



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 369379
SCH No. 2018071012

SUBJECT: DISCOVERY CENTER AT GRANT PARK: A request for a SITE DEVELOPMENT PERMIT and a MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT to construct an interpretive center and associated facilities. The interpretive center would be comprised of a two-story, 9,950-gross square-foot facility. The facility would consist of an 8,750-square-foot two-story, 35-foot high meeting/interpretive center with a 1,140-square-foot partially covered view deck and a one-story, 1,200-square-foot concession building with storage and restrooms. Outdoor uses would include a passive park, an outdoor classroom space, volunteer staging area, picnic areas, multi-purpose deck with an outdoor fireplace, an interpretive water feature, and an extension of the San Diego River Pathway through the site. The project would include associated access, parking, water quality, and utility improvements. The project would conform to Council Policy 900-14 criteria by meeting Leadership in Energy and Environmental Design (LEED) Silver (or equivalent) Certification requirements. The project proposes impacts to wetland habitat that would require a deviation from the City's Environmentally Sensitive Lands (ESL) Regulations §143.0141. The 17.52-acre project site is located at 2450 Camino Del Rio North. The site is designated as Park, Open Space, and Recreation; Commercial Employment, Retail, and Services and zoned OF-1-1 and MV-CO of the Mission Valley Planned District within the Mission Valley Community Plan. Additionally, the site is in the Affordable Housing Parking Demand Overlay Zone (High), Airport Land Use Compatibility Overlay Zone (Montgomery Field); Airport Influence Area (Review Area 2 – Montgomery Field and San Diego International Airport-Lindberg Field), Federal Aviation Administration Part 77 Noticing Area (San Diego Internal Airport-Lindberg Field and Montgomery Field), Very High Fire Hazard Severity Zone, Residential Tandem Overlay Zone, and the Transit Priority Area. (Legal Description: Assessor's Parcel Numbers are 438-052-16, and -17; Parcel 1 and 2 of Parcel Map 16900). Applicant: The San Diego River Park Foundation.

UPDATE: **August 27, 2018. Revisions and/or minor corrections have been made to this document when compared to the draft Mitigated Negative Declaration. More specifically, typographical errors and clarifications were made to the final environmental document. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies,**

amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~strikethrough~~ and/or underline format.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Biological Resources, Cultural Resources (Archaeology), Land Use (MHPA Land Use Adjacency Guidelines), Noise (Construction), and Tribal Cultural Resources**. Mitigation is identified in Section V of this Mitigated Negative Declaration. The project avoids or mitigates the potentially significant environmental effects 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:

The below mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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

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

the Mitigation, Monitoring and Reporting Program (MMRP) requirements are incorporated into the design for that construction phase.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS PART II – Post Plan Check (after permit issuance/prior to start of construction)

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

***Archaeological Consultants,
Native American Monitor,
Biological Consultants***

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

CONTACT INFORMATION:

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

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 369379 and/or Environmental Document No, 369379 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

| Document Submittal/Inspection Checklist | | |
|---|---|---|
| Issue Area | Document Submittal | Associated Inspection/Approvals/Notes |
| General | Consultant Qualification Letters | Prior to Preconstruction Meeting |
| General | Consultant Construction Monitoring Exhibits | Prior to or at Preconstruction Meeting |
| Land Use | Land Use Adjacency Issues CVSRs | Land Use Adjacency Issue Site Observations |
| Biology | Biologist Limit of Work Verification | Limit of Work Inspection |
| Biology | Biology Reports | Biology/Habitat Restoration Inspection |
| Archaeology | Archaeology Reports | Archaeology/Historic Site Observation |
| Noise | Acoustical Reports | Noise Mitigation Features Inspection |
| Noise | Qualified Acoustician | Noise Mitigation Features Inspection |
| Tribal Cultural Resources | Archaeology Reports | Archaeology/Historic Site Observation |
| Bond Release | Request for Bond Release Letter | Final MMRP Inspections Prior to Bond Release Letter |

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (Resource Protection During Construction and Habitat Mitigation)

BIO-1: Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the following project requirements are shown on the construction plans:

I. Prior to Construction

- A. Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit conditions;

CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including nesting surveys for yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, least Bell's vireo), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements:** To avoid any direct impacts to sensitive bird species such as yellow-breasted chat, yellow warbler, ~~and~~ Cooper's hawk, and least Bell's vireo removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of the yellow-breasted chat, yellow warbler, and Cooper's hawk, on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include

flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting yellow-breasted chat, yellow warbler, and Cooper's hawk, and least Bell's vireo) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

- G. Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging area, etc.).

II. During Construction

- A. Monitoring** – All construction (including access/staging area) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A.** In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

Biological Resources (Habitat Mitigation - Sensitive Upland)

BIO-2a: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the Owner/Permittee shall mitigate the project's sensitive upland impacts in accordance with the City's Biology Guidelines (2012). Accordingly, the Owner/Permittee shall mitigate for project impacts to 1.47-acres of Tier II habitat (Diegan coastal sage scrub/baccharis scrub) at a 1:1 mitigation ratio with 1.47-acres of Tier II or better habitat inside the MHPA. This shall be achieved via the following, as detailed in the On-Site Mitigation Plan (RECON 2018):

- Restoration of the 0.11-acre temporary impact area (0.05 acre of Diegan coastal sage scrub and 0.06 acre of baccharis scrub) to the original habitat condition.
- Creation of 0.32 acre of Diegan coastal sage scrub on-site within the MHPA.
- Preservation of 0.44 acre of Diegan coastal sage scrub and 0.12 acre of baccharis scrub on-site within the MHPA.
- Purchase of 0.48 acre of mitigation credit for Tier II or better habitat off-site within the City's MHPA.

BIO-2b: Prior to issuance of a grading permit, the owner/permittee shall provide an Upland Mitigation Bond to the satisfaction of the City ADD/MMC/MSCP to ensure the sensitive upland mitigation will be completed. The Upland Mitigation Bond shall be released upon the achievement of BIO-4, the creation/restoration/preservation identified above, and the following success criteria (as identified in the On-Site Mitigation Plan [RECON 2018]): 80 percent native species cover, 85 percent plant density, and 5 percent maximum cover of non-native species within the coastal sage scrub habitat mitigation area at the end of five years (relative to reference site) to the satisfaction of MMC, MSCP, ED.

Biological Resources (Habitat Mitigation - Sensitive Wetland Habitats)

BIO-3a: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the Owner/Permittee shall mitigate the project impacts to City wetlands in accordance with the City's Biology Guidelines. Accordingly, the Owner/Permittee shall mitigate for project impacts to 1.0 acre (southern cottonwood-willow riparian forest, southern riparian woodland, and southern willow scrub) at a 3:1 mitigation-to-impact ratio. Accordingly, mitigation for City wetland impacts shall include a 1:1 creation component to ensure no net loss of wetlands and a 2:1

restoration/enhancement component. This shall be achieved on-site via the following, as detailed in the On-Site Mitigation Plan (RECON 2018):

- Creation of 0.89 acre of riparian habitat.
- Enhancement of 2.0-acre of riparian habitat (spread out within the 11.97-acre site – see Figure 17 of On-Site Mitigation Plan [RECON 2018b]).
- Restoration of the 0.11-acre temporary impact area to the original habitat condition.

BIO-3b: Prior to issuance of a grading permit, the applicant shall provide a Wetland Mitigation Bond to the satisfaction of the City ADD/MMC /MSCP to ensure this mitigation will be completed. The Wetland Mitigation Bond shall be released upon the achievement BIO-4, the wetland creation/enhancement/restoration, and the following success criteria (as identified in the On-Site Mitigation Plan [RECON 2018]): 65 percent absolute cover of riparian species, 5 percent maximum cover of non-native species and 15 percent maximum absolute cover of upland species within the riparian habitat creation area at the end of five years (relative to reference site).

Biological Resources (Long-term Management of Mitigation Land)

BIO-4a: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the applicant shall provide an endowment to adequately fund the estimated annual costs associated with the long-term management tasks identified in the On-Site Mitigation Plan (RECON 2018a and 2018b). These tasks consist of annual sensitive vegetation monitoring, sensitive species monitoring, exotic species control, public awareness, trespass monitoring and management, trash monitoring and management, and reporting and administration. The endowment amount shall be calculated via a Property Analysis Record (PAR) analysis completed by the qualified habitat management entity (such as the San Diego Foundation), to the satisfaction of the City ADD/MMC/MSCP.

BIO-4b: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development Plans/Permits, and Building Plans/Permits, whichever is applicable, the applicant shall provide documentation of an executed agreement with a qualified habitat management entity that provides for the implementation of the long-term management of the wetland and upland mitigation areas in perpetuity in accordance with the On-Site Mitigation Plan (RECON 2018a and 2018b) to the satisfaction of MMC.

BIO-4c: Prior to the issuance of a Notice to Proceed or any permits, including but not limited to, the first Grading Permit, Demolition/Development

Plans/Permits, and Building Plans/Permits, whichever is applicable, a covenant of easement shall be provided over the MHPA area to the satisfaction of MSCP. The covenant of easement shall specifically prohibit activities in the wetland and upland mitigation areas that will affect biological value, as follows (as listed in Section 9.6 of the On-Site Mitigation Plan [RECON 2018a and 2018b]):

- Herbicide types, rodenticides, pesticides, incompatible fire protection activities and any and all other uses which may adversely affect conservation of watersheds;
- Use of off-road vehicles;
- Grazing or surface entry for exploration or extraction of minerals;
- Erecting of any building, billboard, or sign (except informational signs associated with the mitigation site);
- Depositing of soil, trash, ashes, garbage, waste, bio-solids, or any other material; (soil deposition in association with an approved restoration program is allowed);
- Excavating, dredging, or removing of loam, gravel, soil, rock, sand, or other material; (excavation or moving of soil, gravel, loam, rock, sand or other material in association with an approved restoration program is allowed);
- Otherwise altering the general topography of the conserved area, including the building of roads; and
- Removing, destroying, or cutting of trees, shrubs or other vegetation other than the non-native plant removal or brush management activities. Alterations in association with an approved restoration program are allowed.

Biological Resources (Restoration/Revegetation Plan)

BIO-4d: 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*: "The Discovery Center at Grant Park is subject to Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration No. 367379 / State Clearinghouse No. 2018071012*Pending*."

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee

shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to uplands (Diegan coastal sage scrub and baccharis scrub) and wetlands (southern cottonwood-willow riparian forest, southern riparian woodland, and southern willow scrub) consistent with the Biological Resources Report for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON February 20, 2018 have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the (On-site Mitigation Plan for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON April 6, 2018) the requirements of which are summarized below:

B. Revegetation/Restoration Plan(s) and Specifications

1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, ect. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).
3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to ensure that for all grading and contouring,

clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:

- a. The RMC shall be responsible for the maintenance of the upland/wetland mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a bi-weekly basis throughout the plant establishment period.
- b. At the end of the 120-day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
- c. MMC will provide approval in writing to begin the five-year long-term establishment/maintenance and monitoring program.
- d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
- e. The revegetation site shall not be fertilized.
- f. The RIC is responsible for reseeding (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
- g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.
- h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the five-year maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally-acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where

possible, biological controls will be used instead of pesticides and herbicides.

4. If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.
- C. Letters of Qualification Have Been Submitted to ADD
1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.
 4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

II. Prior to Start of Construction

- A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings
1. Prior to beginning any work that requires monitoring:
 - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
 - b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.

- c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
- 2. Where Revegetation/Restoration Work Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
 - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMPs) on the RRME.
- 3. When Biological Monitoring Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
- 4. PQB Shall Contact MMC to Request Modification
 - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

III. During Construction

- A. PQB or QBM Present During Construction/Grading/Planting
 - 1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with (grading, construction, and creation/enhancement/restoration activities) which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.**

2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVSR). The CSVSR's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
3. The PQB or QBM shall be responsible for maintaining and submitting the CSVSR at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats as identified in Figure 12, Impacts to Biological Resources, of the Biological Resources Report for the San Diego River Park Foundation Discovery Center at Grant Park Project prepared by RECON February 20, 2018, as shown on the approved LCD.
6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly
7. The PQB or QBM shall oversee implementation of BMPs, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMPs upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVSR.
8. PQB shall verify in writing on the CSVSR's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the

issuance of the Notice of Completion (NOC) or any bond release.

B. Disturbance/Discovery Notification Process

1. If unauthorized disturbances occur or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMPs). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMPs.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

C. Determination of Significance

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

IV. Post Construction

A. Mitigation Monitoring and Reporting Period

1. *Five-Year* Mitigation Establishment/Maintenance Period
 - a. The RMC shall be retained to complete maintenance monitoring activities throughout the *five-year* mitigation monitoring period.
 - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
 - c. Maintenance activities will include all items described in the LCD.
 - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC).

2. Five-Year Biological Monitoring
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.
 - c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
 - d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.
 - e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/noninvasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.
 - f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth-year criteria and the irrigation has been terminated for a period of the last two years.
 - g. The PQB or QBM shall oversee implementation of post-construction BMPs, such as gravel bags, straw logs, silt fences or equivalent erosion control

measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMPs upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.

C. Submittal of Draft Monitoring Report

1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120-day period to determine mortality of individuals.
2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.
3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
6. MMC will provide written acceptance of the PQB and RE of the approved report.

- D. Final Monitoring Reports(s)
 - 1. PQB shall prepare a Final Monitoring upon achievement of the fifth-year performance/success criteria and completion of the five-year maintenance period.
 - a. This report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years.
 - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
 - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

LAND USE (MHPA Land Use Adjacency Guidelines)

LAND-1: Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Owner/Applicant has accurately represented the project's design on the Construction Documents:

- A. Grading/Land Development/MHPA Boundaries: MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. Drainage: All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to

minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- C. Toxics/Project Staging Areas/Equipment Storage: Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporate into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- D. Lighting: Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740. This shall be implement via the following:
 - 1) Areas north of the building to the MHPA line include low-level, directional pathway bollards and pedestrian-scaled lighting (directional/supports dark sky requirements), and
 - 2) Parking areas, along Camino del Rio North, and main entries from public streets will include pole lighting and pedestrian-scaled (directional/supporting dark sky requirements) lighting. Outdoor events will not introduce additional lighting beyond what is shown on the project plans during the breeding season.
 - 3) Lighting from the movie projector shall be shielded away from the MHPA.
- E. Barriers: New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. Invasives: No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. Brush Management: New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than

currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

- H. Noise: Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: least Bell's vireo (March 15 through September 15. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

Least Bell's Vireo

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the City Manager:

A qualified biologist (possessing a valid endangered species act section 10(a)(1)(a) recovery permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the least Bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction.

- a. If the least Bell's vireo is present, then the following conditions must be met:

- I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
- II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied least bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 db (a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 db(a) hourly average at the edge of habitat occupied by the least bell's vireo. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 db (a) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of

occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. If least Bell's vireo are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:
 - I. If this evidence indicates the potential is high for least bell's vireo to be present based on historical records or site conditions, then condition a.iii shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

NOISE (Construction)

NOI-1: Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the least Bell's vireo are shown on the construction plans, as consistent with mitigation measure LAND-1H:

- A. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the least Bell's vireo. The noise attenuation features shall consist of the following measures unless equivalent measures (other measures that achieve the 60 dB(A) hourly average) are approved by the City's environmental designee:
 - 1. To attenuate rough grading equipment noise levels during the least Bell's vireo breeding season (if proposed), a temporary 10-foot-tall barrier shall be erected along the top of the slope at the edge of the river corridor to reduce rough grading noise impacts to less than 60 dB(A) Leq or the ambient noise level. If rough grading has been completed outside the breeding season but other construction activities are to occur during the breeding season, then a 6-foot

barrier shall be installed in the same location to reduce other construction noise to less than 60 dB(A) Leq or to the ambient noise level.

2. The noise barrier would need to extend at least 30 feet beyond the extent of the site grading along the habitat, or as a "return" along the site property line, to provide complete control of the rough grading noise. The noise barrier to attenuate building construction noise would need to be approximately 135 feet long, centered on the edge of the building closest to the habitat (extending approximately 30 feet in each direction beyond where an extension of the north-south corner lines of the building [close to the habitat] would intersect the habitat lines). In addition, the following parameters should be incorporated into the barrier design:
 - Sound attenuation barriers should be a single, solid sound wall.
 - The sound attenuation barriers should be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks should be filled or caulked.
 - If wood is used, it can be tongue-and-groove design and should be at least one-inch thick or have a surface density of at least 3.5 pounds per square foot. Sheet metal of minimum 18-gauge may also be used, if it meets the other noted criteria and is properly supported and stiffened so that it does not rattle or create noise from vibration or wind.

- B. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

NOI-2: Prior to issuance of any Building Permit within the Musician's Performance Area, the following operational noise controls for the permanent performance and movie area shall be included in the Site Development Permit and reflected in Exhibit "A" to the satisfaction of the Environmental Designee, MSCP, and MMC:

- A. Musician's performance area requirements (Biological Technical Report [RECON 2018] Figure 10):

1. The musician's performance area shall provide a permanent noise control structure (with removable glass awning panels) on the north and northwest side of the area
2. The musician's performance area shall consist of a dedicated on-grade space that optimizes the use of a sound wall to minimize sound in habitat areas;
3. The musician's performance area shall provide a permanent back wall structure;
4. The musician's performance area shall provide a permanent noise control awning system including one PSF loaded vinyl layer;
5. The musician's performance area shall always include the use of noise control flaps extending from the awning to the top (or overlapping the top) of the glass during use that requires amplified music;
6. The musician's performance area shall provide an enclosure when used so that there are no gaps overhead, to the north or northwest, in the shell structure;
7. The musician's performance area shall provide a permanent power system for lights and amplifiers; and
8. Use of the musician's performance area shall always be limited to the use of not more than two (single large speaker) self-powered speaker amplifier systems to be positioned on the set-up area only.

- B. The sound control shell shall be constructed with a wall, built up from a low, 2- to 3-foot high cast-in-place concrete seat wall and footing with 3/8-inch thick glass (or similar material) panels to a height of 6 feet. Decals or etching shall be used on the glass (or other transparent material) to minimize bird strikes. The set-up area shall be under a permanent structural shade covering that would include a noise control awning system within the stage covering. The top of the sound control shell shall be created by using a portion of the permanent structural shade covering constructed with an (opaque) noise control awning system and side panels connecting to the glass.

