



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 381810  
SCH No. N/A

SUBJECT: Cole Duplex Apartments SDP: SITE DEVELOPMENT PERMIT to allow for the demolition of a detached garage and construction of two, 2-bedroom dwelling units in a 1,836-square-foot duplex on a 5,000-square foot site. An existing 888-square-foot, 1-bedroom residence would remain. The project proposes three on-site parking spaces, two of which would be tandem. The project site is within the multi family zone of the Old Town San Diego Planned District (OTSDPD) and the Old Town San Diego Community Plan area. The project site is also within the Airport Approach Overlay Zone, FAA Part 77 Notification Area, and Airport Influence Area.

The purpose of the OTSDPD is to replicate, retain and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1871. The proposed building will be consistent with the Old Town San Diego Community Plan goals and the OTSDPD purpose and intent. The landscaping plan would consist of street trees (e.g. Tipu Tree), accent trees (e.g. strawberry tree), shrubs (e.g. Pride of Madeira), and groundcover (e.g. Garden Thyme). Legal Description (POR LOT 1 IN BLOCK 464 PER MISCELLANEOUS MAP NO. 40 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DEC. 12, 1921) Applicant: Roger A. Reynolds

- 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): **Cultural Resources (Archaeology)** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.
- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

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

**B. GENERAL REQUIREMENTS – PART II**  
**Post Plan Check (After permit issuance/Prior to start of construction)**

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

Archaeological Monitor

**Note:**

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

**CONTACT INFORMATION:**

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #381810 and /or Environmental Document # 381810, 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. **Not Applicable**

#### **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:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction	Prior to or at Preconstruction

	Monitoring Exhibits	Meeting
Archaeological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **CULTURAL RESOURCES (ARCHAEOLOGY)**

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

#### **II. Prior to Start of Construction**

##### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.



2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. 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 Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### B. Discovery Notification Process

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

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) 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 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

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

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the 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 most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, 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 (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

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

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

### **A. 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 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI 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 catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
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.

The above 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.

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Councilmember Todd Gloria, District 3 (MS 10A)

City Attorney (MS 59)

Development Services Department

Sandra Teasley, Project Manager (MS 501)

Jeff Szymanski, Environmental Planner (MS 501)

Courtney Holowach, Environmental Planner (MS 501)

Billy Church (MS 501)

Khanh Huynh, Engineering (MS 501)

Kamran Khaligh, Transportation (MS 501)

Patrick Thomas, Geology (MS 501)

Glenn Spindell, Landscaping (MS 501)

Brenda Sylvester, Fire-Plan (MS 401)

Jay Purdy, PUD-Water & Sewer (MS 401)

Planning Department

Craig Hooker, Parks and Recreation

Victoria White, Airport Planning

Oscar Galvez III, Facilities Financing

Kelley Stanco, Plan Historic

Jay Purdy, PUD Water and Sewer

Central Library (81A)

Mission Hills Branch Library (81Q)

OTHER GROUPS, ORGANIZATIONS, AND INTERESTED INDIVIDUALS

Historical Resources Board

Carmen Lucas

South Coastal Information Center

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Ron Christman (215)

Clint Linton (215B)

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

Campo Band of Mission Indians (217)

San Diego County Archaeological Society, Inc. (218)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)



Native American Distribution (225 A-S) (Public Notice & Location Map Only)  
Native American Heritage Commission (222)  
Historical Resources Board (87)  
South Coastal Information Center (210)  
San Diego History Center (211)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
San Diego County Archaeological Society, Inc. (218)  
Old Town Community Planning Committee (368)  
Old Town San Diego Chamber of Commerce (369)  
Presidio Park Council (370)

VII. RESULTS OF PUBLIC REVIEW:

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

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

  
\_\_\_\_\_  
Jeff Szymanski  
Senior Planner  
Development Services Department

Sept. 22, 2016  
\_\_\_\_\_  
Date of Draft Report

Oct. 21, 2016  
\_\_\_\_\_  
Date of Final Report

Analyst: J. Szymanski

Attachments: Initial Study Checklist  
Figure 1 – Location Map  
Figure 2 – Site Plan



San Diego County Archaeological Society, Inc.

