into the CCOSP to create the required 100 ft of BMZ from the structure, extending approximately 35 feet into the MHPA (Figure 4). The BMZ 2 designation will occur in 0.08 acre of Non-native Vegetation and 0.05 acre of disturbed Southern Maritime Chaparral (previously managed as BMZ 1 or 2), and 0.06 acre of Southern Maritime chaparral. Out of total of 0.19-acre 0.11 acre is within the MHPA (Table 1). Application of BMZ 2 standards is allowed in the MHPA, is not considered part of a development, and is considered impact neutral pursuant to Section II.A.2 of the City's Biology Guidelines (2012). BMZ 2 thinning and pruning per City standards, requires no mitigation. The City takes responsibility for maintenance of BMZ 2 in this neighborhood, and periodically, City crews perform brush management in the canyon.
>
> The application of BMZ 2 to land in the CCOSP and 0.11 acre of MHPA will not be greater in size than is currently required by the City's regulations, is an allowed activity within the MHPA, and is considered impact neutral by the City requiring no mitigation. The proposed Project will be in compliance with this Guideline.

Table 1: Impacts of the new BMZs

Habitat	MSCP Tier	Impacts (acres)		
		Inside MHPA	Outside MHPA	Total
BMZ 1 (on site)				
Developed	IV	0.00	0.07	**0.07**
BMZ 2 (off site)				
Southern Maritime Chaparral	I	0.06	0.00	**0.06**
Disturbed Southern Maritime chaparral	I	0.04	0.01	**0.05**
Non-Native Vegetation	IV	0.01	0.07	**0.08**
	Total	**0.11**	**0.15**	**0.26**

Grading/Land Development

Guideline:

> *Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.*

Compliance:

> No grading will occur because of the remodel. All work will be occurring on the developed pad, more than 40 ft from the MHPA.

As demonstrated above, the proposed Project either will be in compliance with the MHPA Adjacency Guidelines or they do not apply and indirect impacts to the open space and the MHPA would not be expected to occur.

CONCLUSION

The proposed Project will not directly impact any habitat in the CCOSP or MHPA because construction work is to be limited to a small addition to the residence footprint on the existing pad. An indirect impact would occur because of the need to comply with current City brush management requirements. The extension of BMZ 2 74.75 ft from property boundary would result in thinning and pruning of 0.07 acre of Non-native vegetation and 0.05 acre of disturbed Southern Mixed Chaparral previously subject to brush management, and 0.06 acre of Southern Mixed Chaparral previously beyond BMZ 2. Of the 0.19 acre of BMZ 2 impacts, 0.11 acre is within the MHPA and only 0.06 acre has not been subject to previous thinning and pruning. This impact is an allowed use within the MHPA, is considered impact neutral, and does not require mitigation.

The limited area of construction, the construction only occurring in the back yard of the residence, the construction area being set back 25 feet from edge of parcel and 65 feet from the MHPA, in the back yard of the residence, combined with prevention of oils and fuel spills penetrating the

soil, use of concrete washout basins if concrete is mixed on site, and use of non-invasive plants in future landscaping, will ensure compliance with MHPA Adjacency requirements. The proposed remodel would be in compliance with the City's MSCP Subarea Plan, and the MSCP MHPA Adjacency Guidelines. After application of the MHPA Adjacency Guidelines, no direct or indirect effects are anticipated from the proposed Project.

If you have any questions, please contact Derek Langsford at derek.langsford@tierradata.com or by phone at (760) 749-2247.

Derek H. Langsford, PhD, CSE
Biology Practice Manager

Appendix:

Appendix A Site Photos

QUALIFICATIONS AND CERTIFICATION

The following individual contributed to the fieldwork and/or preparation of this report. See Attachment for his resumes.

Derek H. Langsford Ph.D., Ecology, UC Davis/San Diego State University, 1996

B.Sc., (Hons.), Ecological Science, University of Edinburgh, 1985

ESA Certified Senior Ecologist, San Diego County Approved Biologist

REFERENCES

City of San Diego

2014. San Diego Municipal Code – Chapter 14, Environmentally Sensitive Land Regulations, February.

2012. Land Development Code, Biology Guidelines, June.
- Significance Determination Thresholds under CEQA
- Guidelines for Conducting Biological Surveys

1998. Final Multiple Species Conservation Program (MSCP) Plan, August.

1997. Multiple Species Conservation Program (MSCP) Subarea Plan, March.

Google Earth. 2018. Accessed March 2018.

Historical Aerials. 2018. www.historicaerials.com. Accessed March 2018.

Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California.

Oberbauer, T., M. Kelly, and J. Buegge. March 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California", Robert F. Holland, Ph.D., October 1986.

U.S. Geological Survey. 2018. Del mar 7.5' Quadrangle. TopoQuest www.topoquest.com. Accessed March.