The noise control awning shall be constructed with outer covering layers of Sunbrella (or similar sun-rot resistant material) fabric covering an inner (middle) layer of 1/8-inch thick 1 pound per square foot (psf) barium loaded vinyl noise barrier. The upper awning shall connect to the glass wall on the north side, wrapping around to the northwest terminus of the wall with a removable flap (with construction identical to the upper awning) that shall be used whenever the stage has amplified speakers, to complete the shell effect and provide directional control for the sound out into the passive park and control the impacts into the habitat areas when setup as described below.

Use of the performance area shall be strictly limited to a maximum of two self-powered (115-volt AC) speaker systems with a single large speaker (12-

inch or less size) per unit. The speakers shall be required to be positioned on the stage area below the noise awning (within the coverage area of the awning and glass wall). These requirements shall be incorporated into any facility lease agreements.

CULTURAL RESOURCES (Archaeology)

CUL-1:

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
 - B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to the Mitigation Monitoring and Coordination (MMC) office identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.
- II. Prior to Start of Construction
 - A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified archaeologist and Native American monitor shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the archaeological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the precon meeting, the applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The archaeological monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration (OSHA) safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, 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. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.
- IV. Discovery of Human Remains - If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.3(e), the California Public Resources Code (Section 5097.98) and state Health and Safety Code (Section 7050.5) shall be undertaken:
- A. Notification
 1. Archaeological monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the monitor is not qualified as a PI. MMC will notify the appropriate senior planner in the Environmental Analysis Section of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the medical examiner after consultation with the RE, either in person or via telephone.
 - B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to

- overlay adjacent human remains until a determination can be made by the medical examiner in consultation with the PI concerning the provenance of the remains.
2. The medical examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the medical examiner will determine with input from the PI, if the remains are or are not most likely to be of Native American origin.
- C. If human remains ARE determined to be Native American
1. The medical examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the medical examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the most likely descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the medical examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.3(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with Public Resources Code 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally

appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are NOT Native American
 - 1. The PI shall contact the medical examiner and notify them of the historic era context of the burial.
 - 2. The medical examiner will determine the appropriate course of action with the PI and City staff (Public Resources Code 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, Environmental Analysis Section, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract:
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries –
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV – Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day, to report and discuss the findings as

indicated in Section III-B, unless other specific arrangements have been made.

- B. If night and/or weekend work becomes necessary during the course of construction:
 - 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms—DPR 523A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 - 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

TCR-1: Prior to the issuance of a grading permit, the Assistant Deputy Director (ADD) Environmental designee shall verify the plant palette shown on construction documents incorporates the following species traditionally utilized by the Native American tribes culturally affiliated with the project area: deer grass (*Muhlenbergia rigens*), California buckwheat (*Eriogonum*

fasciculatum), California sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), coastal prickly pear (*Opuntia littoralis*), black sage (*Salvia mellifera*), western ragweed (*Ambrosia psilostachya*), mulefat (*Baccharis salicifolia*), western sycamore (*Platanus racemosa*), Fremont's cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), and willows (*Salix sp.*).

TCR-2: Prior to the issuance of a grading permit, the Assistant Deputy Director (ADD) Environmental designee shall verify interpretive signage along the trail as shown on construction documents. Signage shall include 20 plant identification signs (each approximately 6 by 8-inches) along the trail with plants traditionally utilized by Native American tribes identified by a symbol. A storyboard sign (approximately 20 by 30 inches) shall also be provided that describes the native plants identified along the river pathway and their relationship to the Kumeyaay people's ability to thrive in the region.

TCR-3: The owner/permittee shall provide a Qualified archaeologist and a Native American Monitor during earthwork, as detailed in CUL-1.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal Government

U.S. Environmental Protection Agency (19)
U.S. Fish and Wildlife Service (23)
U.S Army Corps of Engineers (26)

State of California

Caltrans, District 11 (31)
California Department of Fish and Wildlife (32)
Regional Water Quality Control Board (44)
State Clearinghouse (46A)
Native American Heritage Commission (56)

City of San Diego

Mayor's Office (91)
Councilmember Lightner, District 1 (MS 10A)
Councilmember Zapf, District 2 (MS 10A)
Councilmember Gloria, District 3 (MS 10A)
Councilmember Cole, District 4 (MS 10A)
Councilmember Kersey, District 5 (MS 10A)
Councilmember Cate, District 6 (MS 10A)
Councilmember Sherman, District 7 (MS 10A)
Councilmember Alvarez, District 8 (MS 10A)
Councilmember Emerald, District 9 (MS 10A)
Development Services Department

EAS
Transportation
Engineering
Geology
Landscaping
Planning Review
Project Manager
Planning Department
Plan-Airport
Plan-Facilities Financing
Plan-Long Range Planning
Plan-MSCP
Transportation Development - DSD (78)
Development Coordination (78A)
Fire and Life Safety Services (79)
Library Department - Government Documents (81)
Central Library (81A)
Mission Valley Branch Library (81R)
Historical Resources Board (87)
City Attorney (93C)
Wetlands Advisory Board (171)

Other Organizations, Groups and Interested Individuals

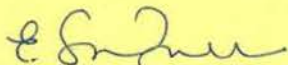
San Diego Association of Governments (108)
Metropolitan Transit System (112)
Metropolitan Transit System (115)
Rancho Santa Ana Botanic Garden at Claremont (161)
The San Diego River Park Foundation (163)
The San Diego River Coalition (164)
Sierra Club (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
San Diego Audubon Society (167A)
San Diego River Conservancy (168)
San Diego Tracking Team (187)
California Native Plant Society (170)
KEA Environmental Inc. (178)
Citizens Coordinate for Century III (179)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215B)

Frank Brown – Inter-Tribal Cultural Resources Council (216)
Camp Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution [Notice Only] (225A-S)
Mission Valley Center Association (328)
Friars Village HOA (328A)
Mary Johnson (328B)
Mission Valley Community Council (328C)
Union Tribune News (329)
Friends of Mission Valley Preserve (330B)
Mission Valley Planning Group (331)
General Manager, Fashion Valley (332)
Gary Akin - San Diego Gas & Electric (381)
The San Diego River Coalition (334)
Robert Hutsel, San Diego River Park Foundation, Applicant
Dawna Marshall, RECON Environmental, Consultant
Michael Nieto, RECON Environmental, Consultant

VII. RESULTS OF PUBLIC REVIEW:

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

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



E. Shearer-Nguyen
Senior Planner
Development Services Department

July 5, 2018

Date of Draft Report

August 27, 2018

Date of Final Report

Analyst: E. Shearer-Nguyen

- Figure 1 – Regional Location
- Figure 2 – Project Site on USGS Map
- Figure 3 – Project Location on Aerial Photograph
- Figure 4 – Site Plan

Letter A



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

August 6, 2018

RECEIVED

'AUG 13 2018

Development Services

Elizabeth Shearer-Nguyen
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: Discovery Center at Grant Park
SCH#: 2018071012

Dear Elizabeth Shearer-Nguyen:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on August 3, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

A-1

A-1 Comment noted.

**Document Details Report
State Clearinghouse Data Base**

**Letter A
continued**

SCH# 2018071012
Project Title Discovery Center at Grant Park
Lead Agency San Diego, City of

Type MND Mitigated Negative Declaration

Description A request for a site development permit and a multi-habitat planning area boundary line adjustment to construct an interpretive center and associated facilities. The interpretive center would be comprised of a two-story, 9,950 gsf facility. The facility would consist of an 8,750-sf two-story, 35-ft high meeting/interpretive center with a 1,140-sf partially covered view deck and a one-story, 1,200 sf concession building with storage and restrooms.

Lead Agency Contact

| | | | |
|----------------|---------------------------|-----------------|------------------|
| Name | Elizabeth Shearer-Nguyen | | |
| Agency | City of San Diego | | |
| Phone | (619) 446-5369 | Fax | |
| email | | | |
| Address | 1222 First Avenue, MS-501 | | |
| City | San Diego | State CA | Zip 92101 |

Project Location

| | |
|----------------------|---------------------------------------|
| County | San Diego |
| City | San Diego |
| Region | |
| Lat / Long | 32.772866° N / 117.138613° W |
| Cross Streets | Qualcomm Way and Camino Del Rio North |
| Parcel No. | |
| Township | |
| Range | |
| Section | |
| Base | |

Proximity to:

| | |
|------------------|------------------|
| Highways | SR 163/I-15, 805 |
| Airports | |
| Railways | |
| Waterways | San Diego River |
| Schools | |
| Land Use | |

Project Issues Archaeologic-Historic; Biological Resources; Noise; Vegetation; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Native American Heritage Commission; State Lands Commission; San Diego River Conservancy

Date Received 07/05/2018 **Start of Review** 07/05/2018 **End of Review** 08/03/2018

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

Letter B

**San Diego County Archaeological Society, Inc.**

Environmental Review Committee

17 July 2018

RECEIVED**JUL 23 2018****Development Services**

To: Ms. Elizabeth Shearer-Nguyen
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Discovery Center at Grant Park
Project No. 363379

Dear Ms. Shearer-Nguyen:

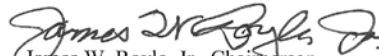
I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

B-1

Based on the information contained in the initial study and DMND, we concur with the mitigation measures for cultural and tribal cultural resources as they are prescribed in the DMND.

SDCAS appreciates being included in the public review of this project's environmental documents.

Sincerely,


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

cc: SDCAS President
File

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

B-1 Comment noted.

Letter C



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

Phone: 6194453810
Fax: 6194455337
viejas.com

July 11, 2018

RECEIVED

JUL 16 2018

Development Services

Elizabeth Shearer-Nguyen
Senior Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

RE: Discovery Center at Grant Park

Dear Ms. Shearer-Nguyen,

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

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

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

- C-1
- All NEPA/CEQA/NAGPRA laws be followed
 - Immediately contact Viejas on any changes or inadvertent discoveries.

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

Sincerely,

Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

- C-1
- Comment noted. The project was reviewed in conformance with CEQA. The project does not require NEPA review. Section V of the MMRP, under Historical Resources (Archaeology), contains provisions addressing the discovery of human remains and identifies the need for the applicant to confer with appropriate persons/organizations when inadvertent discoveries occur during grading activities.

INITIAL STUDY CHECKLIST

1. Project title/Project number: Discovery Center at Grant Park / 369379
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California, 92101
3. Contact person and phone number: Elizabeth Shearer-Nguyen / (619) 446-5369
4. Project location: 2450 Camino Del Rio North at the northeast corner of Qualcomm Way in the City of San Diego (Figures 1 and 2)
5. Project Applicant/Sponsor's name and address: The San Diego River Park Foundation, 4891 Pacific Highway, Suite 114, San Diego, CA 92110
6. General/Community Plan designation: Park, Open Space, and Recreation; Commercial Employment, Retail, and Services
7. Zoning: Mission Valley Planned District - Mission Valley - Commercial: (MVPD-MV-CO); Open Space - Floodplain (OF-1-1)
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A request for a SITE DEVELOPMENT PERMIT and a MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT to construct an interpretive center and associated facilities. The interpretive center would be housed in a 9,950-gross square-foot facility that consists of an 8,750-square-foot two-story, 35-foot-high, meeting/interpretive center (see Site Plan Figure 4). It would provide educational, meeting, and community uses, including literature, videos, lecture/meeting rooms, and an interpretive exhibit area. Portions of the roof not used for the view deck would include a "green roof" and photovoltaic panels. The project includes a one-story, 1,200-square-foot concession building with storage and restrooms. Walls would be constructed of cast-in-place concrete and metal-stud walls with cement stucco and architectural siding finishes, colored in warm whites or earth-tone colors. The facility would also include a 1,140-square-foot partially covered view deck with an outdoor fireplace.

The courtyard area would be comprised of permeable pavers. Other outdoor uses would include a passive park, an outdoor classroom space, volunteer staging area, picnic areas, multi-purpose deck with an outdoor fireplace, an interpretive water feature, and an extension of the San Diego River Pathway through the site. Associated access, parking, water quality, and utility improvements also would be constructed. The new parking area would include a total of 58 spaces, including Americans with Disabilities Act (ADA) accessible spaces, motorcycle spaces, and electric vehicle charging stations. The landscape plan includes retention of a substantial proportion of the site's existing vegetation, removal of

invasive and non-native vegetation, and new landscaping composed primarily of native vegetation.

The San Diego River Pathway would be located on the south side of the river and have three distinct segments. At the west end, the pathway would be on grade and curve gently to the east to take pedestrians past the Discovery Center and passive park. The pathway would primarily consist of a 10-foot-wide hardscape surface per the San Diego River Park Master Plan with a minimum 2-foot-wide decomposed granite shoulder area on each side. At the center of the site, a raised 10-foot-wide “nature” boardwalk structure would be used to reduce impacts to the vegetation and wildlife. The boardwalk would be raised an average of four feet above the natural grade and extend eastward to connect to Camino Del Rio North. At this point, the pathway would run eastward along Camino Del Rio North on a new widened, cantilevered sidewalk with new parkway landscaping, a nature overlook point, and continuous guardrails. Overlooks would also be placed along the other key areas of the pathway and would include interpretive signs and/or seating.

In addition to the trail noted above, the project would include a 5,780-square-foot passive park (and musician’s performance area with noise control shell), a 2,900-square-foot outdoor classroom area with a shade structure, volunteer staging area, picnic areas, and an interpretive water feature.

Normal Project activities include docent-guided (with portable personal battery powered speakers) group walks along the River Pathway with instructive information about biology and river park features and use of the view deck area for educational presentations by the docents, and/or small gatherings of guests/staff, small personal music systems or educational presentations including viewing (TV or computer screen). The Project concession proposes a small public address (PA) system using a small pair of speakers mounted near the outer edges of the concessions under the eaves for weather protection, aimed downwards into the local area of the concessions.

In addition to the activities described above, it is anticipated that there would be up to 12 special events annually. Generally, these special events include fundraisers, volunteer and donor appreciation and recognition gatherings, as well as other life celebrations such as weddings. To support these special events, the passive park would be developed with a small musician’s performance area and acoustic sound control shell, built around and over the musician’s performance area. The passive park may also be used for art shows (which may include music) and up to four community movie presentations per year.

The estimated range of attendance at the special events could be 120 to a maximum of 385 guests using the full project area at any time or event. Specific site loading considerations assume a typical outdoor maximum use occupancy of 15 square feet per person for the passive park and view deck, and 7 square feet per person in the outdoor classroom seating area, based on typical indoor occupancy standards. This provides the following maximum area use constraints:

- View Deck: 80 occupants maximum
- Passive Park: 385 occupants maximum

- Outdoor Classroom: up to 150 occupants maximum

The Special events would be controlled and supervised by facility staff including date, time and duration of the event with special attention to those events requested during the breeding seasons where more strict controls would be implemented (i.e., limiting the type of music, volume and location within or on the premises). Sound generating events would be controlled in compliance with the recommendations described in the noise report and update letter (HELIX 2016c, and HELIX 2017), including the limitation of the size and location of small speakers and their orientation within the proposed sound shell away from the sensitive habitat during the breeding season. These requirements would be incorporated into any facility lease agreements and operational procedures. In addition, these measures would be included as a condition of project approval.

During a Passive Park Event there would be no docent led tours scheduled nor would the view deck be used for educational presentations; however, guests (maximum of 385 people) would be assumed to use both areas for an event.

Grading of the project site would require approximately 7,500 cubic yards (cy) of cut and approximately 8,700 cy of fill. The 1,200 cy of material to be imported would come from an authorized export site. The proposed grading would result in modifications to the 100-year floodplain, to direct flows around the proposed development area. A bioretention basin would be placed west of the interpretive center and a hydromodification Best Management Practice (BMP) for the adjacent Discovery Place (a recently completed development south of Camino Del Rio North) would be relocated northeast of the outdoor classroom space.

Required project approvals include a Site Development Permit (Process Three), covering the required Mission Valley Development Permit and Planned Development Permit. A Boundary Line Adjustment (BLA) to the City's Multi-Habitat Planning Area (MHPA) also is proposed. The proposed MHPA BLA removes 0.09 acre of wetlands, 0.09 acre of sensitive uplands, and 0.27 acre of non-sensitive uplands from the MHPA and replaces them with 1.31 acres of wetlands, 1.45 acres of sensitive uplands, and 0.37 acre of non-sensitive uplands within the project site.

9. Surrounding land uses and setting:

The 17.52-acre site is located at 2450 Camino Del Rio North, on the northeast corner of Camino Del Rio North and Qualcomm Way. The San Diego River and its floodplain pass through the 17.5-acre site. Refer to Figure 3 for the project location on an aerial photograph. The site is currently undeveloped, but was heavily disturbed by sand mining prior to 1964. As a result of those past activities, approximately the southern 40 percent of the site is isolated from the river floodplain by artificial berms. Undocumented fill in this portion of the site ranges from approximately 15 to 30 feet below existing grade.

Lands surrounding the Discovery Center project site are currently associated with commercial, residential, government, and transportation uses, except for undeveloped land in reaches of the San Diego River upstream and downstream of the site. The project site is generally bounded by Interstate (I-) 8 and I-805 to the south and east, respectively; the San

Diego River and the San Diego Metropolitan Transit System (SDMTS) trolley line to the north; and Qualcomm Way to the west. The area immediately surrounding the project is developed with a U.S. Post Office immediately to the east, a hotel opposite of Camino Del Rio North (south), and multi-family residences opposite Qualcomm Way (west). Hotel and office uses occur across the San Diego River and trolley tracks to the north.

The site is designated as Park, Open Space, and Recreation; Commercial Employment, Retail, and Services and zoned OF-1-1 and MV-CO of the Mission Valley Planned District within the Mission Valley Community Plan. Additionally, the site is in the Affordable Housing Parking Demand Overlay Zone (High), Airport Land Use Compatibility Overlay Zone (Montgomery Field); Airport Influence Area (Review Area 2 – Montgomery Field and San Diego International Airport-Lindberg Field), Federal Aviation Administration Part 77 Noticing Area (San Diego International Airport-Lindberg Field and Montgomery Field), Very High Fire Hazard Severity Zone, Residential Tandem Overlay Zone, and the Transit Priority Area. In addition, the project site is located in a developed area currently served by existing public services and utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
 - Federal Emergency Management Agency Conditional Letter of Map Revision/Letter of Map Revision (FEMA 2016)
 - United States Fish and Wildlife Service (USFWS)
 - California Department of Fish and Wildlife (CDFW)
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego notified the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area, of the proposed project. These tribes were notified via email on November 13, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation. Initial consultation occurred on November 17, 2017 with both Native American tribes. Consultation with both tribes concluded in March 2018.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

I. AESTHETICS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Pursuant to the City's Significance Determination Thresholds, impacts associated with scenic views may be significant if the project would create a substantial obstruction to the scenic views from a public viewing area. The Mission Valley Community Plan identifies the San Diego River through Mission Valley as a significant aesthetic asset to the community that provides scenic value. The Community Plan states that the San Diego River floodway should be considered a scenic resource in which projects can be integrated with. The project may be visible to viewers traveling along I-805, which is elevated above the site. However, the site represents a relatively small element of a view largely comprised of commercial development. Viewers traveling along I-8 and from most surface streets in the area are largely obstructed by intervening development and topography. The site's natural vegetation is highly visible to travelers along Qualcomm Way and Camino Del Rio North; however, views of the San Diego River are visibly limited by vegetation and the existing berm.