Environmental Review Committee

10 October 2016

Response to Comments

To:

Mr. Jeff Szymanski  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject:

Draft Mitigated Negative Declaration  
Cole Duplex SDP  
Project No. 381810

Dear Mr. Szymanski:

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

- 1) Based on the information contained in the initial study and DMND for this project, we concur with the application of the monitoring program as defined in the DMND.

SDCAS appreciates the opportunity to participate in the public review of this DMND.

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

SAN DIEGO ARCHAEOLOGICAL SOCIETY, INC. (October 10, 2016)

1. Comment noted.

## INITIAL STUDY CHECKLIST

1. Project title/Project number: Cole Duplex Apartments SDP/381810
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: Jeff Szymanski / (619) 446-5324
4. Project location: The project is located at 2544 Juan Street, San Diego, CA 92110 within the Old Town San Diego Community Plan and Old Town San Diego Planned District (OTSDPD).
5. Project Applicant's name and address: Roger A. Reynolds, 1365 Caminito Gabaldon, Unit E, San Diego, CA 92108
6. General/Community Plan designation: Multi-family residential / Multi-family residential
7. Zoning: OTSDPD-Multi-Family
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project proposes the demolition of a detached garage and construction of two, 2-bedroom dwelling units in a 1,836-square-foot duplex on a 5,000-square-foot site. An existing 888-square-foot, 1 bedroom residence would remain. The project proposes three on-site parking spaces, two of which would be tandem. The project site is within the multi-family zone of the OTSDPD and the Old Town San Diego Community Plan area. The project site is also within the Airport Approach Overlay Zone, FAA Part 77 Notification Area, and Airport Influence Area. (Legal Description: Por Lot 1 in Block 464 per miscellaneous map no. 40 filed in the office of the county recorder of San Diego County, Dec. 12, 1921.)

The purpose of the OTSDPD is to replicate, retain and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1871. The proposed building will be consistent with the Old Town San Diego Community Plan goals and the OTSDPD purpose and intent. The landscaping plan would consist of street trees (e.g. Tipu Tree), accent trees (e.g. strawberry tree), shrubs (e.g. Pride of Madeira), and groundcover (e.g. Garden Thyme).

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

None required

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

The project site is an existing developed site within an urbanized residential area. Construction of the proposed project would affect the visual environment during excavation, grading, and on-site storage of equipment and materials. Although views may be altered, construction would be short term and temporary. Temporary visual impacts would include views of large construction equipment, storage areas, and any potential signage. All construction equipment would vacate the project site upon completion of the proposed project, thus making any visual obstructions temporary.

The Old Town San Diego Community Plan has not designated a view corridor through the project site or adjacent properties. Development of the proposed project would introduce additional structures that would be permanent. However, because the proposed project site is surrounded by existing residential development, and because the property is not designated as, nor is it in proximity of, a scenic vista, the proposed project would have a less than significant impact and no mitigation is required.

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

There are no designated scenic resources such as trees, rock outcroppings or historic buildings within the project's boundaries. No impact would result due to implementation of the proposed project.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As previously mentioned the project is subject to the OTSDPD. All projects within the OTSDPD must comply with the Old San Diego Architectural and Site Development Standards and Criteria. The Standards and Criteria require that new development comply with a pre-1871 character and design aesthetic – specifically either the Spanish, Mexican, or Early American period.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed building is designed to be consistent with the Pre-1871 character illustrated in the Standards and Criteria. The project required review by both the Old Town Design Review Board (OTDRB) and by the Old Town Community Planning Group (OTCPG). The OTDRB approved the project in June 2015 and the OTCPG in November 2015.

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

The project would not be constructed with predominately light reflective material and all lighting would be required to be shaded and adjusted to fall on the project's site as required in the City's municipal code. In addition the project would not be located adjacent to a light-sensitive property and therefore the new residence would not create a substantial light or glare impact. No impact.

