City of San Diego
Development Services

Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 111607

SUBJECT: Sharp Parking Facility No.3: CONDITIONAL USE PERMIT (CUP) AMENDMENT TO EXISTING CUP NO. 11504 AND 41-0408 AND PLANNED DEVELOPMENT PERMIT (PDP) AMENDMENT TO EXISTING PDP NO. 11505 to construct a five-level, 994 space parking structure on a 2.7 acre site located at 8025 Birmingham Drive within the 36.7 acre Sharp Memorial Hospital Campus. A PDP amendment would allow deviations from the front yard setback requirements for a portion of the building frontage along Birmingham Way and building articulation standards for the northern and southern building elevations. The site is located at 8025 Birmingham Drive within the Serra Mesa Community Planning Area and Council District 6. Legal Description: Lot 1 of Blasker's Subdivision, Map No.4757 and all that portion of the Northwest quarter of the Northeast quarter of Pueblo Lot 1199. Applicant: Sharp Memorial Hospital.

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: **paleontological resources.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. This 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:

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting (MMRP) is required. Compliance with the

mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

General measures shall be completed prior to any authorization to proceed:

A. GENERAL

1. Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) environmental designee 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: "Sharp Memorial Hospital Parking Facility No. 3 is subject to Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration (Project 111607)."

2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, the Qualified Paleontologist and the City's Mitigation Monitoring Coordination (MMC) Section.

B. PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits, and Building Plan/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontologist Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation

letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI satin that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

C. Identify Areas to be Monitored

1. Prior to the start of any work that requires monitoring , the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11 x 17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

D. When Monitoring will Occur

1. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and the monitoring will occur.

2. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence of fossil resources, etc., which may reduce or increase potential for resources to be present.

III. During Construction

A. Monitor shall be Present During Grading/Excavation /Trenching

1. The monitor shall be present full-time during grading/excavation/trenchingactivities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI and MMC of changes to any construction activities.**

2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring**

Completion) and in the case of ANY discoveries. The RE shall forward copies to MMC.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.

a. the PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

b.If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

c.If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

d.The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night work, the PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Section II- During Construction

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III- During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

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

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

2. The RE or BI, as appropriate, shall notify MMC immediately.

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

V. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following completion of monitoring.

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guideline, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

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

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal materials identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1.The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2.The PI shall include the Acceptance Verification form the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification form the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies of this Mitigated Negative Declaration were distributed to:

State of California:

California Department of Transportation (51)

City of San Diego:

LDR Planning, Andrew Hanau
LDR Engineering, Larry Kuzminsky
LDR Transportation, Victoria Huffman
Long Range Planning, Mark Stalhmeim
Council District 6
Development Services Department (MS 501)
Serra Mesa Planning Group (263A)
Serra Mesa Community Council (264)
Kearny Mesa Community Planning Group (265)
Kearny Mesa Town Council (263)
Mission Village Homeowners Association (266)
Deron Bear (266A)
Linda Vista Community Planning Committee (267)
Marian Bear Rec. Council (267)
Mary Johnson (263B)
Commanding General: Community Plans & Liasons (263C)

San Diego Mesa College (268)
University of San Diego (269)
Louis Smith, Sharp Healthcare
Rich Miller, MetroPlan, LLC

VII. RESULTS OF PUBLIC REVIEW

( ) No comments were received during the public review period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completed 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 available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Allison Sherwood

Allison Sherwood, Senior Planner
Development Services Department

March 12, 2007
Date of Draft Report

Date of Final Report

Analyst: **M. Cass**

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

INITIAL STUDY
Project No. 116107

SUBJECT: Sharp Parking Facility No.3: CONDITIONAL USE PERMIT (CUP) AMENDMENT TO EXISTING CUP NO. 11504 AND 41-0408 AND PLANNED DEVELOPMENT PERMIT (PDP) AMENDMENT TO EXISTING PDP NO. 11505 to construct a five-level, 994 space parking structure on a 2.7 acre site located at 8025 Birmingham Drive within the 36.7 acre Sharp Memorial Hospital Campus. A PDP amendment would allow deviations from the front yard setback requirements for a portion of the building frontage along Birmingham Way and building articulation standards for the northern and southern building elevations. The site is located at 8025 Birmingham Drive within the Serra Mesa Community Planning Area and Council District 6. Legal Description: Lot 1 of Blasker's Subdivision, Map No.4757 and all that portion of the Northwest quarter of the Northeast quarter of Pueblo Lot 1199. Applicant: Sharp Memorial Hospital.