The project would change views of the site by introducing development into the southern portion of the site. The project's setback from the river would be consistent with setbacks of developments immediately to the west and east, thereby providing a cohesive visual experience and providing additional emphasis on the river corridor when viewed from the elevated freeway. The majority of on-site vegetation would remain and views from Qualcomm Way would remain dominated by the riparian vegetation to be retained on site. Views for travelers along the segment of Camino Del Rio North immediately adjacent to the site would change from undeveloped to primarily developed. However, this would be consistent with the setting along the remainder of the roadway. In addition, portions of the frontage would be retained in native vegetation, and landscaping with native species visually consistent with the adjacent natural vegetation would be provided between structures and the street. Through the provision of view decks, trail overlooks, a raised boardwalk, and improvements to the San Diego River Pathway, the project would increase opportunities for park users to enjoy scenic vistas of the river, and would integrate the project with the San Diego River consistent with the San Diego River Park Master Plan and the Mission Valley Community Plan. Thus, the project would have a less than significant impact on a scenic vista.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located north of I-8, which is eligible as a state scenic highway through the California Department of Transportation (Caltrans). However, as discussed in Section I(a), the project would be consistent with existing development in the surrounding area and would preserve the San Diego River corridor and include native vegetation consistent with the area. Thus, potential impacts within a state scenic highway would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The existing visual character and quality of the project site is undeveloped, natural lands. As described in Section I(a), the existing visual character of the general area surrounding the project is primarily defined by commercial development. The visual character in the Mission Valley area is commercial with a mix of multi-family residential land uses. The land immediately to the west, south, and east are developed, with undeveloped land (San Diego River) to the north. The project would replace the existing views of the site with buildings, associated parking, and landscaping that would contribute to an aesthetic change in the area.

The project would include one 2-story interpretive center and a 1-story concession building, which would be consistent with other buildings' height within the vicinity. There are several developments at or in excess of two stories located along Camino del Rio North and Qualcomm Way (US post office, Spring Hill Suites Marriot, IFly, Starbucks, Chevron gas station, and River Colony condominiums).

The project would represent an increase in land use intensity on-site from undeveloped to developed but would remain consistent with the overall development pattern and nearby structures in the immediate vicinity. Additionally, the project would include variations in height, and depth of wall surfaces to break up the façade and bulk by integrating visual offsets such as metal siding, horizontal guardrails, glass doors, exterior plaster, aluminum framed windows, and a steel shade trellis which offer variations in colors, textures, and material. The project site contains a mix of native vegetation and habitat types, some of which would be converted into the proposed buildings. Native vegetation that would be impacted includes southern cottonwood-willow riparian forest, southern riparian woodland, southern willow scrub, Diegan coastal sage scrub, baccharis scrub, non-native woodland, and disturbed habitat. The project would retain 85 percent of the 17.5-acre site in native vegetation (through preservation and/or restoration) and incorporate a native plant palette throughout the proposed hardscape, as shown on the Landscape Plan (Figure 5). In addition, mature trees such as coast live oak (*Quercus agrifolia*) and California sycamore (*Platanus racemosa*) would be planted along the street frontage that would soften the structural design elements of the project from Camino del Rio North. Overall, the project would not degrade the visual character of the site or surrounding area as the project is consistent with nearby land uses, intensity of development, bulk, and building height. Impacts would be less than significant.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No project construction would occur at night, and no lighting or other facilities would be constructed that would cause substantial light or glare. Lighting adjacent to the MHPA would be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat consistent with the MHPA Land Use Adjacency Guidelines. The project would comply with the outdoor lighting standards contained in Municipal Code Section 142.0740 (*Outdoor Lighting Regulations*) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

The buildings would be primarily constructed of cast-in-place concrete with a cement stucco finish and would not incorporate materials and surfaces that are highly reflective. Exterior materials utilized for proposed structures would be limited to specific reflectivity ratings as required per Municipal Code Section 142.0730 (Glare Regulations). In addition, solar panels (which would be placed on the roof) are designed to minimize reflection. Thus, the project would not result in significant light or glare impacts.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a generally urbanized area and is mapped as Other Land under the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP, 2015). Accordingly, the site does not include areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and implementation of the project would not result in impacts from conversion of these Important Farmland categories to non-agricultural use.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Approximately the northern half of the project site is zoned as Open Space-Floodplain (OF-1-1), while the southern portion of the site is zoned Mission Valley Planned District-Mission Valley-Commercial Office (MVPD-MV-CO). The MVPD-MV-CO designation does not identify allowable agricultural uses, with no associated impacts to agricultural zoning from implementation of the project. The OF-1-1 designation does identify certain agricultural uses as allowable (e.g., aquaculture and raising/harvesting crops), although the primary intent of this category is to: "...control development within floodplains to protect the public health, safety, and welfare and to minimize hazards due to flooding in areas identified by the FIRM (Flood Insurance Rate Map) on file with the City Engineer." Based on the described zoning designations, as well as the fact that no Williamson Act contract lands are located within or adjacent to the project site, no associated impacts to agricultural-related zoning and Williamson Act contracts would occur from implementation of the project.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Refer to II(b), neither of the on-site zoning designations (OF-1-1 and MVPD-MV-CO) allow uses related to forest or timberland resources/production. In addition, approximately the northern two-thirds of the site (which contains relatively extensive areas of riparian forest habitat) are within the MHPA. The southern portion of the site includes primarily arid scrubland and grassland habitats, and does not comprise forest land, timberland, or timberland zoned Timberland Production under the above cited regulatory definitions. Accordingly, implementation of the project would not result in impacts related to zoning for forest land, timberland, or timberland zoned as Timberland Production.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to II(c), implementation of the project would not result in impacts related to the loss or conversion of forest land to non-forest uses.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Pursuant to the discussions provided above under Items II(a, c, and d), no Important Farmlands or forest lands are present within the site, and implementation of the project would not result in impacts associated with conversion of such lands.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

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

The project site is located within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District (SDAPCD) manages air quality in the SDAB. Air quality plans applicable to the SDAB include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State Implementation Plan (SIP). The RAQS and SIP outline the SDAPCD's plans and control measures designed to attain state and federal air quality standards. The RAQS and SIP rely on San Diego Association of Governments (SANDAG) growth projections, which are based in part on city and County general plans. As such, projects that propose development consistent with the growth

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

anticipated by the applicable general plan(s) are consistent with the RAQS and applicable portions of the SIP.

As described in Section X, Land Use, the project site is located in an area identified as the "San Diego River Subdistrict" which supports the implementation of the City's San Diego River Subdistrict Plan and San Diego River Park Master Plan by providing an Interpretive Center for the River Park in a central location in Mission Valley. The development would comply with City of San Diego General Plan, Mission Valley Community Plan, the San Diego River Master Park Plan, and the Mission Valley Planned Ordinance. Based on the described conformance with applicable land use plans, the project would be consistent with the RAQS and applicable portions of the SIP. There would be no impact related to implementation of applicable air quality plans.

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

The SDAPCD is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is classified as a federal non-attainment area for ozone and a state non-attainment area for ozone, particulate matter 10 microns or less in diameter (fugitive dust; PM10) and particulate matter 2.5 microns or less in diameter (PM2.5).

Construction-related pollutants would result from dust raised during demolition and grading, emissions from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55, of the SDAPCD's rules and regulations. The project would comply with the SDAPCD rules and regulations, and construction emissions would not substantially contribute to the air basin non-attainment.

Operational mobile source emissions would originate from traffic trips. As a result of the proposed project, the ADT within the area would increase by approximately 676 ADT. However, trips would remain below the traffic allocation of 709 ADT established in the Mission Valley Planned District regulations and the cumulative traffic analysis prepared for Mission Valley Permit No. 1275627 for the Discovery Center and Discovery Place. An increase in emissions would occur during construction; however, this increase would be temporary and minimal considering compliance with the SDAPCD rules and regulations. The incremental increase in emissions would not violate any air quality standard or contribute substantially to air quality violations. Impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The region is classified as in attainment for all criterion pollutants except ozone, PM10, and PM2.5. As described above in Section III(b), construction activities could temporarily increase the emissions of dust and other pollutants; however, construction emissions would be temporary and minimal. Additionally, the scope and nature of the project would not result in a significant increase in average daily vehicle trips and associated emissions. Therefore, emissions of ozone precursors (ROG and NOx), PM10, and PM2.5 from construction and operation would be below the applicable thresholds. These thresholds were developed based on the Clean Air Act de minimis levels, which are designed to provide limits below which project emissions from an individual project would not significantly affect regional air quality or the timely attainment of the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant (ozone, PM10, or PM2.5) for which the project area is in non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

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

The only notable source of objectionable odor anticipated from the project would be exhaust emissions from the diesel equipment and haul trucks during construction. Diesel equipment operating at various locations on the site may generate some nuisance odors; however, odors associated with construction would be temporary, ceasing at the completion of the construction period. As such, construction would not cause an odor nuisance, and odor impacts would be less than significant.

The project site would be developed with educational and recreational park land uses, which are not typically associated with odor complaints. Food preparation associated with the concession building operation could produce odors, but these odors would not be considered objectionable. On-site trash receptacles would have the potential to create adverse odors. However, trash receptacles would be located, screened, and maintained in a manner that discourages odor and animal access controls. Thus, no significant odors would occur from the project.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐
☒
☐
☐

Numerous biological field surveys were conducted for the project from 2013 to 2017. The results of the surveys are presented in the project Biological Resources Report prepared for the project (RECON 2018a), and summarized below as appropriate. These investigations included vegetation mapping and surveys for sensitive plant and animal species.

Sensitive Plants

With respect to sensitive plants, no federally or state listed plant species were observed within the project boundary, and no Multiple Species Conservation Program (MSCP) Narrow Endemic species have the potential to occur on site (RECON 2018a). Accordingly, no significant impacts to sensitive or special status plant species would result from project implementation.

Sensitive Wildlife

Several sensitive wildlife species could potentially be impacted by the project. Specifically, the federally and state listed endangered least Bell's vireo (LBV; *Vireo bellii pusillus*) was detected on site during two (of eight) protocol surveys conducted for the proposed project in April through June 2015 (HELIX 2016a) as well as in several previous surveys and is considered to be present within the project site. Additionally, three California State Species of Special Concern (SSC), Cooper's hawk (*Accipiter cooperii*) (also a MSCP-covered species, yellow warbler (*Dendroica petechial*), and yellow-breasted chat (*Icteria virens*), were observed on-site during project surveys, as well as previous on-site investigations (RECON 2018a and HELIX 2016a). Any indirect impacts to LBV, Cooper's hawk, yellow warbler, or yellow-breasted chat would be considered significant. Effects from the removal of associated habitat for these species is addressed below in Section IV(b). Compliance with the MHPA Land Use Adjacency Guidelines and noise control requirements would avoid indirect impacts to least Bell's vireo, as addressed under Land Use Section X(c) and Noise Section XII.

Eucalyptus and riparian trees on the project site and in surrounding areas provide potential nesting habitat for raptors and other nesting birds that are protected by California Fish and Game Code. Project construction activities would potentially result in significant direct or indirect adverse impacts to nesting raptors, or nesting birds, if nests are disturbed by habitat removal and/or by noise that causes nest abandonment. Compliance with the California Fish and Game Code ensure project impacts to nesting birds would be less than significant.

In addition to the noted bird species, orange-throated whiptail (*Aspidoscelis hyperthrya beldingi*) (an SSC and MSCP covered species), San Diego tiger whiptail (*Aspidoscelis tigris stejnegeri*) (an SSC), and two-striped garter snake (*Thamnophis hammondi*) (an SSC); while not observed during on-site surveys or reported from the project site during previous investigations, the species is considered to have moderate to high potential to occur on-site. Direct impacts to this species are anticipated to occur. Although suitable habitat is present, the site is not expected to support a significant

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

population of these species as they were not observed during surveys of the site. In addition, this is a MSCP covered species and its habitat would be adequately conserved as part of the MHPA. The project would comply with the MHPA Land Use Adjacency Guidelines, which ensure edge effects are avoided consistent with the Area Specific Management Directives for this species. Therefore, any potential impacts to these species would be less than significant because the project would not reduce the populations to a level that is below self-sustaining levels.

One San Diego County sensitive bat species, Yuma myotis (*Myotis yumanesis*), also has a high potential to occur on the project site, and has been reported to occur immediately to the west (i.e., at the Qualcomm Way bridge crossing of the San Diego River). Potential impacts to Yuma myotis would be less than significant due to the fact that daytime construction noise would not significantly increase disturbance to Yuma myotis roosting, relative to existing noise and vibration levels from traffic on Qualcomm Way, project-related construction and operational night lighting would be directed away from adjacent habitat in accordance with MHPA adjacency guidelines, and nighttime activities at the Discovery Center would not significantly add to existing disturbance from light and traffic in the surrounding areas (HELIX 2016a).

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential biological resources impacts would be reduced to below a level of significance.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐
☒
☐
☐

As detailed in the project Biological Resources Report (RECON 2018a), the project site supports a number of wetland and upland plant communities which are identified as important in local, state, and/or federal planning efforts. These habitats include open water, freshwater marsh, southern cottonwood-willow riparian forest, southern riparian woodland, southern willow scrub, mule fat scrub, Diegan coastal sage scrub, and baccharis scrub

The project would result in direct impacts to 4.10 acres of habitat. As outlined in Table 1, Proposed Impacts to Vegetation Communities, permanent impacts to sensitive vegetation communities would total 2.25 acres, including 0.89 acre of wetlands and 1.36 acres of upland habitats. In addition, the project would result in 0.22 acre of temporary impacts to sensitive habitats, including 0.11 acre of wetlands and 0.11 acre of sensitive upland habitats. Impacts to sensitive vegetation communities are considered significant. Project impacts to 1.60 acres of non-sensitive upland habitats (non-native woodland and disturbed habitat) would not be significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

| Table 1 Proposed Impacts to Vegetation Communities (acres) | | | | | | |
|---|--------------|-------------------|-------------------|---------------|------------------|---------------------|
| Vegetation and Land Cover Types | Existing | Permanent Impacts | Temporary Impacts | Total Impacts | Mitigation Ratio | Mitigation Required |
| Wetland Habitats | | | | | | |
| Open water | 0.49 | 0.00 | 0.00 | 0.00 | 3:1 | 0 |
| Freshwater marsh | 3.97 | 0.00 | 0.00 | 0.00 | 3:1 | 0 |
| Southern cottonwood-willow riparian forest | 7.07 | 0.26 | 0.06 | 0.32 | 3:1 | 0.96 |
| Southern riparian woodland | 0.92 | 0.58 | 0.04 | 0.62 | 3:1 | 1.86 |
| Southern willow scrub | 0.51 | 0.05 | 0.01 | 0.06 | 3:1 | 0.18 |
| Mule fat scrub | 0.05 | 0.00 | 0.00 | 0.00 | 3:1 | 0 |
| Wetland Subtotal | 13.01 | 0.89 | 0.11 | 1.0 | - | 3.0 |
| Upland Habitats | | | | | | |
| Diegan coastal sage scrub (Tier II) | 1.09 | 0.44 | 0.05 | 0.49 | 1:1* | 0.49 |
| Baccharis scrub (Tier II) | 1.41 | 0.92 | 0.06 | 0.98 | 1:1* | 0.98 |
| Non-native woodland | 0.33 | 0.01 | 0.02 | 0.03 | 0:1 | - |
| Disturbed habitat | 1.65 | 1.54 | 0.04 | 1.58 | 0:1 | - |
| Urban/developed | 0.02 | 0.02 | 0.00 | 0.02 | 0:1 | - |
| Upland Subtotal | 4.5 | 2.93 | 0.17 | 3.1 | | 1.47 |
| TOTAL | 17.51 | 3.82 | 0.28 | 4.10* | - | 4.47 |
| ESL – Environmentally Sensitive Land | | | | | | |
| *All mitigation is proposed within the MHPA. | | | | | | |

In order to mitigate project impacts to sensitive wetlands and upland habitats, the project would implement mitigation measures BIO-2 (sensitive uplands), BIO-3 (sensitive wetlands), and BIO-4 (long-term management of sensitive habitats).

The project would result in significant impacts to 1.47 acres of Tier II habitat. Per the Biological Guidelines, impacts to Tier II habitat would require mitigation within the MHPA at a 1:1 ratio. The project would provide 1.47 acres of restoration and enhancement within the MHPA, as required by mitigation measure BIO-2. Thus, sensitive upland impacts would be reduced to below a level of significance. More details regarding the on-site mitigation can be found in the project's On-Site Mitigation Plan (RECON 2018b).

The project would impact a total of 3 acres of City wetlands (southern cottonwood-willow riparian forest, southern riparian woodland, and southern willow scrub). Mitigation would be provided at a 3:1 mitigation ratio, with a 1:1 creation component as required per the City's Biology Guidelines. Mitigation would reduce potential impacts to wetlands to below a level of significance. More details regarding the on-site mitigation can be found in the project's On-Site Mitigation Plan (RECON 2018b).

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

To ensure the proposed on-site mitigation lands described above would be managed and maintained in perpetuity, long-term management would be required. Mitigation Measure BIO-4 provides for the long-term maintenance and monitoring in perpetuity. This measure includes a requirement for an endowment to financially provide for the long-term maintenance, as well as a requirement to have a qualified long-term habitat manager maintain and monitor per the performance criteria identified. Overall, this measure would ensure adequate long-term management of the biological open space area identified in the On-Site Mitigation Plan (RECON 2018b).

Overall the project would result in impacts to sensitive upland and wetland habitats and therefore, mitigation measures BIO-1 through BIO-4 would be required.

A Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential biological resources impacts would be reduced to below a level of significance.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Per the Jurisdictional Delineation Report (Helix 2014), the project site contains habitats under the jurisdiction of U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW). However, the project would have no impact to jurisdictional habitats.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important, because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (RECON 2018a). Wildlife movement corridors are considered sensitive by resource and conservation agencies.

The San Diego River and its associated floodplain provide a substantial wildlife corridor through the project site comprising open water within the river and adjacent wetland and riparian habitats. These habitats are connected to similar habitats east of the project site and connected via culverts under Qualcomm Way to similar habitats west of the project site. These habitats provide areas for

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

native riparian wildlife species to forage, breed, and travel through to other off-site portions of this major corridor. The portion of the site south of the east-west running berm has no connectivity to other areas of native vegetation or substantial habitats for native wildlife. This area is surrounded by development except for the river corridor north of the berm.

Project development would impact approximately 20 percent of the property and would preserve and/or enhance the remaining area, including the San Diego River corridor. The impact area is dominated by disturbed upland vegetation and is isolated from adjacent riparian habitat due to topography and line of sight and is not likely used as a corridor for wetland/riparian dependent species. Large mammals, such as mule deer (*Odocoileus hemionus fuliginatus*) and mountain lion (*Puma concolor*), are known to use riparian areas as corridors in San Diego County, though are unlikely within the project area. This reach of the San Diego River is highly urbanized, does not connect two areas of available large mammal habitat, and is bounded by complete inundation up and downstream limiting movement from upstream areas of available large mammal habitat. The disturbed upland habitat impacted by the project is isolated from other upland habitats to the south by an eight-lane freeway (Interstate 8) which acts as a significant barrier to upland wildlife movement. Though some culverts flow under the freeway to the project site which may be used by urbanized, non-sensitive small and medium sized mammals, the large underground distance (>1000 feet) is likely deleterious to wildlife movement. The river corridor area would remain intact. Thus, the project impact to wildlife movement would be less than significant.

A nursery site is where wildlife concentrates for hatching and/or raising young, such as rookeries, spawning areas and bat colonies (County of San Diego 2010). The project site does not meet the requirements to be considered a nursery site. No impact to a nursery site would occur.

The project includes an outdoor stage/viewing area near the river pathway that would have of a 6-foot-high-by-20-foot-long acoustic sound control shell. The sound control shell would consist of a patterned UV anti-reflective 3/8-inch thick glass panels specifically designed to reduce sky reflection and minimize glass transparency. The panel design would minimize potential for bird strikes. This structure would not have significant impacts related to bird strikes given its small size and design that does not include clear glass panels.

Overall, the project would not substantially interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts would be less than significant.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐
☐
☐
☒

Mission Valley Community Plan

The Mission Valley Community Plan provides several objectives aimed at preserving biological resources along the San Diego River. These objectives include:

- Preserve and maintain the wetlands and riparian habitat areas along both sides of the river

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <p>The project would focus development within the disturbed area of the site, and would include the preservation and maintenance of the remainder approximately 13-acres located near the river. As such, the project would be consistent with this Community Plan objective.</p> <ul style="list-style-type: none"> • Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment and protect biological resources <p>The project site does not contain hillsides with unstable geologic conditions. The project would preserve biological resources on-site and would comply with ESL regulations. As such, the project would not be inconsistent with this Community Plan objective.</p> | | | | |
| <p><u>ESL Regulations</u></p> <p>The ESL Regulations (§143.0141) require that wetlands be avoided, with unavoidable impacts minimized to the maximum extent practicable. The project would impact City wetlands, and would require an allowable deviation from the ESL Regulations.. It was demonstrated that the project would be the biologically superior option, and therefore the project would be consistent with the City's Biology Guidelines. The project has received concurrence from the Wildlife Agencies. Thus, the project is consistent with ESL Regulations.</p> | | | | |
| <p><u>San Diego River Park Master Plan</u></p> <p>The City has adopted the San Diego River Park Master Plan (2013) that seeks to restore a symbiotic relationship between the river and surrounding communities, as well as to promote the restoration of the health and integrity of the river ecosystem. The Plan defines 5 goals: (1) restore and maintain a healthy river ecosystem; (2) unify fragmented lands and habitats; (3) create a connected continuum with a series of unique places and experiences; (4) reveal the river valley history; and (5) reorient development toward the river to create value and opportunities for people to embrace the river. Pursuant to these goals, the Plan includes recommendations for removal of invasive species, removal of trash, maintenance of a buffer for filtration and groundwater recharge, creation of a river pathway, and the establishment of a River Corridor Area and River Influence Area based around the 100-year floodway.</p> <p>The River Corridor Area includes the 100-year floodway and 35 feet on either side. The San Diego River Pathway is a multi-use pathway for bicycle and pedestrian use. The River Influence Area extends 200 feet beyond the outer edge of the River Corridor Area, and is an area in which development should be oriented toward the river, treat the river as an amenity, promote active uses adjacent to the River Corridor, and promote public awareness and access to the River Pathway.</p> <p>The project would directly promote goals 1, 3, 4, and 5 of the Plan. The project would result in removal of invasive plant species from the project site; extend the San Diego River Pathway along the interface between the Discovery Center and the river; and create a unique place where the public can experience the river and learn about its ecology and history. The proposed project's buffer and setback features would meet the intent of the Plan in terms of providing pedestrian access along the river, while at the same time protecting sensitive biological resources. The proposed trail would incorporate permeable and soft surfaces in the construction of pathway and</p> | | | | |

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

overlook facilities within the River Corridor Area. The Discovery Center itself would be oriented toward the river.

Overall the project would not conflict with any local policies or ordinances protecting biological resources. Refer to Sections IV(a) – (d) and IV(f). Impacts would be less than significant.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The City's MSCP Subarea Plan has been prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. This Subarea Plan describes how the City's portion of the MSCP Preserve, the MHPA, would be implemented. The MSCP identifies a MHPA that is intended to link all core biological areas into a regional wildlife preserve.

The project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. The City's Multi-Habitat Planning Area (MHPA) is mapped onsite. MHPA Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. A field survey and a biological technical report was prepared by RECON Environmental (2018a) to assess the vegetation communities on site and determine what impacts would result through project implementation. Refer to Section IV.a - e, Biological Resources discussion for further details.

To allow the development as proposed, a Boundary Line Adjustment (BLA) would be required. More specifically, the BLA removes 0.09 acre of wetlands, 0.09 acre of sensitive uplands, and 0.27 acre of non-sensitive uplands from the MHPA and would replace with 1.31 acres of wetlands, 1.45 acres of sensitive uplands, and 0.37 acre of non-sensitive uplands within the project site. The added areas are adjacent to existing areas of similar habitat within the MHPA for a total net gain of 2.68 acres. The final determination regarding the biological value of the proposed boundary adjustment was made in accordance with the MSCP Subarea Plan and with concurrence of the City, USFWS, and CDFW. The BLA was approved by USFWS and CDFW on August 21, 2015. Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity.

Due to the presence of the MHPA, on and adjacent to the site, the project would be required to comply with the MHPA Land Use Adjacent Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan to ensure that the project would not result in any indirect impacts to the MHPA. Per the MSCP, potential indirect effects from drainage, toxics, lighting, noise, barriers, invasives, and brush management from project construction and operation must not adversely affect the MHPA.

More specifically, drainage would be directed away from the MHPA, and/or would not drain directly into these areas. The project's storm water drainage would be conveyed away from the MHPA and into bio-retention basins where water would be pre-treated and released into the existing storm drain system. Light would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

from native habitat or shielded to minimize light pollution. Landscape plantings would consist of only native plant species. Brush Management Zone One would occur outside of the MHPA and within the development footprint. Brush Management Zone Two would not occur within the MHPA. In addition, no staging/storage area would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. With respect to grading, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those area delineated. Additionally, the project does not anticipate establishment of any new barriers that would affect the normal functioning of wildlife movements in the adjacent MHPA.

Lastly, due to the sites proximity to sensitive habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the least Bell's vireo (March 1 through August 15). The least Bell's vireo, a federally listed threatened species, and an MSCP covered species can typically be found within the adjacent habitat community.

MSCP Area-Specific Management Directives

The MSCP includes area-specific management directives (ASMDs) for covered species (City of San Diego 1997). Covered species located on-site or with a high potential to occur on-site include Belding's orange-throated whiptail, Cooper's hawk, and least Bell's vireo. Those species that have designated ASMDs are discussed in more detail in the following:

- Belding's orange-throated whiptail must address edge effects. *All of the development footprint is outside of the MHPA and the project would comply with the MHPA Land Use Adjacency Guidelines.*
- The ASMDs for Cooper's hawk include a 300-foot impact avoidance area around active nests, and minimization of disturbance in oak woodlands and oak riparian forests. *The project includes mitigation measure BIO-1 in accordance with this requirement.*
- The ASMD for least Bell's vireo must include measures to provide appropriate successional habitat, upland buffers for all known populations, cowbird control, and specific measures to protect against detrimental edge effects to this species. Any clearing of occupied habitat must occur between September 15 and March 15 (MSCP 1998: Table 3-5). *The project includes mitigation in accordance with this requirement. In addition, least Bell's vireo habitat and successional habitats would be enhanced and created within the MHPA.*

The project would be consistent with the MHPA Adjacency Guidelines as well as conform to the ASMDs and indirect impacts to the MHPA would be avoided. Furthermore, the project as designed would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential land use (MHPA Land Use Adjacency Guidelines) impacts would be reduced to below a level of significance.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

V. CULTURAL RESOURCES – Would the project:

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

A Cultural Resources Survey Report (HELIX 2015) identified two historical sites within a 1-mile radius of the property; the former location of the Adams Avenue Trolley Car barn and a single-family residence designed by the notable San Diego architect Irving Gill. Historic maps and aerial photographs indicate the site itself as being densely vegetated with no structures present up until 1953. By 1964 the site had been mined for sand and by 1980 the property was filled, Qualcomm Way was constructed, and the existing berms separating the northern and southern portions of the site were present. Additionally, no National Register of Historic Places properties are within the project boundaries, no properties listed on the Office of Historic Preservation Historic Property Directory are found within the project boundaries, and no properties that have been determined eligible and listed on the Archaeological Determinations of Eligibility at the Office of Historic Preservation are within the project boundary. Thus, no historical structures were recorded within or immediately adjacent to the project, and the project would have no impact to historical resources.

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

This section is also based on the Cultural Resources Survey Report (HELIX 2015) discussed above. The evaluation included a records search at the South Coastal Information Center (SCIC) in August 2014, which identified seven archaeological resources within a one-mile search radius of the project site. None of these resources were mapped within or immediately adjacent to the project site. Of the recorded resources, two are “Early Man” sites, two are as lithic scatters, one is an isolated lithic flake, and two are historic sites (as detailed above). No archaeological resources were identified during the on-site field survey. Further, a Sacred Lands search did not indicate the presence of Native American cultural resources in the immediate project area.

However, because of the sensitivity of the area and in proximity to recorded archaeological sites, there is a potential for buried prehistoric and historic resources to be encountered during ground-disturbing activities (grading activities). Therefore, monitoring would be required.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential historical resources (archaeology) impacts would be reduced to below a level of significance.

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

Based on the Geotechnical Investigation (GEOCON 2014), the underlying soils consist of undocumented fill over alluvial sedimentary deposits. Per the City’s Significance Determination

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Thresholds, alluvium has a low paleontological sensitivity rating and fill has no paleontological sensitivity. As such, no impact would occur.

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

There are no formal cemeteries or known burials in the immediate vicinity of the project site. In the unlikely event of a discovery of human remains, the project would be handled in accordance with procedures of the California Public Resources Code (§5097.98), State Health and Safety Code (§7050.5), and California Government Code Section 27491. These regulations detail specific procedures to follow in the event of a discovery of human remains, i.e. work would be required to halt and no soil would be exported off-site until a determination could be made via the County Coroner and other authorities as required. In addition, the Mitigation, Monitoring, and Reporting Program requires the presence of archaeological and Native American monitors during grading that would ensure that any buried human remains inadvertently uncovered during grading operations are identified and handled in compliance with these regulations (see V.b). Considering compliance with regulations would preclude significant impacts to human remains, impacts would not result.

VI. GEOLOGY AND SOILS – Would the project:

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

A Geotechnical Investigation was completed for the project by Geocon on January 21, 2014. Based on the results of the geotechnical investigation, the site is not traversed by an active, potentially active, or inactive fault. The nearest known faults are the Texas Street Fault and the Florida Canyon Fault located 0.35 mile and 0.6 mile south of the site, respectively. Additional faults have been observed approximately 0.5 mile north of the site, and are likely to be an extension of the Texas Street and the Florida Canyon faults (Geocon 2014). The nearest known active faults are associated with the Newport-Inglewood/Rose Canyon Fault Zone, located approximately 3.3 miles west of the site. The closest Alquist-Priolo Earthquake Fault Zone Designations to the project site are located along proximal segments of the Newport-Inglewood/Rose Canyon Fault Zone as described, and along the Silver Strand Fault approximately 3.6 miles to the southwest (California Geological Survey [CGS] 2007). Any construction associated with the project would be required to be built in accordance with the applicable California Building Code guidelines, which reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Therefore, impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------------|--------------------------------|--|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The site-specific Geotechnical Investigation (Geocon 2014) assesses seismic ground shaking via estimated potential peak ground acceleration (PGA, or ground shaking) levels at the project site, based on the following methodologies: (1) a PGA level of approximately 0.34 g (where g equals the acceleration due to gravity) in association with a maximum Earthquake Magnitude of 7.5 along proximal segment of the Newport-Inglewood/Rose Canyon Fault Zone (deterministic analysis); and (2) PGA levels of between 0.32 and 0.38g with a 10 percent chance of being exceeded on site during a 50-year period (probabilistic analysis). These estimated ground acceleration levels could potentially impact surface and subsurface facilities such as structures, foundations and utilities. As described in the project Geotechnical Investigation, however, the project would be required to comply with applicable regulatory standards, including seismic parameters identified in the California Building Code (CBC) and applicable City standards, as well as by the American Society of Civil Engineers (ASCE) would reduce impacts to people and structures to an acceptable level of risk. Therefore, impacts would be less than significant.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Liquefaction is the phenomenon whereby soils subjected to seismic (or other) ground shaking effects exhibit a loss of shear strength and demonstrate fluid-like flow behavior due to excess pore pressure. Loose, granular, and saturated soils with relative densities of less than approximately 70 percent are most susceptible to these effects, with liquefaction potential greatest at depths of less than approximately 50 feet. Surface and near surface manifestations from these events can include loss of support for structures/foundations, pavement and underground utilities; excessive settlement or dynamic settlement; and other effects such as lateral spreading (i.e., horizontal displacement on sloped surfaces as a result of underlying liquefaction) and flow slides (liquefaction-induced slope failures). The site-specific Geotechnical Investigation (Geocon 2014) identifies a high potential for liquefaction within the sandy layers of on-site alluvium, a moderate potential for lateral spreading, and a low potential for flow slides (based on a site-specific stability analysis). The main potential effect identified in association with on-site liquefaction is settlement, with an estimated liquefaction settlement of 5.0 inches, and a corresponding differential settlement (different degrees of settlement over relatively short distances) of approximately 2.5 inches.

The site-specific Geotechnical Investigation (Geocon 2014) also evaluates a related hazard termed cyclic softening, which involves the potential for fine-grained clayey silts and silty clays to exhibit a decrease in shear strength due to seismic loading. Fine-grained materials as described are present on the project site, with estimated dynamic settlement effects of approximately 1 to 2 inches, and differential settlement of approximately 0.5 to 1 inch (Geocon 2014).

The Geotechnical Investigation (Geocon 2014) identifies several design and construction measures to address potential liquefaction, lateral spreading, cyclic softening, and related effects, and ensure conformance with associated regulatory standards. Specifically, these include efforts such as remedial grading (e.g., removal and replacement of unsuitable soils with engineered fill); proper site drainage (to avoid near-surface saturation); use of soil mixing (i.e., introducing cement to consolidate loose soils) or subsurface structures (e.g., stone columns or piles) to provide support (i.e., by extending structures into competent underlying units); surcharging (i.e., loading prior to

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

construction to induce settlement; and settlement monitoring in appropriate areas. Based on the implementation of these (and/or other applicable) measures in conformance with the recommendations in the project Geotechnical Investigation and associated regulatory standards (e.g., the CBC) would reduce impacts to people and structures to an acceptable level of risk. Therefore, impacts would be less than significant.

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

Based on a review of published geologic maps for the site vicinity, the project Geotechnical Investigation (Geocon 2014) concludes that landslides are not present on or near the project site. As a result, no impacts related to landslides are anticipated from implementation of the project.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Implementation of the project would increase the potential for erosion and transport of eroded material (sedimentation) both within and from the site. Specifically, activities may involve: (1) removal of surface stabilizing features (e.g., vegetation); (2) excavation of compacted materials; and (3) redeposition of excavated and/or imported material as backfill in proposed development areas. While graded/excavated areas and fill materials would be stabilized through efforts such as compaction and installation of structures/hardscape and landscaping, erosion potential would be higher in the short-term than for existing conditions. The off-site transport of sediment also could potentially result in effects to downstream receiving water quality, such as increased turbidity and the provision of a transport mechanism for other contaminants that tend to adhere to sediment particles (e.g., hydrocarbons). Additional discussion of potential water quality effects associated with project-related erosion and sedimentation is provided below in Section IX, Hydrology and Water Quality. Erosion and sedimentation are not considered to be significant long-term concerns for the project, as developed areas would be stabilized through installation of structures/hardscape and landscaping as noted.