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 classified as Urban and Built-Up land by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the proposed project would not convert farmland to non-agricultural uses. No impact.

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Act Contract?

The proposed project is not under a Williamson Act Contract nor is any surrounding land under a Williamson Act Contract. No impacts would result due to implementation of the proposed project.

- 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))?

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No land within the Old Town community is designated as forest land or timberland. Therefore, the project would not conflict with existing zoning for forest land. No impact.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

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The project is located in a largely developed and urbanized area and is not designated as forest land. Therefore, the project would not convert forest land to non-forest use. No impact.

- 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?

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No existing agricultural uses are located in the proximity of the project area that could be affected. Therefore, the project would not convert farmland to non-agricultural uses. Nor would the project convert forestland into non-forest use. No impacts would occur.

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

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable air quality plan?

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O3). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would construct a duplex residence within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, community plan, and the underlying zoning for residential development. Therefore, the project would be Consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. As such, no impacts would result.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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#### Short-term Emissions (Construction)

Project construction activities would potentially generate combustion emissions from on-site heavy duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off-site. It is anticipated that construction equipment would be used on-site for four to eight hours a day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Fugitive dust emissions are generally associated with land clearing and grading operations. Due to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the nature and location of the project, construction activities are expected to create minimal fugitive dust, as a result of the disturbance associated with grading. The project would demolish an existing detached and construct a duplex residence. Construction operations would include standard measures as required by the City of San Diego grading permit to reduce potential air quality impacts to less than significant. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short term emissions would be less than significant.

#### Long-term Emissions (Operational)

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions. Once construction of the project is complete, long-term air emissions would potentially result from such sources as fireplaces, heating, ventilation, and cooling (HVAC) systems, and other motorized equipment typically associated with residential uses. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Overall, the project is not expected to generate substantial emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, impacts would be less than significant.

- 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)?

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As described above in response III (b), construction operations may temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of Best Management Practices (BMP's) would reduce potential impacts related to construction activities to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

- d) Create objectionable odors

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affecting a substantial number of people?

#### Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

#### Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would construct a single-family residence with attached garage. Residential dwelling units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts

#### 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?

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The project site is in an existing developed site within an urbanized residential area. Review of aerial and street level photography demonstrates that onsite landscaping is non-native and the project site does not contain any sensitive biological resources on site. Additionally, the project site does not contain nor is it adjacent to City's Multi-Habitat Planning Area (MHPA) designated lands. No impacts would occur.

- 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

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Fish and Game or U.S. Fish and Wildlife Service?

Please see IV a. riparian habitat does not exist on site and impacts would not occur.

- 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?

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Please see IV a., no substantial effect would occur.

- 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?

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The site is completely surrounded by developed properties. Therefore, impacts to wildlife movement would not occur.

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

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Please see IVa. no significant impacts would occur.

- 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?

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not located in or directly adjacent to the MHPA or any other conservation planning area. Therefore the project does not have the potential to conflict with any habitat conservation plans.

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

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

#### Archaeological Resources

The project is located in an area known to contain significant historical/archaeological. Therefore, the preparation of a cultural resources study was required (Helix, November 2014). The Archaeological monitoring and testing was conducted during the excavation of three trenches for geotechnical testing. Historic period bottles were encountered and collected in one area of one trenches. No artifacts or features were encountered in the other two trenches that were excavated. The report concluded that there is a high potential for encountering cultural material during grading and other ground-disturbing activities for construction of the proposed project. Therefore, monitoring would be required for all future actions that would require excavation on the project site. The archaeological monitoring will serve as mitigation to reduce potential impacts below a level of CEQA significance.

#### Built Environment

The project proposes the retention of an existing residence, demolition of an existing garage, and construction of a new two-story detached structure. The existing garage does not appear on the historic Sanborn maps. The work proposed would not directly impact the building, be compatible in scale, and would not adversely impact the building's eligibility as a historic resource. Therefore, a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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historic report was not required. No impacts to historical resources built environment.