I. PURPOSE AND MAIN FEATURES:

The project proposes a Conditional Use Permit to amend existing CUP No.11504 and 41-0408 and a Planned Development Permit to amend existing PDP No. 11505 to allow the construction of a five-level, 994 space parking structure on a 2.7 acre site located at 8025 Birmingham Drive within the Scripps Memorial Hospital Campus. The required motorcycle and bicycle parking will be located adjacent to the structure. The site is currently used as an existing parking lot that supports 179 parking spaces. Project implementation would result in the removal of the 179 spaces and would therefore result in a net surplus of 815 parking spaces. The PDP would allow for the following deviations: A deviation to allow a front yard setback ranging from 7.5 feet to 60 feet on Birmingham Way where a minimum of 10 feet is required ; and a deviation from the building articulations standards for the northern and southern building elevations.

The existing site currently supports the Cardiac Rehabilitation Unit and is used as a parking lot that accommodates 179 spaces. The majority of the site surface is covered by asphalt. The Cardiac Rehabilitation Unit will be relocated from the temporary trailer to a site within one of the existing buildings on the campus. Access to the parking facility will be available from Birmingham Drive and Birmingham Way. Employees temporarily displaced from the surface

parking lot will be shuttled from off-site leased spaces at Qualcomm Stadium. Grading quantities would consist of the following: 8,645 cubic-yards of cut at maximum depths of 12 feet and 150 cubic-yards of fill. A retaining wall is proposed along the structure that would be approximately 12 feet in length and a maximum height of 2 feet. Landscaping would be in conformance with the City's Landscape Technical Manual.

II. ENVIRONMENTAL SETTING:

The previously developed 2.7-acre site is located 8025 Birmingham Drive in the eastern portion of the Scripps Memorial Hospital Campus, South of Birmingham Drive and North of Birmingham Way. Scripps Memorial Campus is located between Interstate 163 and Interstate 805. A trailer containing a Cardiac Rehabilitation Unit, surface parking lot and landscaping currently occupy the site. The site is bordered by the Pulmonary Education Center to the West and the Children's Hospital to the North and East. The site is zoned C0-1-2 (Commercial-Office), which allows a mix of office and residential uses that serve as an employment center. Surrounding underlying zones consists of CO-1-2 to the immediate north, west and east; and R-1 (Residential-Single Unit) to the immediate south.

The site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) and does not support any sensitive biological resources. Site elevations vary from 393 feet above mean sea level (ASML) at the northern portion of the site to 375 AMSL at the southeast portion of the site.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION

During the environmental review of the project, it was determined that construction could potentially result in significant but mitigable impacts in the following area(s): ***paleontological resources.***

Paleontological Resources

According to the "*Geotechnical Engineering Investigation Report Sharp Memorial Hospital Proposed Parking Structure #3*" prepared by Testing Engineers San Diego, Inc. dated October 5, 2006, the site is underlain by artificial fill and Linda Vista Formation. With respect to fossil resource potential, the Linda Vista Formation has a moderate sensitivity level.

Grading for the proposed project would require excavation and removal of approximately 8,645 cubic yards of cut material, 150 cubic yards of fill and would extend to depths of 12 feet. According to the City of San Diego's Paleontological Guidelines (Revised January 2007) over 2,000 cubic yards of grading and depths of 10 feet or greater into formations with a moderate resource sensitivity rating would constitute a potentially significant impact to paleontolgical resources, and mitigation is required. Therefore, implementation of the Mitigation, Monitoring and Reporting program, contained in Section V of the attached Mitigated Negative Declaration, would mitigate potential resource impacts to below a level of significance.

*The following environmental issues were considered in depth during the environmental review of the project and determined **NOT** to be potentially significant:* ***Geology, Hydrology/Water Quality.***

Geology

An October 5, 2006 *Geotechnical Engineering Investigation Report has been prepared for Sharp Memorial Parking Structure #3* by Testing Engineers San Diego, Inc. According to the report, the site is underlain by a combination of existing artificial fill which appears to have been placed in a loose to medium dense state and dense to very dense native sandstone.

The project is located in a seismically active region of California and, therefore the potential exists for geologic hazards, such as earthquakes and ground failure to affect the proposed development.

According to the City of San Diego's *Seismic Safety Study*, the project lies within Geologic Hazard Category 52. Hazard Category 52 is characterized as being generally stable. The geotechnical report recommends that in view of the locally variable and non-uniform consistency of the upper fill soils, partial excavation and re-compaction is recommended beneath the building and other structural foundation elements, as well as concrete slab-on grade-areas, in order to assure structural subgrade support uniformity.

Proper engineering design of the proposed structures would be verified prior to building permits being issued. This would ensure that the potential for geologic impacts from regional hazards would be below a level of significance.