Short-term erosion and sedimentation impacts would be addressed through conformance with City storm water standards and the related National Pollutant Discharge Elimination System (NPDES) Construction General Permit (NPDES No. CAS000002, State Water Resources Control Board [SWRCB] Order 2009-0009-DWQ, as amended). Conformance with the noted NPDES and City standards is required prior to development of applicable sites exceeding one acre, and typically includes measures such as implementing an approved Storm Water Pollution Prevention Plan (SWPPP), an associated Construction Site Monitoring Program (CSMP), employee training, and minimum BMPs. Typical erosion and sediment control BMPs that may be implemented under the project SWPPP include the following: (1) seasonal grading restrictions during the rainy season (October 1 to April 30) for applicable areas; (2) preparation and implementation of a CSMP; (3) use of erosion control/stabilizing measures such as geotextiles, mats, fiber rolls, or soil binders; (4) use of sediment controls to protect the site perimeter and prevent off-site sediment transport, including measures such as silt fencing, fiber rolls, gravel bags, temporary sediment basins, street sweeping, stabilized construction access points and sediment stockpiles, and use of properly fitted covers for sediment transport vehicles; (5) compliance with local dust control measures; (6) regular BMP monitoring and as-needed maintenance; and (7) implementation of additional BMPs as necessary to ensure adequate erosion/sediment control and regulatory conformance.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with, the project SWPPP and related City's Storm Water Regulations and NPDES requirements, potential erosion and sedimentation impacts from implementation of the project would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potential liquefaction (and related effects such as lateral spreading) and landslide impacts are discussed above in the responses to VI(a.iii) and VI(a.iv). Subsidence and collapse are not specifically identified as potential geologic hazards in the project Geotechnical Investigation, with associated potential impacts from implementation of the project less than significant based on the following considerations: (1) subsidence is typically associated with conditions such as groundwater (or other fluid) withdrawal, with such activities not proposed as part of the project; (2) while subsidence effects can also be associated with loading related to placement of larger surface structures, materials potentially subject to such effects within the project site (fill and alluvium) would be addressed through the required inclusion of geotechnical recommendations and conformance with applicable regulatory requirements (as described in association with the response to VI[a] and the Geotechnical Investigation). Specifically, such measures would include provisions related to the removal of unsuitable materials; composition and placement methodology (e.g., compaction) of materials used as backfill; and appropriate seismic, drainage, structure, foundation, and pavement design, pursuant to standards from regulatory/industry sources including the City and CBC. Conformance with the described geotechnical recommendations and regulatory/industry standards as part of the project design and construction would ensure that hazards associated with expansive soils are reduced to an acceptable level of risk. Therefore, impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Expansive (or shrink-swell) behavior in surface or near-surface materials is attributable to the water holding capacity of clay materials. Such behavior can adversely affect the structural integrity of surface and subsurface facilities, such as pavement, foundations, and utilities. The Geotechnical Investigation (Geocon 2014) identifies the presence of on-site materials exhibiting low to very high expansion potential and provides several recommendations to address associated potential issues. Specifically, these include standard industry measures to ensure compliance with applicable regulatory requirements (e.g., the CBC), such as: (1) remedial grading to replace expansive soils with low to medium expansive fill (expansion index of less than 90) in pertinent areas (e.g., within the upper five feet of the building pads, the upper three feet below pavement, and retaining wall backfill); (2) appropriate design of foundations, slabs, streets and other improvements to accommodate potential expansion; (3) moisture conditioning of fill soils; and (4) proper control of surface and subsurface drainage. However, any construction associated with the project would be

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

required to be built in accordance with the applicable California Building Code guidelines which reduce impacts to an acceptable level of risk. Therefore, impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not involve the construction or use of septic tanks or an alternative wastewater disposal system, as the new facility would connect to the existing City sewer system. Therefore, no soil-related impacts associated with the use of septic tanks or alternative wastewater disposal systems would result from project implementation.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Climate Action Plan

The City adopted the Climate Action Plan (CAP) in December 2015 (City of San Diego 2015). With implementation of the CAP, the City aims to reduce emissions 15% below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO₂E) by 2020, 40% below the baseline to approximately 7.8 MMT CO₂E by 2030, and 50% below the baseline to approximately 6.5 MMT CO₂E by 2035. The City has identified the following five CAP strategies to reduce GHG emissions to achieve the 2020 and 2035 targets: (1) energy- and water-efficient buildings; (2) clean and renewable energy; (3) bicycling, walking, transit, and land use; (4) zero waste (gas and waste management); and (5) climate resiliency. The City's CAP Consistency Checklist, adopted July 12, 2016, is the primary document used by the City to ensure project-by-project consistency with the underlying assumptions in the CAP and thereby to ensure that the City would achieve the emission reduction targets identified in its CAP.

CAP Consistency Checklist

The CAP Consistency Checklist is the City's significance threshold utilized to ensure project-by-project consistency with the underlying assumptions in the CAP and to ensure that the City would achieve its emission reduction targets identified in the CAP. The CAP Consistency Checklist includes a three-step process to determine project if the project would result in a GHG impact. Step 1 consists of an evaluation to determine the project's consistency with existing General Plan, Community Plan, and zoning designations for the site. Step 2 consists of an evaluation of the project's design features compliance with the CAP strategies. Step 3 is only applicable if a project is not consistent with the land use and/or zone, but is also in a transit priority area to allow for more intensive development than assumed in the CAP.

Under Step 1 of the CAP Checklist, the project is consistent with the existing General Plan, Community Plan designations as well as zoning for the site. Therefore, the project is consistent with

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes project features consistent with the energy and water efficient buildings strategy, as well as bicycling, walking, transit, and land use strategy. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHGs to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the project's direct and cumulative GHG emissions would have a less than significant impact on the environment.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with the City's Climate Action Plan or another applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be consistent with the City's CAP as described in response VII(a).

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Therefore, the project would not create a significant hazard to the public or environment.

No storage, transport, use, or disposal of hazardous materials is proposed as part of the project operation. Accordingly, no associated impacts related to hazardous materials would occur from implementation of the project.

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

As noted above in the response to VIII(a), no health risks related to the storage, transport, use, or disposal of hazardous materials would result from implementation of the project. Project construction would involve the use of hazardous materials such as vehicle fuels and lubricants, with associated potential impacts discussed below in the response to IX(a).

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

As outlined above in the responses to VIII(a) and VIII(b), the project would not store, transport, use, or dispose of hazardous materials. Additionally, the project site is not located within 0.25 mile of an existing or proposed school site, with the closest schools located approximately 0.9 mile north (Faith Community School), 1.2 miles southeast (St. Didacus Parish School), 1.3 miles northeast (Juarez Elementary School), and 1.3 miles northwest (Fletcher Elementary School and Child Development Center). Based on the described conditions, no impacts related to emitting or handling hazardous materials, wastes, or substances within 0.25 mile of a school site would result from implementation of the project.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Two Phase I Environmental Site Assessments (ESAs) have been conducted for the project site, including a 1998 Phase I ESA prepared by Dudek & Associates, Inc. (Dudek) and a 2010 Phase I ESA prepared by Geocon. Both ESAs included standard methodologies such as records searches, field reconnaissance, and review of historical documents (e.g., aerial photographs), with neither report identifying recognized environmental conditions (RECs) on site (per ASTM criteria) or recommending additional investigation. From these analyses, the project site was documented to have been used historically for gravel and sand mining, followed by placement of fill materials to (presumably) reclaim borrow pit areas. In addition to the noted analyses, 10 soil samples were collected from the central and eastern portions of the site as part of the 1998 Phase I ESA, "...in areas where illegal dumping may have occurred or where contamination may have entered the site from an off-site source." While Total Recoverable Petroleum Hydrocarbons were observed in two of the noted sampling locations, they exhibited low concentrations, which the 1998 Phase I ESA concluded "...do not pose risk to human health.... Similar concentrations can be found under asphaltic concrete pavement." Limited on-site groundwater testing was also conducted as part of the 2014 project Geotechnical Investigation, for gasoline range organics (GROs), diesel range organics (DROs), and volatile organic compounds (VOCs). The results indicated that GROs and VOCs were not detected, while observed DRO concentrations were "...slightly above the drinking water standard for San Francisco County, which is the only county in California to publish a standard" (Geocon 2014).

Based on record searches conducted for both referenced ESAs (including under Government Code §65962.5, the "Cortese List"), one previous (case-closed) area of soil contamination was documented onsite, along with a number of off-site areas that could potentially affect the project site as outlined below.

- Vantile Parcels, on-site – This site is listed as exhibiting soil contamination from diesel and gasoline from an unknown source, with the case closed on May 5, 2011.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| <ul style="list-style-type: none"> • <u>Standard Stations, Inc., approximately 130 feet West of the Site</u> – This site is included on the Historical Auto Stations listing in 1970, with no additional information provided. The 2010 Phase I ESA concludes that the potential for this facility to have impacted the project site is low, based on its downgradient location. • <u>Chevron Station 94991, Approximately 340 feet West of the Site</u> – This site includes two listings for leaking underground storage tanks (LUSTs), one for soil and groundwater contamination with gasoline (T0607301731), and one with no specified contaminants or affected media (T0608150179). These cases are listed as closed on May 12, 2004 and October 4, 1993, respectively. • <u>Calmat Mission Valley, approximately 0.22-mile North of the Site</u> – This site is listed as a LUST for diesel, gasoline and oil contamination of soil and groundwater, and is identified as case closed in the 1998 Phase I ESA (with no specific case closure date). • <u>Caltrans Property, immediately east-southeast of the Site</u> – This site was reportedly used as sand and gravel plant prior to 1975, and was evaluated for the presence of petroleum hydrocarbons beginning in 1990 due to proposed grading at the I-8/Texas Street off-ramp. Associated testing under the County Voluntary Assistance Program identified contamination of underlying soil and groundwater with total petroleum hydrocarbons. It was subsequently recommended that the site remediation be conducted through “natural attenuation” with no further action, and the County Department of Environmental Health (DEH) concurred with this approach and formally closed the case on May 27, 2010. | | | | |

Based on the above information and the following considerations: (1) both Phase I ESAs conducted for the project site conclude that no RECs are present and no additional investigation is recommended; (2) all of the identified on- and off-site hazardous material listings were concluded to have a low potential to affect the project site in the referenced Phase I ESAs due to their nature, case-closed status, and/or downgradient location; (3) while low concentrations of DROs observed in the upgradient Caltrans site could potentially be present in groundwater underlying the project site, they do not exceed any applicable regulatory standards, and the DEH has concurred with the recommendation of no further action at the Caltrans site and closed the case; and (4) if contaminated soil or groundwater is encountered during project construction activities (e.g., dewatering to accommodate proposed grading/excavation), it would be subject to required regulatory standards regarding remediation and disposal (e.g., under NPDES Groundwater Permit conditions, as discussed below in Section IX). Potential impacts from project implementation related to the occurrence of on- and off-site hazardous material site listings would be less than significant.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐
☐
☒
☐

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

The project site is within the Airport Land Use Compatibility Plan (ALUC 2014) and Airport Influence Area (Review Area 2 – airspace protection and overflight boundaries) for the San Diego International Airport. Per the ALUCP, only airspace protection and overflight policies and standards apply within Review Area 2. The proposed maximum height would be 35 feet and would not exceed the Federal Aviation Authority (FAA) Part 77 height criteria of 200 feet above ground level. In addition, Montgomery Field is located approximately 2.5 miles to the north but is not located within any of the mapped Accident Potential Zones (APZs) identified for Montgomery Field in the associated Airport Land Use Compatibility Plan (ALUCP 2010). As a result, the risk of aircraft-related safety hazards from project implementation is considered low. The project is, however, partially within a FAA Part 77 Noticing Surface Area for Montgomery Field.

As a result, project implementation would require notification to the FAA prior to approval. After submittal of the required notice, the FAA would conduct an aeronautical review, and would issue either a Determination of Hazard to Navigation (i.e., if the project would exceed an obstruction standard and result in a “substantial aeronautical impact”), or a Determination of No Hazard to Navigation. In the latter case, the FAA may include site-specific conditions or limitations to ensure that potential hazards are avoided (e.g., noticing requirements or lighting restrictions). Based on the project site location relative to local airports, mandatory compliance with FAA regulatory criteria, and the proposed maximum building height of 35 feet potential impacts from aircraft-related hazards associated with implementation of the project would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City is a participating agency in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (MHMP), a countywide plan intended to provide compliance with regulatory requirements associated with emergency response efforts. As part of these compliance efforts, the City of San Diego Office of Homeland Security (SD-OHS) oversees emergency preparedness and response services for disaster-related measures, including administration of the City Emergency Operations Center (EOC) and alternate EOC. Implementation of the project would not interfere with, or diminish the capacity of, these programs and facilities to provide effective emergency response in the project site vicinity (or other areas).

The City is also a participating agency in the Unified San Diego County Emergency Services Organization and County of San Diego Operational Area Emergency Operations Plan (EOP), which addresses emergency issues including evacuation. Specifically, Annex Q (Evacuation) of the plan notes, “Primary evacuation routes consist of major interstates, highways and prime arterials within San Diego County...,” with I-8, I-5, I-805, and State Route (SR-) 163 identified as primary evacuation

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

routes in the project site vicinity. Implementation of the project would not affect the ability of these (or other) roadways to provide emergency evacuation capacity during natural or man-made disasters.

Based on the above considerations, as well as the fact that development would be required to comply with applicable City emergency preparedness/response and evacuation criteria (e.g., per the Building Code and Fire Marshall requirements) and the project does not include any off-site changes to existing roadways and would not impact access to the site; therefore, impacts related to impairing or interference with an adopted emergency response plan or and evacuation plan would be less than significant..

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is provided with fire protection services by the City, with the nearest fire station (Station 45) located approximately 0.8 mile to the east (adjacent to the Qualcomm Stadium parking lot). According to the California Department of Forestry and Fire Protection (Cal Fire) Fire Hazard Severity Zones Map (June 2009), the project site is not located within or adjacent to a State Responsibility Area (SRA), and is completely within the Local Responsibility Area (LRA) associated with the City. Pursuant to the noted LRA designation and California Code Sections 51175 to 51189, the City Fire Rescue Department has identified Very High Fire Hazard Zone (VHFHSZ) designations based on vegetation density, slope characteristics, and other relevant factors that contribute to fire hazard potential. The project site is located within a VHFHSZ, as well as a required 300-foot brush buffer zone (per City Ordinance O-19258 N.S.). The project design and operation would comply with applicable regulatory standards to address potential fire hazards, including applicable elements of the CBC, California Fire Code (CFC), City ordinances, and additional standards in the City Municipal Code related to CBC standards (e.g., Chapter 14, Article 5, Division 7) and fire safety (e.g., Chapter 5, Article 5, Divisions 1, 3-7, and 14). Specifically, CBC Chapter 7 (Fire and Smoke Protection Features) includes standards related to building materials, systems and assembly methods to provide fire resistance and prevent the internal and external spreading of fire and smoke (such as the use of non-combustible materials and fire/ember/smoke barriers). CBC Chapter 9 (Fire Protection Systems) provides standards regarding when fire protection systems (such as alarms and automatic sprinklers) are required, as well as criteria for their design, installation, and operation. Section R327 of the CRC includes measures to identify Fire Hazard Severity Zones and assign agency responsibility, and provides fire-related standards for building design, materials, and treatments. The CFC establishes minimum standards to safeguard public health and safety from hazards including fire in new and existing structures. This includes requirements related to fire hazards from building use/occupancy (e.g., access for fire-fighting equipment/personnel and provision of water supplies), the installation or alteration/removal of fire suppression or alarm systems, and the management of vegetative fuels and provision of defensible space.

Brush management is required for development that is adjacent to any highly flammable area of native or naturalized vegetation. Brush management is a comprehensive program required to reduce fire hazards around all structures by providing an effective firebreak between structures and

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

contiguous area of flammable vegetation. The firebreak is required to consist of two distinct brush management zones (BMZs): a 35-foot-wide BMZ-1 and a 65-foot-wide BMZ-2, which are required per the Land Development Code (LDC). BMZ 1 is designed to be incorporated into the proposed development footprint area as required per the LDC. BMZ 2 would extend from the edge of BMZ 1 to the proposed wetland buffer, with a width ranging from 6 to 12 feet. Wetland habitat located beyond BMZ 2 is considered to have a low fire hazard severity rating. Per the LDC Section 142.0412(i), the Fire Chief may modify the requirements of this section if the following conditions exist:

- The modification to the requirement shall achieve an equivalent level of fire protection as provided by this section, other regulations of the LDC, and the minimum standards contained in the Land Development manual; and
- The modification to the requirements is not detrimental to the public welfare of persons residing or working in the area.

Because of the constraints inherent to the site, the applicant would be providing a modified brush management program. The reduction/modification of the brush management zones would not increase hazards to either of the structures from external fires nor would it increase hazards to adjacent properties.

Both the City's Landscape and Fire Review Sections have reviewed the modified brush management compliance, designed in accordance with the City's Landscape Regulations, and concluded that it adequately addresses the fire safety potentially affecting the project site. Therefore, impacts would be less than significant.

Based on required compliance with applicable building codes and standards related to fire hazards as noted, potential impacts related to wildland fire hazards from implementation of the project would be less than significant.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☒ ☐

Potential project-related water quality impacts are associated with both short-term construction activities and long-term operation and maintenance. The discharge of short- and long-term pollutants from the project site could potentially result in significant water quality impacts to downstream receiving waters, including the San Diego River.

Because the project does not include activities or facilities that could directly affect groundwater quality (e.g., septic systems or underground fuel tanks) associated potential project-related impacts are limited to the percolation of surface runoff and associated pollutants. As a result, the following assessment of potential water quality impacts is applicable to both surface and groundwater resources.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Short-term Impacts

Potential short-term water quality impacts related to project construction include erosion/sedimentation, the use and storage of construction-related hazardous materials (e.g., fuels, etc.), and disposal of extracted groundwater (if required) as outlined below. Per the discussion above in Section VI, Geology and Soils, potential construction-related erosion/sedimentation impacts would be avoided or reduced below a level of significance through conformance with existing City Storm Water requirements and the related NPDES Construction General Permit. Specifically, this would entail implementing a SWPPP and related BMPs in conformance with applicable regulatory requirements.

Project construction would involve the use and/or storage of hazardous materials such as fuels, lubricants, solvents, concrete, paint, and portable septic system wastes. The accidental discharge of such materials during project construction could potentially result in significant impacts if these pollutants reach downstream receiving waters, including the San Diego River. As previously noted, implementation of a SWPPP would be required under NPDES and related City guidelines, and would include detailed BMPs to avoid or minimize potential impacts related to the use and potential discharge of construction-related hazardous materials. Specifically, this may involve measures such as minimizing on-site hazardous material use and storage, providing appropriate storage and containment facilities, properly maintaining construction equipment and vehicles, using properly designed and contained washout areas for materials such as concrete, providing appropriate employee training, and regularly (at least weekly) monitoring and maintaining hazardous material use/storage facilities and operations to ensure proper working order.