APPENDIX

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APPENDIX A

SITE PHOTOS

Photo 1: 14293 Mango Drive prior to Phase 1 of remodel (Google Streetview).

Photo 2: 14293 Mango Drive after Phase 1 of remodel.

Photo 3: Looking northwest towards the residence from the easternmost property corner showing the southeast side and the corner of the home (deck area) that will be enclosed by the remodel.

Photo 4: Looking northwest across the flat rear portion of the parcel. The retaining wall is approximately at the property line and the proposed limit of BMZ 1.

Photo 5: Looking across slope below a bottlebrush hedge across off-the upper portion of proposed BMZ 2.

Photo 6: Looking southwest over proposed BMZ 2 with limbed up melaleuca, jade plant, and native shrubs, and the MHPA beyond.

Photo 7: Looking northeast down the slope into the MHPA with I-5 in the background.

Photo 8: Inlet for existing landscape drainage system that takes water to street away from MHPA.

RESUME

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KEY PERSONNEL

1. Name	2. Education *(Degree, Specialization, Institution, Year)*	3. Years of Experience
Derek H. Langsford	PhD, Ecology, UC Davis/SDSU, 1996 BSc, Ecological Science, Univ. of Edinburgh, 1985	20

4. Certifications & Continuing Education
(Permits, professional registrations, & training)

- Approved CEQA consultant for Biology, County of San Diego, 1999- present
- Certified Senior Ecologist, Ecological Society of America, 2012-present
- Certificate in GIS, Cuyamaca College 2013

5. Role for this Project

Project Manager/ Senior Biologist

6. Experience

Summary of Experience

Over 30 years of experience as an ecologist and over 20 years in government and consulting as a CEQA regulator, project manager, and group manager in California. Has managed projects on behalf of federal, state, county, and municipal government; water, sewer, school, college and hospital districts, as well as private clients. Participates in all biological aspects of projects including field surveys, habitat evaluations, data analysis, preparation of technical reports, permitting applications and regulatory compliance, and mitigation, monitoring, and management plans.

Experience on Similar Projects

- **Naval Base Point Loma to MCAS Miramar Fuel Pipeline, San Diego, CA. 2015-Ongoing. *Task lead*.** Coordinate MBTA clearance surveys and monitoring to ensure environmental compliance for construction activities associated with the installation of replacement fuel pipeline for Phase 1 from Point Loma to Tecolote Canyon Natural Park. CB&I for US Navy, Rusty Rimmer, (619) 533 7307
- **Serra Mesa Storm Drain Replacement Project, San Diego, CA. 2016-ongoing. *Biology Project Manager*.** Biological surveys and reporting for replacement of 7 storms drains from City streets into canyons that are within the City's MSCP Preserve area (MHPA). Project followed the City's IB 511 process for preliminary investigations, and follow up with focused biological studies (gnatcatcher surveys, rare plant, wetland delineation), CEQA impact analysis of access and construction areas, and potential permitting. Rick Engineering for City of San Diego, Kevin Gibson, (619) 291 0707
- **Green Oak Trunk Sewer Project, Vista, CA, 2014-2016. *Biology Task Manager*.** Biological surveys and alignment configuration for proposed replacement of sewer line through private and public open space lands in the City of Vista. Goal was to avoid impacts to jurisdictional areas and coast live oak trees. Biology Report prepared for EIR. Rick Engineering for City of Vista, Kevin Gibson, (619) 291 0707
- **Pacific Beach Pipeline South and Caltrans Pacific Beach Pipeline Central, San Diego, CA, 2013-preset), *Biology Task Manager*** Task Manager for the proposed installation of water and sewer mains on Mission Bay, South Ingraham, and North Ingraham bridges, plus the removal of the Pacific Beach Reservoir and revegetation of site. Work included vegetation mapping, bird and bat surveys from land and water. Letter report and revegetation plan prepared pursuant to City Rick Engineering for City of Vista, Kevin Gibson, (619) 291 0707
- **County DPW On-call Drainage Improvement Projects, San Diego County, CA 2010, *Project Manager***. Managed biological analysis and wetland delineation of three proposed problem drainage improvements sites in unincorporated El Cajon, Ramona, and Rancho Santa Fe. Fieldwork performed and reports prepared per County requirements. TAIC for County DPW, Christian Schaefer, 619-991-8968

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

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).[1]

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 Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

[1] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.[2]
- If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code.
- The requirements in the Checklist will be included in the project's conditions of approval.
- The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: Fahle Residence

Property Address: 14293 Mango dr. San Diego Ca 92014

Applicant Name/Co.: Rich Anderson - Architect

Contact Phone: 760-402-0442 Contact Email: randersonarchitect@yahoo.com

Was a consultant retained to complete this checklist? ☐ Yes ☐ No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? .16 acres (6,910 s.f.)