Hydrology/Water Quality

A water quality technical report entitled, *Water Quality Technical Report for Sharp Memorial Hospital Parking Facility No.3*, was prepared by Burkett & Wong Engineering dated August 28, 2006, revised January 3, 2006. An associated preliminary drainage report entitled *Drainage Study for Sharp Memorial Hospital Parking Facility No.3* was also prepared by Burkett & Wong dated October 13, 2006, revised January 3, 2007.

Currently, storm water runoff from the site is split into three areas. The Western portion of the site flows in a Southerly direction, over existing asphalt parking stalls, toward an inlet near the Southwest corner of the site. This inlet directs flow to Birmingham Way through a 4-foot wide curb outlet. The Eastern portion of the site sheet flows in a southerly direction as well and outlets through the driveway to curb and gutter improvements on Birmingham Way.

Proposed improvements to the site include the development of a multistory parking garage and surface parking for motorcycles and bicycles with surrounding landscaped areas. Development of the site will involve demolition and re-grading to allow for these improvements. Runoff from the redeveloped site will be split into eight drainage areas, with the majority of the site draining to the existing improvements on Birmingham Way.

The proposed improvements for the project would have a positive impact on the existing drainage conditions. The site consists of an existing parking lot with one portable unit with Q_{50} and Q_{100} flows of 6.88 cfs and 7.85 cfs, respectively. After construction of the new parking garage, total flows would remain the same but diversion of storm water to a new on-site Stormceptor would improve downstream water quality.

The site is not expected to generate significant amounts of pollutants. However, the following constituents are commonly found on similar developments and could affect water quality:

- Potential sediments, nutrients, pesticides, and oxygen demanding substances due to lack of landscaping, and
- Anticipated heavy metals and hydrocarbons (oil and grease) from uncovered parking areas, and
- Anticipated trash and debris deposited in drain inlets.

The site is situated in a City Water Quality Sensitive Area. The San Diego River is approximately 0.5 miles Southeast of the site. The project does not discharge directly into the San Diego River but contributes runoff to the underground public storm drain system on Birmingham Drive, which outlets to the San Diego River. The San Diego River is on the State Water Resources Control Board 303d list for fecal coliform, low dissolved oxygen, phosphorous and total dissolved solids. Bacteria indicators are also listed for the San Diego River mouth at Dog Beach.

The proposed improvements for Sharp Parking Facility No. 3 will have a positive impact on the existing public storm drain system. Surface run-off currently flows to the public storm drain system without treatment. The overall flow from the site will remain the same in quantity but water quality will improve with the use of a hydrodynamic separator system. Comprehensive, permanent post-construction water quality Best Management Practices (BMP's) consistent with those detailed in the water quality technical report, would be incorporated into the project plans to reduce the amount of pollutants (i.e. oil, grease, heavy metals) and sediments discharged from the site satisfactorily to the City Engineer. Compliance with the City of San Diego Storm Water Standards and applicable BMP's would reduce water quality impacts to below a level of significance.

V. RECOMMENDATION:

On the basis of this initial evaluation:

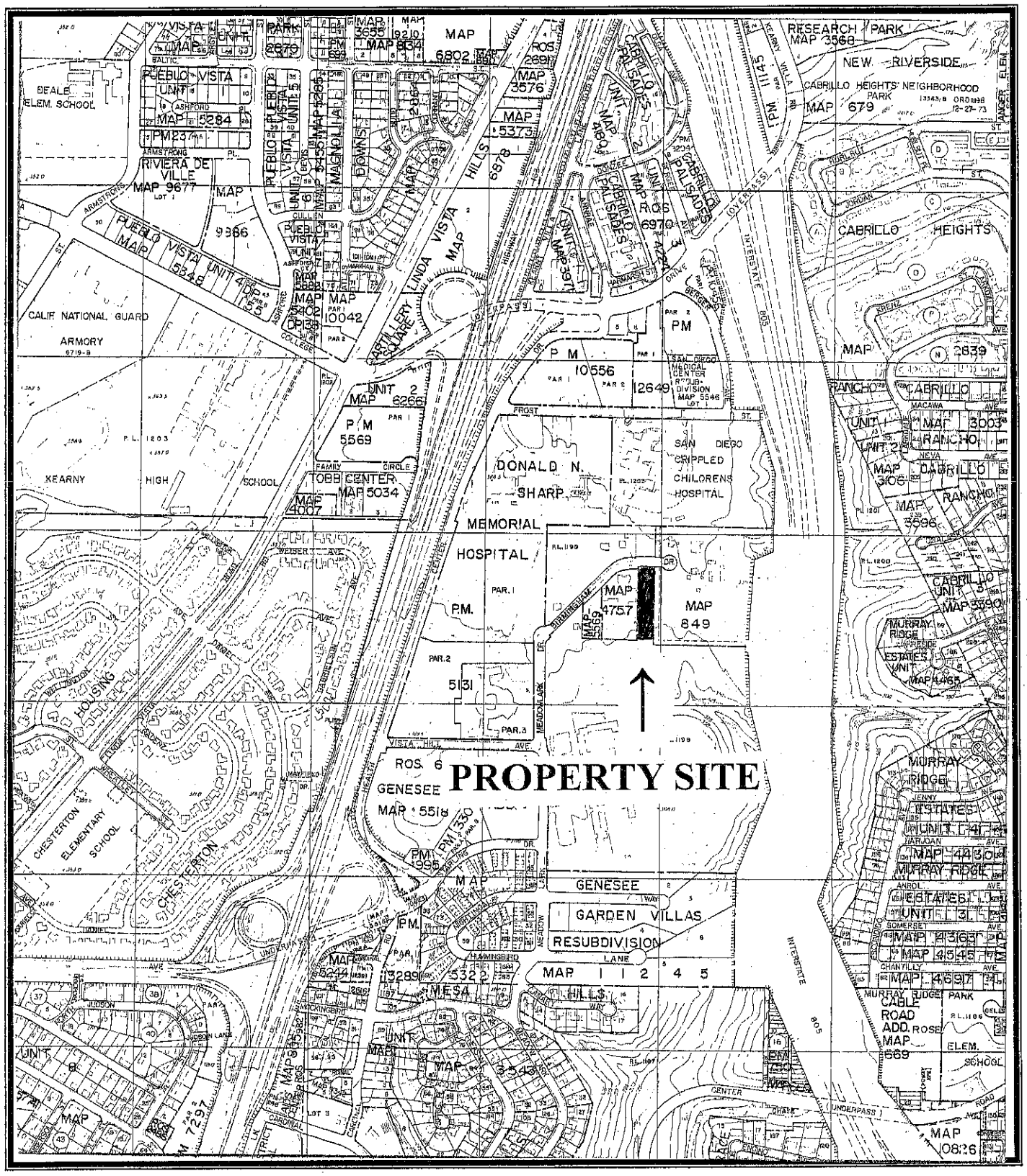
___ The Proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures describe 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: Marc Cass

Attachment: Figure 1: Location Map
Figure 2: Site Plan
Figure 3: Building Elevations
Initial Study Checklist