As previously discussed, all projects within the OTSDPD must comply with the Old San Diego Architectural and Site Development Standards and Criteria.

The proposed building is designed to be consistent with the Pre-1871 character illustrated in the Standards and Criteria. The project required review by both the Old Town Design Review Board (OTDRB) and by the Old Town Community Planning Group (OTCPG). The OTDRB approved the project in June 2015 and the OTCPG in November 2015.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project will require the implementation of archaeological monitoring. Please see V.a.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project site is underlain by the Bay Point Formation which is assigned a high potential for fossil resources. Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and 10 feet deep for formations with a high sensitivity). In addition, monitoring may be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

According to the development plans the project plans to cut a total of 61 cubic yards to create a level building pad. Therefore the proposed project would not exceed this threshold. Therefore, a significant impact will not occur.

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

Section V. of the MMRP contains provisions for the discovery of human remains. If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken. Based upon the required mitigation measure impacts would be less than significant.

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

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The project is not located within an Alquist-Priolo Fault Zone and would utilize proper engineering design and standard construction practices in order to ensure that potential impacts in this category would remain less than significant. Therefore, risks from rupture of a known earthquake fault would not be significant.

- ii) Strong seismic ground shaking?

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The project site is located within geologic hazards zones 12 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 12 is characterized by potentially active faulting. Zone 53 is characterized by other level or sloping terrain with unfavorable geologic structure, low to moderate risk.

The site will be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the southern California area. The applicant submitted a Geologic Investigation (Michael W. Hart, November 2014). According to the submitted technical report the site lies near the central portion of the Mission Bay segment of the Rose Canyon fault zone that extends from San Diego Bay on the south to La Jolla on the north. The Del Mar segment extends from La Jolla to the vicinity of Oceanside. Qualified City staff has reviewed the project and deemed that the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed project.

- iii) Seismic-related ground failure, including liquefaction?

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As mentioned in the response above the site is located in an area known to contain favorable geologic structure. Per the submitted Geologic Investigation, the proposed project site is underlain by the Bay Point Formation that consists of dense to medium dense, fine to medium-grained, silty to clayey sands that are not susceptible to seismically induced liquefaction or settlement. Proper engineering design and utilization of standard construction practices would be verified and would ensure that impacts resulting from liquefaction would not occur.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not expose people or structures to the risk of loss, injury, or death involving landslides. According to the Geologic Investigation there is possible presence of a landslide northeast of the proposed project site between Mason and Twigg Streets. This possible landslide is located such that even if its existence were to be confirmed at some future date it is oriented such that it would not affect the site. Furthermore, the design of the project would utilize proper engineering design and standard construction practices to ensure that the potential for impacts would not occur.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project includes a landscape plan that has been reviewed and approved by City staff that precludes erosion of topsoil. In addition, standard construction BMPs would be in place to ensure that the project would not result in a substantial amount of topsoil erosion.

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"/>
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Please see Vairi, proper engineering design and utilization of standard construction practices would be verified at the construction permitting stage and would ensure that impacts in this category would not occur.

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"/>
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The soil type identified for the project is not expansive. Furthermore, the design of the project would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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utilize proper engineering design and standard construction practices to ensure that the potential for impacts would not occur.

- 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?

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The project does not propose the use of septic tanks. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

#### 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?

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The construction of two dwelling units is consistent with the land use and designated zone and would not be expected to have a significant impact related to greenhouse gases. Potential impacts from greenhouse gas emissions are considered less than significant. No mitigation measures are required.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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The project as proposed would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emission in that it would be constructed in an established urban area with services and facilities available. In addition, the project is consistent with the underlying zone and land use designation.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use,

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or disposal of hazardous materials?

The proposed project is residential in nature and does not propose the use or transport of any hazardous materials beyond those used for everyday household purposes. Therefore, no such impacts would occur.

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. Therefore, the project would not create a significant hazard to the public or environment.

- 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?