Disposal of groundwater extracted during construction activities (if required) into local drainages and/or storm drain facilities could potentially generate water quality impacts through erosion/sedimentation, or the possible occurrence of pollutants in local groundwater aquifers. Accordingly, if dewatering is required, the project would be required to conform with applicable criteria in the associated NPDES Groundwater Permit (NPDES No. CAG919002, Order No. R9-2008-0002). While specific BMPs to address potential water quality concerns from disposal of extracted groundwater would be determined based on site-specific parameters, they would likely include the following types of standard measures from the noted groundwater permit: (1) using erosion and sediment controls for applicable areas/conditions (e.g., disposal of extracted groundwater on slopes or graded areas); (2) testing extracted groundwater for appropriate contaminants prior to discharge; and (3) treating extracted groundwater prior to discharge, if required, to provide conformance with applicable discharge criteria (e.g., through methods such as filtration, aeration, adsorption, disinfection, and/or conveyance to a municipal wastewater treatment plant).

Long-term Impacts

A Water Quality Technical Report (WQTR) dated September 10, 2015 and Addendum No.1 to the WQTR revised January 12, 2018 (Rick Engineering 2015a and Rick Engineering 2018) and Storm Water BMP Recommendations (Geocon 2018) were prepared for the proposed project. The WQTR identifies the proposed development as a priority project based on applicable City and NPDES criteria. Accordingly, pollutants of concern are identified for the proposed project in the WQTR and include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, pesticides and bacteria and viruses. The discharge of these types of

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

pollutants could potentially result in significant impacts to downstream receiving waters, including the San Diego River. Pursuant to requirements under the NPDES Municipal Permit (No. R9-2013-0001, NPDES No. CAS019266, as amended) and related City standards, the project WQTR identifies appropriate measures to address potential long-term water quality concerns and ensure regulatory conformance. Specifically, these include the designation of drainage management areas (DMAs) and implementation of associated source control, low impact development (LID), and treatment control BMPs as follows (with additional information provided in the project WQTR). Source control BMPs are intended to reduce on-site pollutant generation and off-site pollutant transport, and include measures such as smart irrigation systems (e.g., use of pressure and moisture shut-off sensors), proper trash storage (e.g., covered/contained receptacles), installing “no dumping” markers at appropriate locations (e.g., drainage inlets), and proper containment/disposal of non-storm water flows (e.g., from fire sprinklers and air conditioners). LID BMPs are intended to avoid and/or control post-development runoff and pollutant generation by mimicking the natural hydrologic regime, and include measures such as minimizing the development footprint, directing runoff to vegetated areas, installing energy dissipators at applicable drainage outlets, and using pervious hardscape surfaces where feasible. Treatment control BMPs are designed to remove pollutants from urban runoff for a design storm event to the maximum extent practicable (MEP) through means such as filtering, treatment, or infiltration. Identified treatment control BMPs for the proposed project would provide medium or high levels of removal efficiency for the identified pollutants of concern, and include a bioretention basin and three DMAs. As described in the WQTR and recommended by Geocon, the majority of the site is located in DMA 1, which would drain into the proposed bioretention basin. The bioretention basin is recommended to be lined with an impermeable barrier due to the site’s unsuitable infiltration for stormwater and the presence of soft, fine-grain soils. DMA 2 would be treated through the use of permeable pavement (no liner is required) and DMA 3 would be “self-mitigating” through incidental infiltration, evaporation and evapotranspiration (and do not require treatment control BMPs).

These requirements have been reviewed by qualified staff and would be re-verified during the ministerial process. Adherence with the standards would ensure that water quality standards are not violated and also preclude a cumulatively considerable contribution to water quality; therefore, a less than significant impact would result.

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

The project proposes use of a well for on-site irrigation and other non-potable uses (1 gallon per minute; 1,440 gallons per day) which is equivalent to two single-dwelling units per day. The amount of water withdrawn for on-site uses would not be substantial relative to the volume of the aquifer. As a result, potential impacts to groundwater supplies, aquifer volumes, or groundwater tables would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| While project implementation would include the installation of impervious surfaces such as structures and pavement, associated potential impacts to existing on-site recharge capacity would be less than significant based on the following considerations: (1) the site design includes extensive open space retention and landscaping that would provide recharge capacity; and (2) proposed BMPs include measures to direct flows from rooftops and pavement to vegetated areas as outlined above in Item IX(a), as well as the use of a bioretention basin and permeable pavers, which would retain storm flows and provide opportunities for infiltration and associated groundwater recharge. Thus, the project would not substantially interfere with groundwater recharge, and would result in a less than significant groundwater impact. | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A Drainage Study was prepared for the project by Rick Engineering (2015b), and evaluates pre- and post-project drainage conditions, including on- and off-site flows, hydromodification requirements, flood-related issues, and existing/proposed storm drain systems. The project site is predominantly undeveloped and supports extensive native upland and wetland vegetation. A number of ponding/sump areas are present within the site, with these areas exhibiting variable low points and conveyance capacity, as well as high infiltration rates. The project site receives off-site flows from an area to the south recently developed with hotel and recreational (indoor skydiving) uses, along with adjacent portions of Camino Del Rio North. These flows enter the site and, together with applicable runoff generated on site, flow into the noted ponding/sump areas. The combined on- and off-site flows eventually discharge to the San Diego River, which extends through the northern portion of the project site. The described drainage patterns and directions would be largely retained after development of the project, with the Drainage Study concluding, "In the post-project condition, the drainage characteristics will remain similar to the pre-project condition." It should also be noted that the project is exempt from hydromodification management requirements, due to the fact that it discharges to an exempt receiving water (the San Diego River). The described off-site flows entering the site from the south are required to comply with hydromodification standards, however, and would utilize an on-site ponding/sump area to provide flow regulation and meet hydromodification requirements. The development would not alter these conditions, with off-site flows continuing to utilize the project site ponding/sump area for hydromodification compliance.

While grading would be required, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

As described in Item IX(c), the project would not significantly alter existing on- or off-site drainage patterns. The installation of impervious surfaces would increase the amount of runoff generated within the site (and ultimately discharging to the San Diego River), but the project Drainage Study concludes that “the impact of increased flows to San Diego River will be negligible.” Specifically, this conclusion is based on the following considerations: (1) portions of the combined on- and off-site runoff would be retained on site through infiltration, evaporation, and evapotranspiration; and (2) the described ponding/sump area used to provide hydromodification compliance for off-site flows entering the site would “...not overflow during a 100-year storm event due to the high infiltration rates” (Rick Engineering 2015b). Based on the described conditions, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site. Impacts would be less than significant.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed in Items IX(c) and IX(d), the project would not significantly alter existing on- or off-site drainage patterns and would maintain the on-site ponding/sump area used to provide hydromodification compliance for off-site flows entering the site. The project Drainage Study includes an assessment of existing and proposed storm drain system capacity under post-development conditions, and provides the following conclusions: (1) the preliminary design of the project site storm water system is based on post-project 100-year peak flows rates, with associated facilities designed and sized to accommodate those flows (and more detailed calculations to be conducted during final project engineering to verify or revise the preliminary design as applicable); (2) the existing 24-inch storm drain pipeline located under Camino Del Rio North that outlets to the project site was evaluated to assess potential capacity shortfalls related to on- and off-site development, with the results indicating that “...the existing storm drain pipe has capacity to convey the 100-year peak flows...” associated with post-development drainage conditions; and (3) as noted in the response to IX(d), the ponding/sump area used to provide hydromodification compliance for off-site flows entering the site would accommodate post-development 100-year peak flow rates. Based on the described considerations, potential impacts related to runoff generation and the capacity of existing and planned storm water systems from project implementation would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Pursuant to the discussions in Items IX(a), (c) and (e), Adherence with Storm Water Regulations would ensure that water quality standards are not violated and also preclude a cumulatively considerable contribution to water quality; therefore, a less than significant impact would result.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not include the development or relocation of housing, resulting in no impact.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Portions of the project site, including areas for development, are located within mapped 100-year floodplain boundaries associated with the San Diego River according to Federal Management Administrations (FEMA), Flood Insurance Rate Map (FIRM) No. 06073C, Panel No. 1619G. The site lies within Zone AE which is defined as a Special Flood Hazard Area inundated by 100-year flooding. The project design also includes measures to address these concerns and ensure compliance with associated regulatory requirements. Specifically, this includes the following efforts to address regulatory standards: (1) pursuant to Chapter 14, Article 3, Division 1 of the San Diego Municipal Code, the project would include measures to address potential flood-related hazards through efforts such as minimizing increases to base flood elevations, locating structures outside of mapped floodplain boundaries, raising structures a minimum of two feet above the base flood elevation, or otherwise protecting structures from flood-related hazards (e.g., through proper site drainage and use of structure anchoring); (2) the project would provide appropriate flood protection and/or flood-proofing measures (as noted above, pursuant to San Diego City Council Policy No. 800-04 and the City Flood Mitigation Plan [2007]); and (3) pursuant to Federal Emergency Management Agency (FEMA) requirements, the project has obtained a Conditional Letter of Map Revision (CLOMR) to reflect proposed changes to mapped 100-year floodplains, and would implement associated requirements identified by FEMA (FEMA 2016). Based on the described considerations and required regulatory compliance, potential impacts related to impeding or redirecting flood flows from implementation of the project would be less than significant.

X. LAND USE AND PLANNING – Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would be consistent with the allowed uses under the zoning designation (Mission Valley Planned District - Mission Valley - Commercial: (MVPD-MV-CO); Open Space - Floodplain (OF-1-1)) as well as the land use designation (Park, Open Space, and Recreation; Commercial Employment, Retail, and Services). Furthermore, the project would not introduce new uses or involve improvements which would physically divide an established community. As such, the project would not physically divide an established community, resulting in no impact.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located in an area identified as the “San Diego River Subdistrict,” which supports the implementation of the City’s San Diego River Subdistrict Plan and San Diego River Park Master Plan through construction of an interpretive center and community meeting/gathering place as well as a river trail. The development would comply with City of San Diego General Plan, Mission Valley Community Plan, the San Diego River Park Master Plan, and the Mission Valley Planned Ordinance.

The project is consistent with land use designations for the site and is designed to comply with applicable regulations of the Land Development Code in terms of building heights, massing, and implementation of the river pathway, landscaping and parking requirements. The project’s proposed use and its site are compatible in terms of supporting the goals and objectives of the San Diego River Park Master Plan. No impact would occur.

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

As previously identified, the project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. The City’s Multi-Habitat Planning Area (MHPA) is mapped onsite. MHPA lands are those that have been included within the City’s MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. A field survey and a biological resources report was prepared (RECON 2018a) in order to assess the vegetation communities on site and determine what impacts would result through project implementation. Refer to Section IV.a., Biological Resources discussion for further details.

To allow the development as proposed, a Boundary Line Adjustment (BLA) would be required. More specifically, the BLA removes 0.09 acre of wetlands, 0.09 acre of sensitive uplands, and 0.27 acre of non-sensitive uplands from the MHPA and would replace with 1.31 acres of wetlands, 1.45 acres of sensitive uplands, and 0.37 acre of non-sensitive uplands within the project site. The added areas are adjacent to existing areas of similar habitat within the MHPA for a total net gain of 2.68 acres. The final determination regarding the biological value of the proposed boundary adjustment was made in accordance with the MSCP Subarea Plan and with concurrence of the City, USFWS, and CDFW. The BLA was approved by USFWS and CDFW on August 21, 2015. Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity.

Due to the presence of the MHPA, “edge effects” could result because of the potential introduction of drainage, toxics, lighting, noise, invasive, grading, barriers and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

avoided through implementation of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City's MSCP Subarea Plan (Section 1.4.3).

Due to the presence of the MHPA, on and adjacent to the site, the project would be required to comply with the MHPA Land Use Adjacent Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA. Per the MSCP, potential indirect effects from drainage, toxics, lighting, noise, barriers, invasives, and brush management from project construction and operation must not adversely affect the MHPA.

More specifically, drainage would be directed away from the MHPA, and/or would not drain directly into these areas. The project's storm water drainage would be conveyed away from the MHPA and into bio-retention basins where water would be pre-treated and released into the existing storm drain system. Light would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Landscape plantings would consist of only native plant species. Brush Management Zone One would occur outside of the MHPA and within the development footprint. Brush Management Zone Two would not occur within the MHPA. In addition, no staging/storage area would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. With respect to grading, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those area delineated. Additionally, the project does not anticipate establishment of any new barriers that would affect the normal functioning of wildlife movements in the adjacent MHPA. Lastly, due to the sites proximity to sensitive habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the least Bells vireo (March 1 through September 15). The least Bells vireo, a federally listed threatened species, and an MSCP covered species can typically be found within the adjacent habitat community.

MSCP Area-Specific Management Directives

The MSCP includes area-specific management directives (ASMDs) for covered species (City of San Diego 1997). Covered species located on-site or with a high potential to occur on-site include Belding's orange-throated whiptail, Cooper's hawk, and least Bell's vireo. Those species that have designated ASMDs are discussed in more detail in the following:

- Belding's orange-throated whiptail must address edge effects. *All of the development footprint is outside of the MHPA and the project would comply with the MHPA Land Use Adjacency Guideline.*
- The ASMDs for Cooper's hawk include a 300-foot impact avoidance area around active nests, and minimization of disturbance in oak woodlands and oak riparian forests. *The project includes mitigation measure BIO-1 in accordance with this requirement.*
- The ASMD for least Bell's vireo must include measures to provide appropriate successional habitat, upland buffers for all known populations, cowbird control, and specific measures to protect against detrimental edge effects to this species. Any clearing of occupied habitat must occur between September 15 and March 15 (MSCP 1998: Table 3-5). *The project includes mitigation measure BIO-1 in accordance with this requirement. In addition, least Bell's vireo habitat and successional habitats would be enhanced and created within the MHPA.*

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

The project would be consistent with the MHPA Adjacency Guidelines as well as conform to the ASMDs and indirect impacts to the MHPA would be avoided. Furthermore, the project as designed would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential land use (MHPA Adjacency Guidelines) impacts would be reduced to below a level of significance.

XI. MINERAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is within an area mapped as aggregate Mineral Resource Zone 2 (MRZ-2) by the CGS (1996) and the City General Plan Programmatic EIR (2008). The MRZ-2 designation is generally defined to include areas underlain by mineral deposits where "...geologic data show that significant measured or indicated resources are present." Specifically, the project site and vicinity are underlain by alluvial deposits associated with the San Diego River corridor, with associated mineral resource potential related to aggregate (sand and gravel) deposits. Despite the noted MRZ-2 designation, however, potential impacts to associated mineral resources from implementation of the project would be less than significant based on the following considerations: (1) approximately the northern two-thirds of the project site are within the City MHPA, with this area considered generally unavailable for mining operations due to regulatory and environmental restrictions; (2) under the project, an additional 2.68 net acres within the site would be added to the MHPA through a boundary adjustment, with this additional area to be unavailable for mining operations as noted under item 1; (3) additional portions of the site adjacent (or in close proximity) to the MHPA may be subject to operating restrictions associated with the potential occurrence of sensitive avian species (e.g., breeding/nesting seasons, noise, and dust); (4) the immediate project site vicinity includes a number of existing or developing urban uses, including residential sites (approximately 100 feet to the west), hotel and recreational (adjacent to the south) properties, and commercial facilities, with the site generally unsuitable for large scale mining operations due to potential interface (e.g., noise) concerns; (5) approximately the southern half of the site is zoned MVPD-MV-CO, in which mining is not a permitted use (per §131.0522 of the San Diego Municipal Code); (6) portions of the project site were apparently subject to gravel mining between approximately 1964 and 1974 (Geocon 2010), with these areas subsequently filled and the nature and extent of remaining recoverable mineral resources unknown; and (7) no additional (i.e., other mineral) resource designations are identified by the City or State within the project site or vicinity, and based on local geology (i.e., extensive alluvial deposits overlying Quaternary- and/or Tertiary-age sedimentary rocks) the potential for such occurrences is generally low. As previously identified, impacts would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is not currently mined and is not designated for future mining activities. As such, no impacts to mineral resources would occur.

XII. NOISE – Would the project result in:

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

To determine what potential impacts would result with project implementation, a Noise Impact Analysis and Update letter (HELIX 2016c and HELIX 2017) was prepared. The following is a summary of the study.

The project would potentially result in construction noise impacts to nesting least Bell's vireo since construction noise levels have potential to exceed 60 dB(A) Leq or the ambient noise level at the edge of occupied least Bell's vireo habitat during the breeding season of March 15 to September 15. Therefore, construction noise impacts would be significant.

The Discovery Center would provide outdoor uses for group activities that would create operational noise sources and potential noise impacts to nesting least Bell's vireo. Operational noise at least Bell's vireo occupied habitat areas that exceed 60 dB(A) Leq or exceeds the ambient noise level during the breeding season (March 15 to September 15) would be considered significant, as it would potentially impact the nesting success of least Bell's vireo. Operational noise sources were analyzed in the Noise Impact Analysis (HELIX 2016c). In summary, operational noise levels were estimated to be below the 60 dB(A) Leq noise threshold. Furthermore, additional testing would be required to determine a method to control noise levels to less than 60.5 dB(A) Leq, which was identified as the ambient noise level at the edge of the habitat in accordance with the recommendation outlined within the Noise Impact Analysis and Update letter (HELIX 2016c and HELIX 2017). As described in the project description, these measures would be incorporated as a condition of approval. Thus, the project would result in a less than significant operational noise impact.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential noise (construction) impacts would be reduced to below a level of significance.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would potentially expose people to ground borne vibrations or noise levels during construction. However, these would be temporary impacts associated with heavy-duty construction equipment. This temporary impact would be considered less than significant because construction would be prohibited during evening hours (7:00 p.m. to 7:00 a.m.) in accordance with SDMC §

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 59.5.0404 Construction Noise. According to the Noise Impact Analysis (HELIX 2016c), vibration-inducing construction equipment, such as a pile driver, will not be used therefore, impacts will be less than significant. | | | | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| As noted above in XII.a, operational noise impacts would not be significant. Therefore, project impacts to permanent ambient noise levels would be less than significant. | | | | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| As noted above in XII.a, the project would result in significant construction noise impacts. Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential noise (construction) impacts would be reduced to below a level of significance. | | | | |
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The project site is located approximately 2.5 miles south of Montgomery Field, and approximately 6 miles northeast of the San Diego International Airport. The Montgomery Field and San Diego International Airport ALUCPs identify several compatibility zones related to issues such as safety and noise levels in surrounding areas (San Diego County ALUC, 2010 and 2014). While the project site is within compatibility zones associated with "airspace protection" and "airport influence review," it is located outside of the 60 dBA Community Noise Equivalent Level (CNEL) noise contour mapped for both airports. Based on the described site location relative to Montgomery Field, the San Diego International Airport, and the associated 60 dBA CNEL noise contour, no related impacts from exposure to excessive noise levels would result from project implementation. | | | | |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| There are no known private airstrips located in the project vicinity, with the closest such facility located more than 10 miles away. As a result, project implementation would not expose people working in the area to excessive noise levels related to private airstrips. No associated impacts would occur. | | | | |

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☐
☒

The project and associated facilities do not propose new homes or businesses that would directly or indirectly induce population growth. In addition, the project would be located within an already urbanized area and would not result in the extension of roads or other infrastructure. No impact related to population growth would occur.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

There is no existing or planned housing within the project boundaries. Thus, no housing would be displaced the project. Thus, no impact would occur.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

As discussed in Items XIII (a) and (b), implementation of the project would not displace any persons or housing.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

- i) Fire protection

☐
☐
☐
☒

The project would be consistent with the Mission Valley Community Plan designation and the underlying zone. The project would be designed in accordance with applicable fire codes and emergency access requirements, as well as the associated anticipated fire service protection needs. Thus, no new facilities would be required which could result in physical changes to the environment. The project would not affect or generate a need for new or altered fire protection. The project would develop a site in an area currently served by the San Diego Fire-Rescue Department. Additionally, the project would be required to pay the development impact fees at the time of building permit issuance. The project would not adversely affect existing levels of fire protection services or create a significant new demand and would not require the construction of a new or expansion of an existing facility. Impacts related to fire protection would be less than significant.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------|--------------------------------|--|------------------------------|-------------------------------------|
| ii) Police protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project would be consistent with the Mission Valley Community Plan designation and the underlying zone. The project would redevelop a site with existing land uses in an area currently served by the San Diego Police Department. Additionally, the project would be required to pay the development impact fees at the time of building permit issuance. As the project would not adversely affect existing levels of police protection services or creates a significant new demand and would not require the construction of a new or expansion of an existing facility. Impacts related to police protection would be less than significant.

| | | | | |
|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not generate any students. Thus, the project would not adversely affect schools.

| | | | | |
|-----------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The purpose of the project is to provide an interpretive center for educational and community uses. Additionally, an extension and improvement to the San Diego River Pathway is planned as part of the project. The project would not result in a population increase in the area and therefore would not result in an associated increase in the demand for or use of public parks. No impact would result.