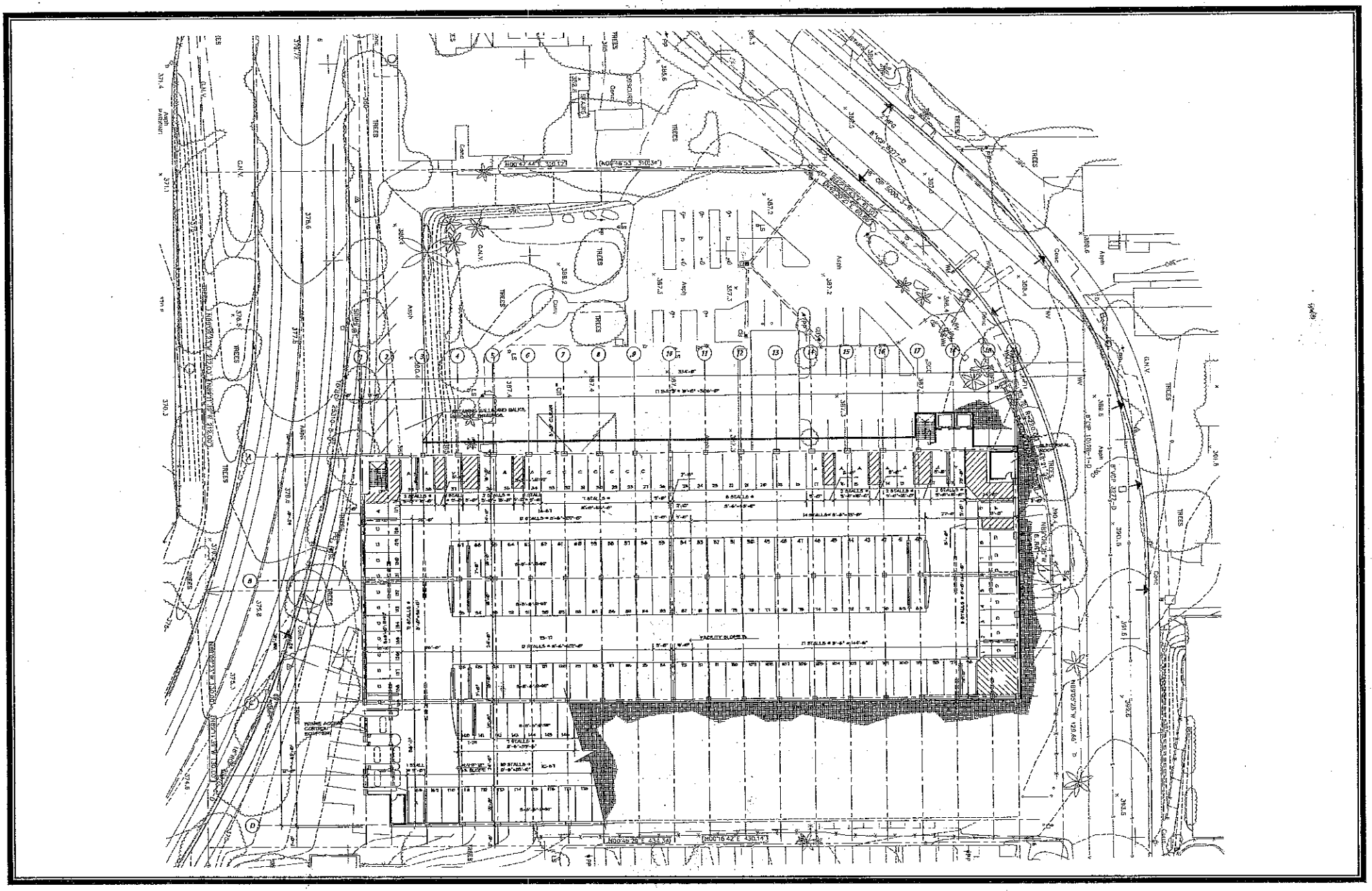
Sharp Parking Facility

Location Map

Environmental Analysis Section Project No. 116107

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 1

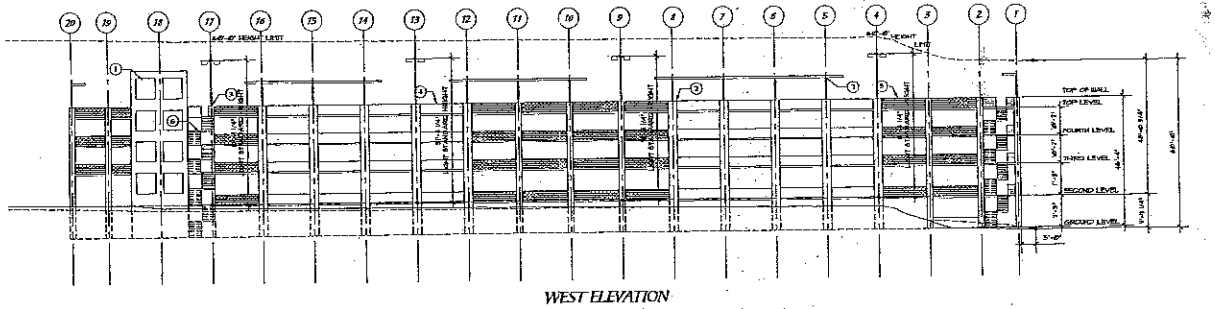


Site Plan

Environmental Analysis Section - Project No. 116101

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure
2

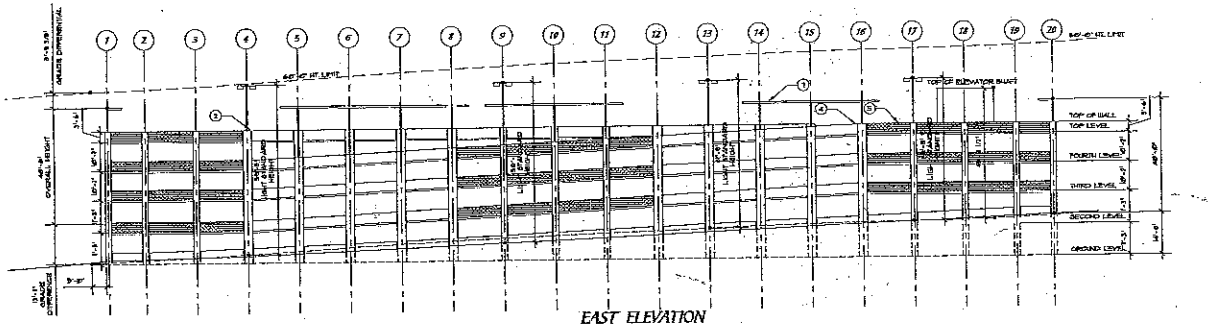


WEST ELEVATION

SCALE: 1/16" = 1'-0"

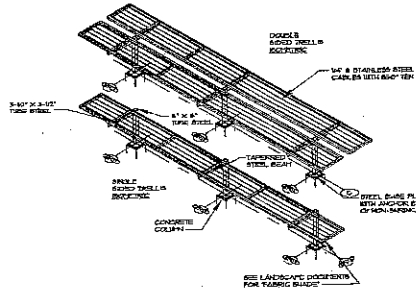
ELEVATIONS KEY NOTES:

1. GLASS BLOCK ELEVATOR SHAFT
2. PAINTED FINISH CONCRETE COLUMN
3. 24"x24" STRUCTURAL CONCRETE COLUMN
4. 24"-0" HIGH TILT-UP CONCRETE HEART
5. 3'-6" HIGH CMU SPANDREL
6. METAL BEAM
7. METAL TRELLIS
8. LIGHT POLE



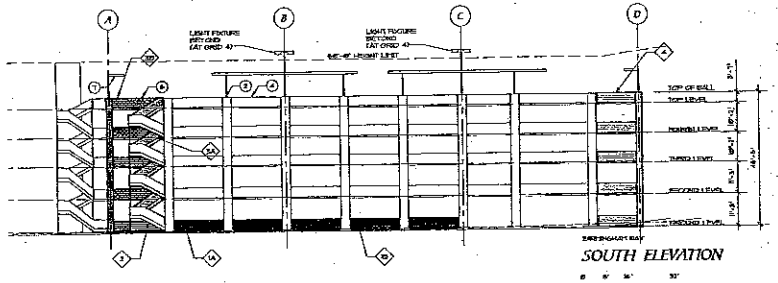
EAST ELEVATION

SCALE: 1/16" = 1'-0"



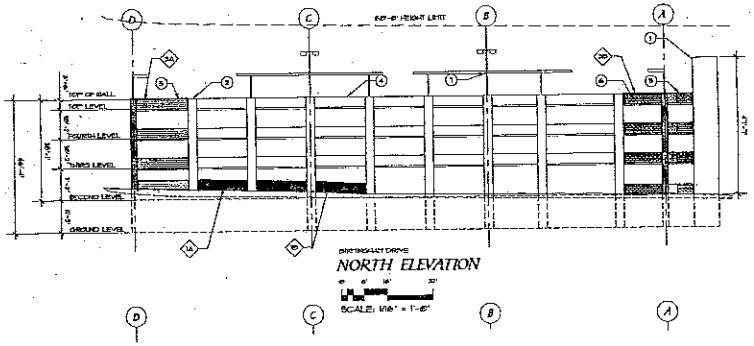
TRELLIS DETAIL

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

Elevations

Environmental Analysis Section - Project No. 116101

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 3

Initial Study Checklist

Date: January 25, 2007
Project No.: 116107
Name of Project: Sharp Memorial Parking Facility

III. ENVIRONMENTAL ANALYSIS:

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

	Yes	Maybe	No
I. AESTHETICS/NEIGHBORHOOD CHARACTER- Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? No scenic views have been identified in the Serra Mesa Community Plan.	—	—	X
B. The creation of a negative aesthetic site or project? No such negative aesthetic site would be created on the proposal project.	—	—	X
C. Project bulk, scale, materials, or style, which would be incompatible with surrounding development? The proposed bulk, scale, materials and style would be compatible with the surrounding development and consistent with the Serra Mesa Community Plan and Development Guidelines.	—	—	X
D. Substantial alteration to the existing character of the area? See I. C.	—	—	X

	Yes	Maybe	No
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? No such distinctive landmark tree or stand of mature trees exists on the site.	—	—	X
F. Substantial change to topography or ground surface relief features? The project does propose grading; however, the amount is minimal and would not occur on sensitive lands.	—	—	X
F. 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? No such unique or geological or physical features exist on the site.	—	—	X
H. Substantial light or glare? The project would not create substantial light or glare.	—	—	X
I. Substantial shading of other properties? The proposed project would not result in substantial shading of adjacent properties.	—	—	X
II. AGRICULTURAL RESOURCES/NATURAL RESOURCES/MINERAL RESOURCES- Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? The project site is within an urban area and is not suitable for mining mineral resources.	—	—	X
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? The project site is located within an urbanized area. No such agriculture lands exist on-site.	—	—	X

	Yes	Maybe	No
III. AIR QUALITY-Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	—	—	X
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? The proposed project could result in temporary emissions such as dust from grading operations. However, standard dust control practices would be implemented during grading and construction practices.	—	—	X
C. Expose sensitive receptors to substantial pollutant concentrations? See III. A and B above.	—	—	X
D. Create objectionable odors affecting a substantial number of people? See III. A and B above.	—	—	X
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? See III. A and B above.	—	—	X
F. Alter air movement in the area of the project? The five-story structure would not alter the air movement of the area.	—	—	X
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? The project would not cause such alterations.	—	—	X