2. Identify all applicable proposed land uses:

- ☐ Residential (indicate # of single-family units): 1 single family unit
- ☐ Residential (indicate # of multi-family units): _____
- ☐ Commercial (total square footage): _____
- ☐ Industrial (total square footage): _____
- ☐ Other (describe): Single Family residential remodel/addition. Remodeling the Ktchen/Living/Dining portion of existing residence with new 4th bedroom above portion. Remaining structure to remain.

3. Is the project or a portion of the project located in a Transit Priority Area? ☐ Yes ☐ No

4. Provide a brief description of the project proposed:

Single Family residential remodel/addition. Remodeling the Ktchen/Living/Dining portion of existing residence with new 4th bedroom above portion. Remaining structure to remain.

[2] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?;[3] OR,	☐	☐
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; OR,		
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If "***Yes***," proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "***No***," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

[3] This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.[4] All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. *Cool/Green Roofs*. • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; OR • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; OR • Would the project include a combination of the above two options? Check "N/A" only if the project does not include a roof component.	☐	☐	☐
Single Family Residence			

[4] Actions that are not subject to Step 2 would include, for example: a) discretionary map actions that do not propose specific development, b) permits allowing wireless communication facilities, c) special events permits, d) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and e) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings* With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following: Residential buildings: • Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; • Alternate nonpotable water sources are used for indoor potable water reduction and installed per A4.303.2 of the California Green Building Standards Code and the California Plumbing Code; • At least one qualified ENERGY STAR dischwasher or clothes washer is installed per A4.303.3 of the California Green Building Standards Code; • Nonwater supplied urinals or waterless toilets are installed per A4.303.4 of the California Green Building Standards Code; and • One- and two-family dwellings are be equipped with a demand hot water recirculation system per A4.303.5 of the California Green Building Standards Code? Nonresidential buildings: • Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and • Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)? Check "N/A" only if the project does not include any plumbing fixtures or fittings.	☐	☐	☐
Single Family Residence			

Strategy 2: Clean & Renewable Energy			
3. *Energy Performance Standard / Renewable Energy* Is the project designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code): • Low-rise residential – 85% of the Title 24, Part 6 Energy Budget or 15% reduction from the Standard Design Building? • Nonresidential with indoor lighting OR mechanical system, but not both – 95% of the Title 24, Part 6 Energy Budget or 5% reduction from the Standard Design Building? • Nonresidential with both indoor lighting AND mechanical systems – 90% of the Title 24, Part 6 Energy Budget or 10% reduction from the Standard Design Building?[5] The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code). Note: For Energy Budget calculations, high-rise residential and hotel/motel buildings are considered non-residential buildings. Check "N/A" only if the project does not contain any residential or non-residential buildings.	☐	☐	☐
Single Family Residence			

[5] CALGreen defines mechanical systems as equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Strategy 3: Bicycling, Walking, Transit & Land Use			
4. *Electric Vehicle Charging* • Multiple-family projects of 17 dwelling units or less: Would 5% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents? • Multiple-family projects of more than 17 dwelling units: Would 5% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents? • Non-residential projects: If the project includes new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A, would 6% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? Check "N/A" only if the project is does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.	☐	☐	☐
Single Family Residence			

Strategy 3: Bicycling, Walking, Transit & Land Use
(Complete this section if project includes non-residential or mixed uses)

5. *Bicycle Parking Spaces*

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?[6]

Check "N/A" only if the project is a residential project.

Single Family Residence

☐ ☐ ☐

6. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	2 shower stalls	4
Over 200	2 shower stalls plus 2 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

Single Family Residence

☐ ☐ ☐

[6] Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

7. *Designated Parking Spaces*

If the project includes nonresidential use, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Nonresidential Parking Spaces Required by the Permit	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project.

Single Family Residence	☐	☐	☐

8. *Transportation Demand Management Program* If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes: At least one of the following components: • Parking cash out program • Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools • Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development And at least three of the following components: • Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees • On-site carsharing vehicle(s) or bikesharing • Flexible or alternative work hours • Telework program • Transit, carpool, and vanpool subsidies • Pre-tax deduction for transit or vanpool fares and bicycle commute costs • Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use? Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees). Single Family Residence	☐	☐	☒

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. **Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**
   Considerations for this question:
   - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
   - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
   - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. **Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**
   Considerations for this question:
   - Does the proposed project support/incorporate identified transit routes and stops/stations?
   - Does the project include transit priority measures?