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

Adequate services are available to support the project. The project would not result in a population increase in the area and therefore would not result in an associated increase in the demand for or use of other public facilities. The project would be consistent with the Mission Valley Community Plan land use designation and the associated anticipated public facility needs. No adverse impacts would occur.

XV. RECREATION

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

The project does not include housing or schools and would not increase the use of existing parks or recreational facilities. The project is intended to be an interpretive center with educational and community uses. Additionally, an extension and improvement to the San Diego River Pathway is planned as part of the project. The project would not adversely affect existing neighborhood and regional parks or other recreational facilities, therefore no impact would result.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|--------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Refer to XV(a) above.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located on the north side of Camino Del Rio North in the MVPD-MV-CO zone of the Mission Valley Planned District within the Mission Valley Community Plan. Under §1514.0101 of the San Diego Municipal Code, the intent of the Mission Valley Planned District regulations is to implement the Mission Valley Community Plan through the use of overlay districts to regulate development intensity community-wide. The Development Intensity Overlay District covers the entire Mission Valley community planning area and is composed of three traffic areas. The Discovery Center is located within Traffic Area 2 and Development Intensity District I, which is allowed a maximum of 140 Average Daily Trips (ADT) per gross acre. A cumulative traffic analysis prepared for Mission Valley Development Permit No. 1275627 for the Discovery Center and Discovery Place (south of Camino Del Rio North) concluded that the total ADT allocation for both locations is 2,957 ADT, with 709 ADT being allocated to the Discovery Center (City of San Diego 2014). A trip generation analysis for the Discovery Center estimated that the project would generate approximately 676 ADT, with 26 ADT occurring in the AM peak hour and 52 ADT occurring in the PM peak hour.

The project would generate 676 ADT; however, the traffic generated would be below the maximum allocation established in accordance with the Mission Valley Planned District regulations. Based on the City's Significance Thresholds, the addition of project traffic would not decrease the Level of Service (LOS) for roadways and intersections in this area to unacceptable levels. The project would construct a portion of the San Diego River Pathway, which would support walking and bicycling in Mission Valley. The project would not conflict with existing public bus stops in the vicinity and would accommodate bus use (e.g., from visiting school groups) through its parking lot design. The parking lot design would accommodate on-site parking for two (2) buses from visiting school groups, and would not adversely affect public transit on Camino Del Rio North. Thus, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, including alternative modes of transportation.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

As discussed in Item XVI(a), above, the project would not conflict with an applicable congestion management program, and impacts would be less than significant.

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

The project does not propose any structures or components that would affect air traffic patterns; therefore, no impact would occur.

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

The site would be accessed directly from Camino Del Rio North, where westbound drivers could turn right directly into the Discovery Center and eastbound drivers could turn left using a median cross-over turn bay. These are considered to be standard roadway design features; therefore, the project would not increase traffic hazards. Thus, no impact would result.

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

The project has been designed to provide adequate fire and police emergency access to the site, and would not obstruct access along Camino Del Rio North. Thus, the project would not result in inadequate emergency access.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Access to the site is currently provided from Camino Del Rio North. The San Diego Metropolitan Transit System (MTS) provides several bus and light rail stops within 0.5 mile of the site, including Fashion Valley-North Park Route 6 (stops at Camino De La Reina and Qualcomm Way), Camino Del Rio-Grantville Route 18 (stops at Camino Del Rio North and Qualcomm Way, and 2655 Camino Del Rio North) and the Green Line Rio Vista Trolley Station (located at 2020 Qualcomm Way). Additionally, Class II bicycle lanes exist both east- and west-bound, and the site can be further accessed via pedestrian sidewalks located on the north and south sides of the road. The project

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

would enhance alternative transportation opportunities by constructing the portion of the San Diego River Pathway through the site and providing bicycle parking on the site.

Based on existing infrastructure and the improvements discussed above, the project would not be in conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Thus, no adverse impact would occur.

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not cause a substantial adverse effect to listed or eligible for listing resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would result.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) could potentially be impacted through project implementation. Therefore, to determine significance of the resources, staff consulted with the Lipay Nation of Santa Isabel and the Jamul Indian Village, tribes traditionally and culturally affiliated with the project area in accordance with the requirements of Public Resources Code 21080.3.1. These tribes were notified via email on November 13, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation; subsequently, initial consultation took place on November 17, 2017 and concluded on

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

March 15, 2018. Through this consultation, it was determined the site is a significant tribal cultural resource due to the importance of the San Diego River corridor to the tribes.

The project would potentially impact the tribal cultural resources associated with the project site, including the river corridor where native grasses were traditionally used by Native Americans as well as potential subsurface unknown tribal resources. To mitigate this impact, the inclusion of grasses traditionally utilized by Native American tribes, associated interpretive signage, and monitoring of ground disturbance by a Qualified archaeologist and Native American monitor would be required.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed in Section V of the Mitigated Negative Declaration would be implemented. With implementation of the MMRP, potential tribal cultural resources impacts would be reduced to below a level of significance.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project facilities would include a connection to the existing City sewer line located in Camino Del Rio North, with flows ultimately conveyed to the Point Loma Wastewater Treatment Plant. The existing Camino Del Rio North 6-inch sewer line is expected to have adequate capacity to service the project, and no additional improvements are anticipated to be required to provide wastewater treatment to the project. The Point Loma Plant is anticipated to have adequate capacity to serve the proposed project. Thus, potential impacts related to RWQCB (or other) wastewater treatment requirements from implementation of the project would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would construct new water and wastewater facilities within the project site, and connect to the existing service facilities located along Camino Del Rio North. The construction of these new facilities would not require any additional expansion or construction of new water or wastewater treatment facilities beyond those already included in the project. The additional demands for water and wastewater service from the project would be negligible given the proposed use, as well as in the context of development in the area. Therefore, the project would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As described in the project Drainage Study, Stormwater BMP Recommendations (Rick Engineering 2015b, Geocon 2018), and in Items IX(c) through IX(e), project implementation would not substantially alter existing on- or off-site drainage patterns/directions, or generate storm water

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

flows that would exceed the capacity of existing and planned storm water systems. While the project design includes the installation of new or modified drainage facilities to accommodate proposed development and related runoff and drainage conditions (including extension of an existing 24-inch pipeline that is located under Camino Del Rio North and discharges on the project site), potential environmental effects from these proposed drainage improvements are evaluated as part of this Initial Study. Accordingly, no additional construction/expansion of drainage facilities, or associated significant environmental effects, would result from implementation of the project. Therefore, impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed in Item XVII(b), the project site is in a developed urban area served by existing water systems. The project would result in a negligible increase in development in the area. The project would incorporate water-efficient fixtures and native landscaping to further minimize associated water demands. Therefore, sufficient water supplies would be available to serve the project and associated impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As discussed in Item XVII(b), the project site is in a developed urban area and project would result in a negligible increase in development in the area. Incorporation of water-efficient fixtures would also minimize the amount of wastewater generated by the site. Therefore, the City would have adequate capacity to serve the project's projected wastewater demand in addition to its existing commitments. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Disposal of construction related materials, as applicable, would be directed to the appropriate City landfill after consultation with Environmental Services Department. The project would comply with Greenbook Section 802. Implementation of the project would not generate a substantial amount of solid waste. Thus, the project would not significantly impact the City's solid waste disposal facilities.

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

The applicable regulations related to solid waste disposal include: AB 341, which sets a policy goal of 75 percent waste diversion by the year 2020; the City's Recycling Ordinance, adopted November 2007, which requires on-site recyclable collection for residential and commercial uses; the City's Refuse and Recyclable Materials Storage Regulations indicates the minimum exterior refuse and

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

recyclable material storage areas required at residential and commercial properties; the Construction and Demolition (C&D) Debris Deposit Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, or demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 50 percent of their waste by recycling, reusing, or donating reusable materials; and AB 1826 requires businesses in California to arrange for recycling services for organic waste including food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

Per the City of San Diego CEQA Significance Thresholds, a cumulative solid waste impact would result for any project that includes the construction, demolition, and/or renovation of 40,000 square feet or more of building space, and a direct impact would result for any project that includes the construction, demolition, or renovation of 1,000,000 square feet or more of building space. A project that exceeds these thresholds requires the preparation of a Waste Management Plan (WMP), which would reduce any direct or cumulative impact to a less than significant level. The project includes the construction of a two-story, 9,950-gross square-foot facility. No demolition would occur, as there are no existing structures on-site. Therefore, the project would not result in waste generation amounts that exceed the City's significance thresholds, and would not require a WMP. Impacts would be less than significant.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project has a potential to result in impacts to sensitive biological resources, cultural resources, land use, noise, and tribal cultural resources, as described in the applicable sections of this Initial Study. However, implementation of the mitigation measures identified in Section V of the MND would reduce all impacts to below a level of significance.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project would result in potential impacts to Biological Resources, Land Use, and Noise, with associated mitigation requirements incorporated in Section V of the MND. These measures include biological construction monitoring, noise monitoring, compensatory habitat mitigation, and conservation of mitigation lands in perpetuity. In addition, implementation of the MHPA Land Use Adjacency Guidelines is consistent with the MSCP Subarea Plan and associated Final Environmental Impact Report, which addressed the cumulative loss of sensitive biological resources and edge effects of the MHPA due to future development. Overall, the incremental effect to biological resources would be less than significant considering the proposed mitigation and conformance to the City's Biological Guidelines and MSCP that are intended to cumulatively address biological resources.

Construction activities also have the potential to impact previously undocumented cultural resources and tribal cultural resources. When viewed in connection with the effects of other projects in the project area, impacts could incrementally contribute to a cumulative loss of non-renewable resources. However, with implementation of the mitigation measures in Section V of the MND, incremental impacts would be reduced to below a level of significance.

As such, the project would not have a cumulatively considerable effect on air quality, greenhouse gas emissions, water quality, traffic, or any other environmental issue areas.

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

As discussed through this document, it is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Where appropriate, mitigation measures have been required, but all issue areas are no impact, less than significant, or can be reduced to less than significant through implementation of mitigation measures. For this reason, environmental effects fall below the thresholds established by CEQA and the City of San Diego and therefore would not result in significant impacts. Impact would be less than significant.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- ☒ City of San Diego General Plan
- ☒ Community Plans: Mission Valley
- ☒ California Scenic Highway Mapping System. Accessed on November 9, 2015. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

II. Agricultural Resources & Forest Resources

- ☒ City of San Diego General Plan
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☒ California Department of Conservation (CDC), Farmland Mapping and Monitoring Program (FMMP), California Important Farmland Finder. Accessed on October 13, 2015. Available at: <http://maps.conservation.ca.gov/ciff/ciff.html>.
- ☒ City Zoning Map Grid Tile 19. Accessed on October 13, 2015. Available at: <http://www.sandiego.gov/development-services/zoning/pdf/maps/grid19.pdf>
- ☒ San Diego County Williamson Act 2013/2014. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/San_Diego_w_13_14_WA.pdf
- ☐ Site Specific Report:

III. Air Quality

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

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☒ City of San Diego Land Development Code Biology Guidelines
- ☒ Site Specific Report:
 - Biological Resources Report for the San Diego River Park Foundation Discovery Center at Grant Park Project, San Diego, California. RECON. February 2018. August 7, 2018a.

On-site Mitigation Plan for the San Diego River Park Foundation Discovery Center at Grant Park Project, San Diego, California. RECON. April 5, 2018b

Jurisdictional Delineation Report, San Diego River Park Foundation Discovery Center Project. HELIX Environmental Planning. September 30, 2014c.

V. Cultural Resources (includes Historical Resources)

- ☒ City of San Diego Historical Resources Guidelines
- ☐ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☒ Site Specific Report:
 - Cultural Resources Survey Report: Discovery Center at Grant Park, San Diego, California. HELIX. September 2015).

VI. Geology/Soils

- ☒ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ California Geological Survey (CGS, formerly the California Division of Mines and Geology [CDMG]), Fault-Rupture Hazard Zones in California. Special Publication 42
- ☒ Site Specific Report:
 - Geotechnical Investigation, San Diego River Discovery Center, San Diego, California. GEOCON Incorporated. January 31, 2014a.
 - Response to City of San Diego Review Comments, San Diego River Park Discovery Center, San Diego, California. GEOCON Incorporated. Revised October 7, 2014b.

VII. Greenhouse Gas Emissions

- ☐ City of San Diego Climate Action Plan, 2015.
- ☒ CAP Consistency Checklist, June 2017
- ☐ Site Specific Report:

VIII. Hazards and Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☒ FAA Determination
- ☒ Airport Land Use Compatibility Plan: San Diego Airport Land Use Commission (ALUC), Montgomery Field ALUCP.
- ☒ California Department of Toxic Substances EnviroStor Database
- ☐ California State Water Resources Control Board GeoTracker Database
- ☒ Department of Forestry and Fire Protection. Very High Fire Hazard Severity Zones in LRA. Available at: http://frap.fire.ca.gov/webdata/maps/san_diego/fhszl_map.37.pdf June 12, 2009.

- ☒ County of San Diego Office of Emergency Services and San Diego County Unified Disaster Council, Multi-jurisdictional Hazard Mitigation Plan, August 2010.
- ☒ Site Specific Report:
 - Phase I Environmental Site Assessment for a 21-Acre Site, Lots 1, 2 & 3, Parcel 16900, County of San Diego, California. Dudek & Associates, Inc. May 1998.
 - Phase I Environmental Site Assessment: Vantile Parcels, San Diego, California. GEOCON. December 20, 2010.

IX. Hydrology/Drainage

- ☒ Flood Insurance Rate Map (FIRM)
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☒ San Diego County Tsunami Inundation USGS 24K Quads.
http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/SanDiego
- ☒ City of San Diego Flood Mitigation Plan. URS. June 15, 2007.
- ☒ Site Specific Report:
 - Drainage Study for Discovery Center at Grant Park. Rick Engineering. Revised through September 10, 2015b

X. Land Use and Planning

- ☒ City of San Diego General Plan
- ☒ Community Plan: Mission Valley
- ☐ Airport Land Use Compatibility Plan(s):
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination:
- ☒ Other Plans: City of San Diego, San Diego River Park Master Plan, 2013.

XI. Mineral Resources

- ☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- ☒ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- ☒ City of San Diego General Plan: Conservation Element
- ☐ Site Specific Report:

XII. Noise

- ☒ City of San Diego General Plan
- ☒ Community Plan: Mission Valley
- ☒ Airport Land Use Compatibility Plan: San Diego International Airport - Lindbergh Field CNEL Maps
- ☐ Airport Land Use Compatibility Plan: Brown Field Airport Master Plan CNEL Maps
- ☒ Airport Land Use Compatibility Plan: Montgomery Field CNEL Maps

- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☒ California Department of Transportation (Caltrans) 2013. Transportation and Construction Vibration Guidance Manual. September.
- ☒ Site Specific Report:
 - Noise Impact Analysis San Diego River Discovery Center at Grant Park HELIX. November 29, 2016.
 - Update Planning Review for the San Diego River Discovery Center Project – Environmental Processing; Noise Impact Analysis Updated August 5, 2016. HELIX. November 17, 2017.