	Yes	Maybe	No
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? The site is currently developed and no unique, rare, endangered, sensitive or fully protected plant or animal species are present or have the potential for being found on site.	—	—	X
B. A substantial change in the diversity of any species of animals or plants? See IVA above.	—	—	X
C. Introduction of invasive species or plants into the area? See IVA above.	—	—	X
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory corridors? The site is currently developed and is within an urbanized area. It does not have the potential to interfere with wildlife or native resident or migratory corridors.	—	—	X
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? No sensitive habitats currently exists on this graded urbanized site	—	—	X
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, filing, hydrological, interruption or other means? No wetlands are located on the site.	—	—	X
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? The site is currently developed and re-use would not conflict with the City's MSCP.	—	—	X

	Yes	Maybe	No
V. ENERGY-Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? Project would not result in the use of excessive amounts of fuel or energy.	—	—	X
B. Result in the use of excessive amounts of power? See V. A above.	—	—	X
VI. GEOLOGY/SOILS-Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? According to the City's Sesimic Safety Study Maps, the project lies within the geologic hazard category No. 52 with favorable geologic, low risk. As such, project implementation would not result in a significant impact.	—	—	X
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? No such increase would result, either on- or off-site from the proposed project.	—	—	X
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? See VI.A. above.	—	—	X
VII. HISTORICAL REOURCES-Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? The project site is located outside of the City's mapped historical resources sensitivity area and no archaeological resources were identified within the proposed project area. Additionally, the project site is disturbed. As such, project implementation would not result in impacts to archaeological resources.	—	—	X

	Yes	Maybe	No
B. Adverse physical or aesthetic effects to a prehistoric or historical building, structure, object or site? See VII A. above.	—	—	X
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? See VII A. above.	—	—	X
D. Any impact to existing religious or sacred uses within the potential impact area? See VII A. above.	—	—	X
E. The disturbance of any human remains, including those interred outside of formal cemeteries? See VII A. above.	—	—	X
VIII. HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? The proposed parking facility would not create any health hazards.	—	—	X
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? See VIIA. Above	—	—	X
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? See VIIA. Above	—	—	X
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency excavation plan? No such impairment or interference with a plan would result from the project.	—	—	X

	Yes	Maybe	No
E. Be located on a site which is include on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? The proposed project is not located on any such hazardous material sites.	—	—	X
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of materials into the environment hazardous? No such significant public hazard would be created.	—	—	X
IX. HYDROLOGY/WATER QUALITY-Would the proposal Result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameter such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. The project may result in an increase is pollutant discharges. See Initial Study discussion.	—	X	—
B. An increase in impervious surfaces and associated increased runoff? See IX.A above.	—	X	—
C. Substantial alteration to on-and off-site drainage patterns due to changes in runoff flow rates or volumes? No substantial alterations in drainage patterns would result.	—	X	—
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303 (d) lists)? See IX.A above.	—	X	—
E. A potentially significant adverse impact on ground water quality? See IX.A above.	—	X	—

	Yes	Maybe	No
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? See IX.A above.	—	X	—
X. LAND USE-Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of any agency with jurisdiction over a project? The proposed project would be consistent with all jurisdictional land use plans including the Serra Mesa Community Plan.	—	—	X
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? The proposed project is consistent with the Serra Mesa Community Plan and an amendment is not being requested.	—	—	X
C. A conflict with the adopted environmental plans including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? The project is not within or adjacent to the Multi-Habitat Planning Area (MHPA).	—	—	X
D. Physically divide an established community? The proposed project would not divide a community.	—	—	X
E. Land use which are not compatible with aircraft accident potential as defined by an adopted Airport Comprehensive Land Use Plan? The proposed project site is not located within an Airport Land Use Compatibility Plan.	—	—	X

	Yes	Maybe	No
XI. NOISE-Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? A temporary increase in noise may occur during project construction. However, temporary construction is regulated by the Noise Abatement Ordinance in the Land Development Code.	—	—	X
B. Exposure of people to noise level which exceed the City's adopted noise ordinance? See XI A. above.	—	—	X
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? No such exposure would result from the proposed project.	—	—	X
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? The proposed project site is underlain with artificial fill and the Linda Vista Formation. The second of the two geological units has a moderate fossil resource potential. As such, paleontological monitoring would be required during grading activities. See Initial Study Discussion.	—	X	—
XIII. POPULATION AND HOUSING- Would the proposal:			
A. Introduce substantial population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure? The proposed parking facility would not induce population growth.	—	—	X

	Yes	Maybe	No
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? The proposed parking facility will not displace or effect any housing.	—	—	X
C. Alter the planned location, distribution, density or growth rate of the population of an area? The proposed project would not alter the population characteristics of the community.	—	—	X
XIV. PUBLIC SERVICES-Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable level ratios, response times or other performance objectives for any one of the public services:			
A. Fire protection? The site is currently serviced.	—	—	X
B. Police protection? The site is currently serviced.	—	—	X
C. Schools? The site is currently serviced.	—	—	X
D. Parks or other recreational facilities? The proposed use does not affect the need for park or recreational facilities.	—	—	X
E. Maintenance of public facilities, including roads? No additional maintenance of public facilities would result from development of the proposed parking facility.	—	—	X
F. Other governmental services? The proposed parking facility will not require any other governmental services.	—	—	X