3. **Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**
   Considerations for this question:
   - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
   - Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. **Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**
   Considerations for this question:
   - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
   - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. **Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**
   Considerations for this question:
   - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
   - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
   - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. **Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**
   Considerations for this question:
   - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
   - Does the proposed project include policies or strategies for preserving existing trees?
   - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST
ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Pan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.63	0.75	75
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.63	0.75	75
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2	Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan
Fixture Type	**Maximum Flow Rate**
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 gallons/cycle 20 [rim space(in.) @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Floor-mounted Urinals or Wall-mounted Urinals	0.44 or 0.11 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:
gpm = gallons per minute
psi = pounds per square inch (unit of pressure)
in. = inch

Table 3	**Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan**	
Appliance/Fixture Type	**Standard**	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the *California Code of Regulations*.	
Single Tank Conveyor Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.79 maximum gallons per rack (4.4 L) (Low-Temperature)
Multiple Tank Conveyor Dishwashers	0.54 maximum gallons per rack (2 L) (High-Temperature)	0.54 maximum gallons per rack (2 L) (Low-Temperature)
Stationary Single Tank Door Dishwashers	0.89 maximum gallons per rack (3.4 L) (High-Temperature)	1.18 maximum gallons per rack (4.5 L) (Low-Temperature)
Undercounter-type Dishwashers	0.86 maximum gallons per rack (3.3 L) (High-Temperature)	1.19 maximum gallons per rack (4.5 L) (Low-Temperature)
Pot, Pan, and Utensil Dishwashers	0.58 maximum gallons per square foot of rack	
Single Tank Flight Type Dishwashers	GPH ≤ 2.975x + 55.00	
Multiple Tank Flight Type Dishwashers	GPH ≤ 4.96x + 17.00	
Combination Ovens	Consume no more than 1.5 gallons per hour per pan, including condensate water.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.	

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the California Plumbing Code for definitions of each appliance/fixture type.

Acronyms:
L = liter
GPH = gallons per hour
X = square feet of conveyor belt/minute (max conveyor speed sf/min as tested and certified to NSF/ANSI Standard 3)
L/h = liters per hour
L/s = liters per second
psi = pounds per square inch (unit of pressure)
kPa = kilopascal (unit of pressure)

Table 4	Size-based Trigger Levels for Electric Vehicle Charging Requirements for Non-Residential Buildings related to Question 4: Electric Vehicle Charging supporting Strategy 3: Bicycling, Walking, Transit & Land Use of the Climate Action Plan
Land Use Type	**Size-based Trigger Level**
Hospital	500 or more beds OR Expansion of a 500+ bed hospital by 20%
College	3,000 or more students OR Expansion of a 3,000+ student college by 20%
Hotels/Motels	500 or more rooms
Industrial, Manufacturing or Processing Plants or Industrial Parks	1,000 or more employees OR 40 acres or more of land area OR 650,000 square feet or more of gross floor area
Office buildings or Office Parks	1,000 or more employees OR 250,000 square feet or more of gross floor area
Shopping centers or Trade Centers	1,000 or more employees OR 500,000 square feet or more of gross floor area
Sports, Entertainment or Recreation Facilities	Accommodate at least 4,000 persons per performance OR Contain 1,500 or more fixed seats
Transit Projects (including, but not limited to, transit stations and park and ride lots).	All

Source: Adapted from the Governor's Office of Planning and Research's (OPR's) Model Building Code for Plug-In Electric Vehicle Charging

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Storm Water Requirements Applicability Checklist

FORM
DS-560
October 2016

Project Address:	Project Number *(for City Use Only):*

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)[1] , which is administered by the State Water Resources Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff?

☒ Yes; WPCP required, skip 3-4 ☐ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

☐ Yes; WPCP required, skip 4 ☒ No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

☒ Yes; no document required

Check one of the boxes below, and continue to PART B:

☐ If you checked "Yes" for question 1, **a SWPPP is REQUIRED. Continue to PART B**

☒ If you checked "No" for question 1, and checked "Yes" for question 2 or 3, **a WPCP is REQUIRED.** If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to PART B.**

☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B **does not apply and no document is required. Continue to Section 2.**

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml

PART B: Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ☐ **ASBS**

a. Projects located in the ASBS watershed.

2. ☐ **High Priority**

a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.

b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. ☐ **Medium Priority**

a. Projects 1 acre or more but not subject to an ASBS or high priority designation.

b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. ☒ **Low Priority**

a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1.	Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	☐ Yes ☒ No
2.	Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	☐ Yes ☒ No
3.	Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	☐ Yes ☒ No

Clear Page 2

PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. **Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:**
   - **Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;**
   - **Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;**
   - **Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?**

   ☐ Yes; PDP exempt requirements apply ☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

   ☐ Yes; PDP exempt requirements apply ☒ No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. **New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces**. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. ☐ Yes ☒ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ☐ Yes ☒ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

Clear Page 3

7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No

8. **New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No

9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No

10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is **NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS**. ☐
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒
3. The project is **PDP EXEMPT**. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management ☐

rich anderson	architect
Name of Owner or Agent *(Please Print)*	Title
	09/08/2018
Signature	Date

Clear Page 4

Clear Form