XIII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

XIV. Population / Housing

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

XV. Public Services

- ☐ City of San Diego General Plan
- ☐ Community Plan

XVI. Recreational Resources

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:

XVII. Transportation / Circulation

- ☐ City of San Diego General Plan
- ☐ Community Plan:
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

XVIII. Utilities

- ☒ Site Specific Report:

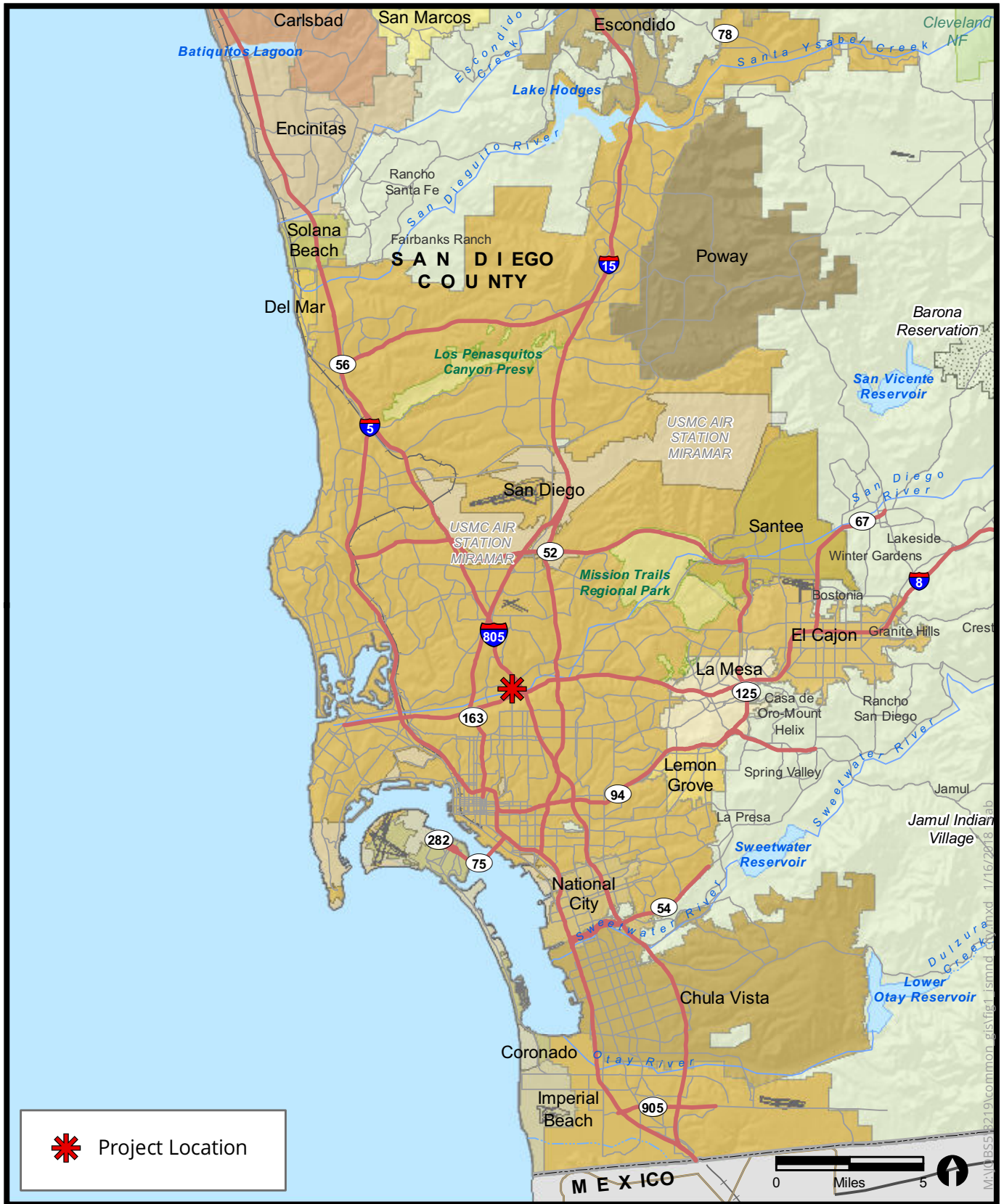
XIX. Water Conservation

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

XX. Water Quality

- ☒ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☒ Site Specific Report:
 - Storm Water BMP Recommendations San Diego River Discovery Center San Diego, California. Geocon Incorporated. January 8, 2018.
 - Addendum No. 1 Water Quality Technical Report for Discovery Center at Grant Park. Rick Engineering. November 10, 2017 and Revised January 12, 2018.
 - Water Quality Technical Report for Discovery Center at Grant Park. Rick Engineering. September 10, 2015.

Revised: May 2018

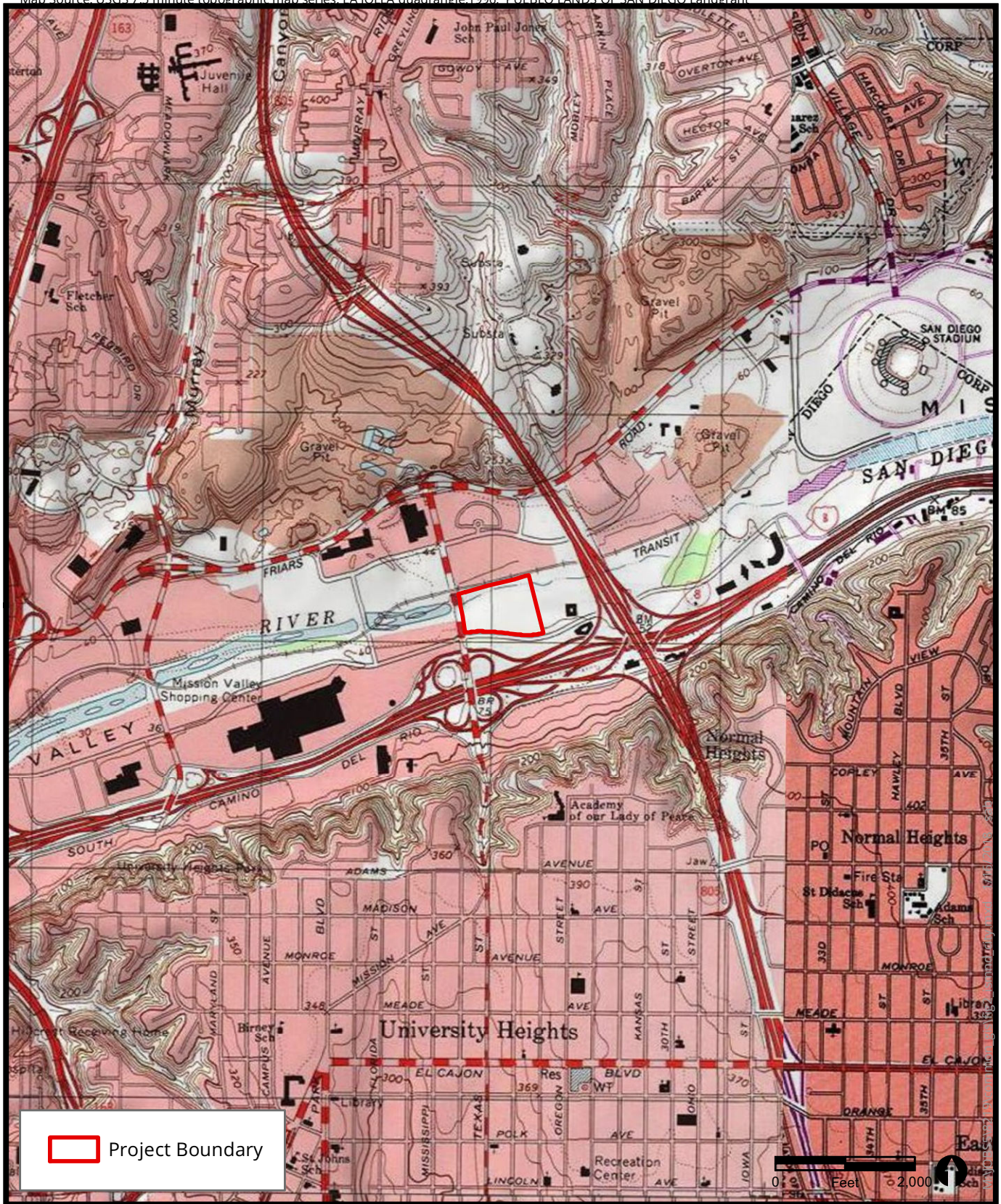


Regional Location

Discovery Center/Project No. 369379

City of San Diego – Development Services Department

FIGURE
No. 1



Project Location on USGS Map

Discovery Center/Project No. 369379

City of San Diego – Development Services Department

**FIGURE
No. 2**

Image source: NearMaps (flown Nov 2017)

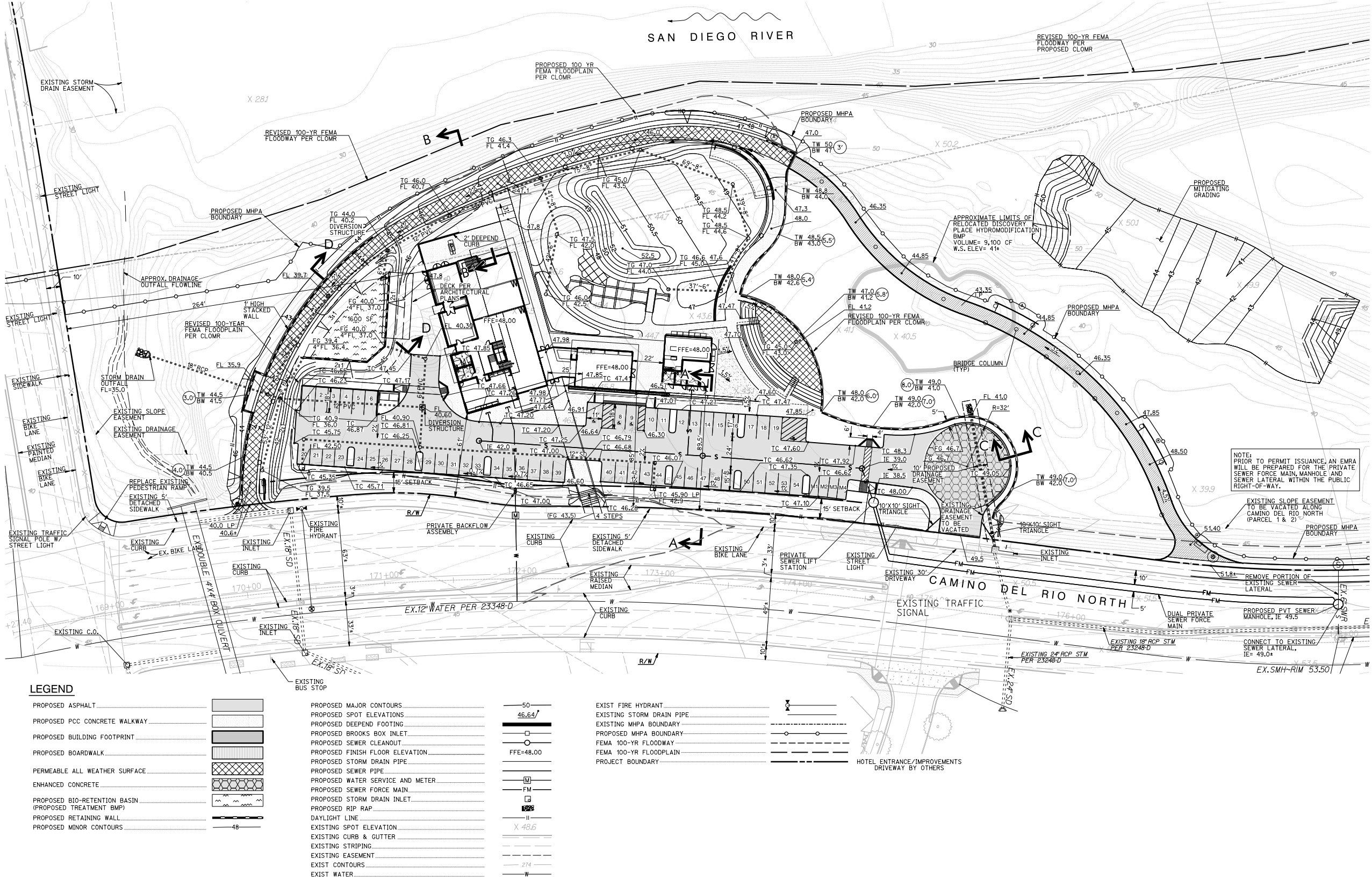


Project Location on Aerial Photograph

Discovery Center/Project No. 369379

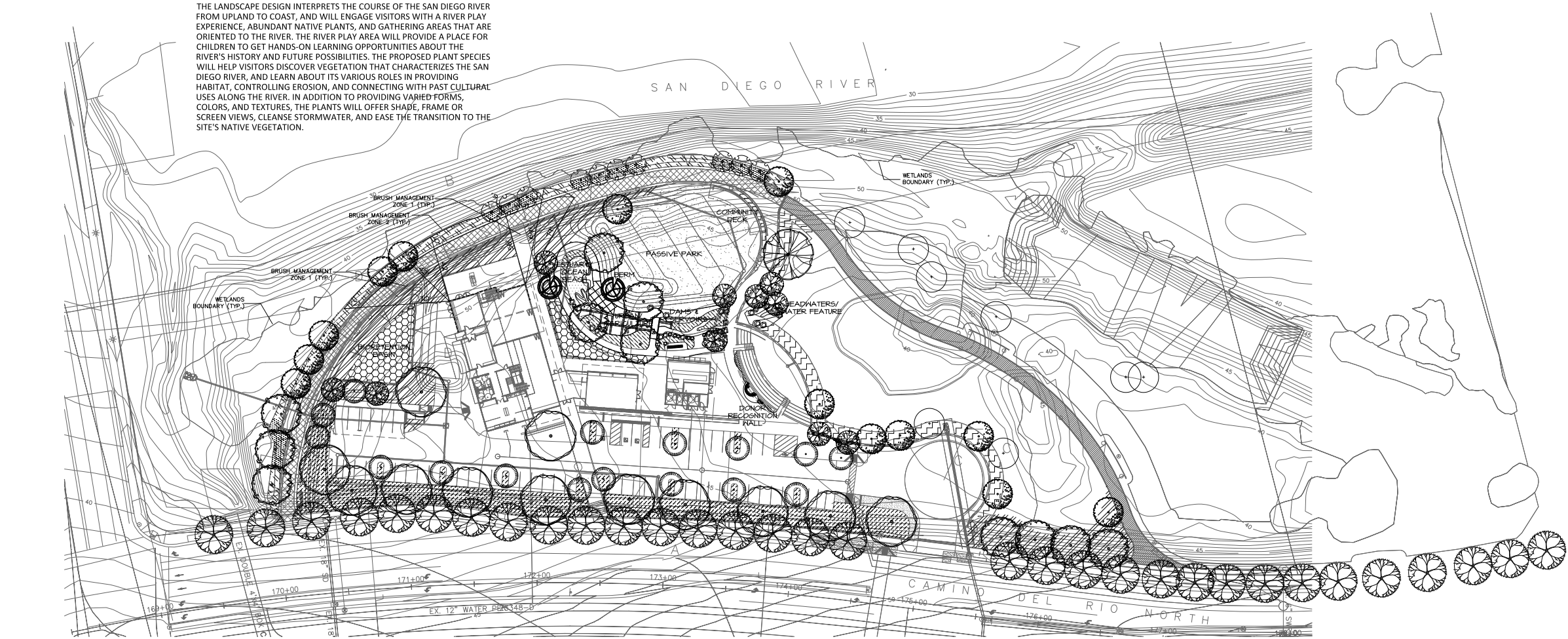
City of San Diego – Development Services Department

**FIGURE
No. 3**



Site Plan

Discovery Center/Project No. 369379
City of San Diego – Development Services Department



SHRUB MATERIAL LEGEND

| | |
|--|--|
| | PARKING LOT/SCREEN SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS: |
| | BIORETENTION UNDERSTORY: |
| | SAN DIEGO RIVER PATHWAY UNDERSTORY / WETLAND BUFFER LOW PLANTING: |
| | WETLAND BUFFER TALL SCREEN PLANTING: |
| | PASSIVE PARK LAWN PLANTING: |

| | |
|--|--|
| | RIVER GARDEN SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS: |
| | RIVER PLAY SHRUBS, ORNAMENTAL GRASS AND GROUNDCOVERS: |
| | TRANSITIONAL TO PRESERVED LANDSCAPE: |

| | |
|--|--|
| | RIVER GARDEN SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS: |
| | RIVER PLAY SHRUBS, ORNAMENTAL GRASS AND GROUNDCOVERS: |
| | TRANSITIONAL TO PRESERVED LANDSCAPE: |

TREE LEGEND

| | |
|--|--|
| | EXISTING TREES TO REMAIN |
| | SPECIMEN TREES (MATURE SIZE: 20'-60' H x 20'-50' W) |
| | PARKING LOT/SCREEN TREES (MATURE SIZE: 30'-60' H x 20'-40' W) |
| | SMALL ACCENT TREES (MATURE SIZE: 15'-20' H x 15'-20' W) |
| | RIVER GARDEN TREES/SHRUBS (MATURE SIZE: 15'-50' H x 15'-50' W) |
| | RIVER PLAY TREES/LARGE SHRUBS (MATURE SIZE: 20'-60' H x 20'-50' W) |
| | SAN DIEGO RIVER PATHWAY TREES/LARGE SHRUBS (MATURE SIZE: 30'-60' H x 20'-40' W) |
| | STREET TREES (MATURE SIZE: 30'-50' H x 25'-50' W) |

PROVISIONAL HYDROSEED MIX - PURE LIVE SEED (PLS) LBS/ACRE

| SPECIES | COMMON NAME | PLS LBS/ACRE |
|----------------------------------|------------------------|--------------|
| DESCHAMPSIA DANTHONIOIDES | ANNUAL HAIRGRASS | 2.00 |
| HORDEUM BRACHYANTHERUM | MEADOW BARLEY | 6.00 |
| TRIFOLIUM OBTUSIFLORUM | CREEK CLOVER | 1.50 |
| BACCHARIS SALICIFOLIA | MULE FAT | 0.05 |
| BAHIOPSIS (VIGUIERA) LACINIATA | SAN DIEGO SUNFLOWER | 0.50 |
| MIMULUS AURANTIACUS AURANTIACUS | STICKY MONKEYFLOWER | 0.10 |
| SCROPHULARIA CALIFORNICA | CALIFORNIA FIGWORT | 0.20 |
| VERBENA LASIOSTACHYS | WESTERN VERBENA | 0.50 |
| COLLINSIA HETEROPHYLLA | PURPLE CHINESE HOUSES | 2.00 |
| ATRIPLEX LENTIFORMIS LENTIFORMIS | QUAIL BUSH | 2.00 |
| BACCHARIS PILULARIS | COYOTE BRUSH | 0.05 |
| CLARKIA BOTTAI | BOTTA'S CLARKIA | 0.50 |
| ESCHSCHOLZIA MARITIMA | COAST CALIFORNIA POPPY | 1.50 |
| PHACELIA RAMOSISSIMA | BRANCHING PHACELIA | 0.80 |
| LUPINUS MICROCARPUS MICROCARPUS | VALLEY LUPINE | 1.00 |

----- ALTERNATIVE COMPLIANCE:
WALLS FACING BRUSH MANAGEMENT AREA SHALL BE ONE-HOUR FIRE RATED AND OPENINGS SHALL BE DUAL GLAZED, DUAL TEMPERED PANES



Landscape Plan
Discovery Center/Project No. 369379
City of San Diego – Development Services Department