	Yes	Maybe	No
XV. RECREATIONAL RESOURCES-Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The proposed parking facility will not increase the use of park and recreational facilities.	—	—	X
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? The project does not include recreational facilities or generate additional needs.	—	—	X
XVI. TRANSPORTATION/CIRCULATION-Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? The proposed use does not generate traffic.	—	—	X
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? See XVI.A above.	—	—	X
C. An increased demand for off-site parking? The project would accommodate demand for for parking, not create more demand for off-site parking.	—	—	X
D. Effects on existing parking? Will improve parking by adding spaces for cars, motorcycles and bicycles.	—	—	X
E. Substantial impact upon existing or planned transportation systems? See XVI. A above.	—	—	X

	Yes	Maybe	No
F. Alteration to present circulation movements including effects on existing public access to beaches, parks or other open space areas? The project would not change circulation movements and has no effect on beaches, parks or open space areas.	—	—	X
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)? An increase in traffic hazards is not likely as standard design are being incorporated into the project.	—	—	X
H. A conflict with adopted polices, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? The proposed project accommodates bicycle parking.	—	—	X
XVII. UTILITIES- Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? Not required.	—	—	X
B. Communication systems? No such impact would occur.	—	—	X
C. Water? Is provided.	—	—	X
D. Sewer? Not required.	—	—	X
E. Storm Water drainage? The proposed project would require construction of a partial storm water drainage system which would connect to the existing drainage system and would comply with City regulations.	—	—	X

	Yes	Maybe	No
F. Solid waste disposal? No such impact would occur.	—	—	X
XVIII. WATER CONSERVATION-Would the proposal result in:			
A. Use of excessive amounts of water? The proposed use does not generate a daily water demand.	—	—	X
B. Landscaping which is predominately non-drought resistant? Required landscaping would be consistent with the City's Landscaping Technical Manual.	—	—	X
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 of, restrict the range of a rare endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? The project does not have the potential to degrade the quality of the environment.	—	—	X
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future). Project would not have the potential to achieve short-term, to the disadvantage of the long-term, environmental goals.	—	—	X

	Yes	Maybe	No
C. Does the project have impact which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) The proposed project would not result in cumulatively considerable impacts.	—	—	X
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 effect which would cause substantial adverse effects on human beings, either directly or indirectly.	—	—	X

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics/Neighborhood Character

X City of San Diego Progress Guide and General Plan

X Community Plan

__ Local Coastal Plan

II. Agricultural Resources/ Natural Resources/ Mineral Resources

__ City of San Diego Progress Guide

X 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-Significance Resources Maps.

__ Site Specific Report

III. Air

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

__ Regional Air Quality Strategies (RAQS)- APCD

__ Site Specific Report

IV. Biology

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

X 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.

__ 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 and Game, California Natural Diversity Database "State And Federally-listed Endangered, Threatened and Rare 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 Agricultural Soil Survey-San Diego Area, California, Part I and II December 1973 and Part III, 1975

__ Site Specific Report:

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

VIII. Human Health/ Public Safety/ Hazardous Materials

__ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

__ San Diego County Hazardous Materials Management Division

__ FAA Determination

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

X Airport Comprehensive Land Use Plan

__ Site Specific Report:_____

IX. Hydrology/ Water Quality

X Flood Insurance Rate Map (FIRM)

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

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

X Site Specific Reports Water Quality Technical Report (January 3, 2007) prepared by Burkett & Wong; Drainage Study (January 25, 2007) prepared by Burkett & Wong

X. Land Use

X City of San Diego Progress Guide and General Plan.

X Community Plan

X Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

__ FAA Determination

XI. Noise

__ Community Plan

__Site Specific Report:

__San Diego International Airport-Lindbergh Field CNEL Maps.

__Brown Field Airport Master Plan CNEL Maps

X Montgomery Field Airport CNEL Maps

__San Diego Association of Governments- San Diego 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 Paleontlogical Guidelines.

___ Kennedy, Michael P. and Gary L. Peterson, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

__ Kennedy, Michael P. And Sian S. Tan, "Geology of National City, Imperial Beach and Otay Mesa

XIII. Population/ Housing

___ City of San Diego Progress Guide and General Plan

X Community Plan

___ Series 8 Population Forecasts, SANDAG

XIV. Public Services

___ City of San Diego Progress Guide and General Plan

X Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan

X 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

X Community Plan

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

XVII. Utilities

___ _____

XVIII. Water Conservation

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