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Please see VIIIa.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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Please see VIIIa.

- 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?

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The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, known as the Cortese list.

- e) For a project located within an

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is located within the San Diego International Airport Land Use Plan. The project would not introduce any new features that would create a flight hazard.

- 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?

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This project is located in a developed neighborhood with no private airstrip located in the immediate vicinity.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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The project would not alter an emergency response or evacuation plan since the site is an existing residential community.

- 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?

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This project is located in a developed neighborhood with no wildlands located directly adjacent to the site or within the adjacent neighborhood.

#### IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards or waste discharge requirements?

All runoff would be routed to the existing City of San Diego public conveyance system (curb and gutters). Compliance with the City of San Diego's Storm Water Standards along with the recommendations of the water quality study (Jerusalem Consulting Engineers, Inc., September 2015) would ensure that water quality impacts would not occur and mitigation is not required.

- 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)?

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The project would be connected to the public water supply. It would not rely directly on groundwater in the area and would not significantly deplete any resources.

- 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?

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Proper landscaping would prevent substantial erosion onsite. No stream or river is located on or adjacent to the site, all runoff would be routed to the existing storm drain system, and would therefore not substantially alter existing drainage patterns.

- 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

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface runoff in a manner, which would result in flooding on- or off-site?

Please see IX.c., no flooding would occur.

- 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?

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Based on City of San Diego review, the proposed project would be adequately served by existing municipal storm water drainage facilities, therefore no impacts would occur. Potential release of sediment or other pollutants into surface water drainages downstream from the site will be precluded by implementation of Best Management Practices (BMPs) required by City of San Diego regulations, in compliance with San Diego Regional Water Quality Control Board requirements to implement the federal Clean Water Act. Therefore, no significant surface water quality impacts are expected to result from the proposed activity. Proper irrigation and landscaping would ensure that runoff would be controlled and unpolluted.

- f) Otherwise substantially degrade water quality?

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See IX. e)

- 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?

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The project does not propose construction of any new housing in the 100 year flood hazard area and impacts in this category would not occur.

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

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The project does not propose construction of any features that would impede or redirect flows.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 involves the construction of a new single residence which would complement the established community.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is located in the OTSDPDO-Multifamily Zone of the Old Town Community Planning area. The property is also within the Airport Approach Overlay Zone, FAA Part 77 Notification Area and Airport Influence Area. The proposed new development is consistent with the land use designation of the Community Plan and complies with the zoning regulations of the OTSDPDO Multi Family Zone including setbacks, FAR and building height.

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

The proposed development does not conflict with any applicable habitat conservation plan or natural community conservation plan.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project site is located in a developed neighborhood not suitable for mineral extraction and is not identified in the General Plan as a mineral resource locality. Therefore, the project would not result in the loss of availability of a known mineral resource.

- 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?

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See XI a.

## 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?

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### Short Term

Short-term noise impacts would be associated with onsite demolition, grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

### Long Term

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

- b) Generation of, excessive ground borne vibration or ground borne noise levels?

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See response XII (a) above. Potential effects from construction noise would be reduced through compliance with City restrictions. Pile driving activities that would potentially result in ground borne



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration or ground borne noise are not anticipated with construction of the project. No impacts would result.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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See XII the project once complete would not result in any permanent noise increase.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

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The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during grading, demolition, and construction activities, but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Implementation of these standard measures would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level, and no mitigation measures are required.

- 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?

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The proposed project is located in the Airport Approach Overlay Zone, FAA Part 77 Notification Area, and Airport Influence Area. However, the project is located outside of the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP. Therefore, residents of the new building would not be exposed to excessive noise levels from a public airport.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing

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

The project is not located within the vicinity of a private airstrip; therefore, people residing or working in the area of the project would not be exposed to excessive airport noise.

#### 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)?

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The project would construct one residence and would not result in an increase in substantial units of residential housing.

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

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No displacement would occur as a result of this project. It is the construction of one residence.

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

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See XIII.

#### 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

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The project would construct one residence and would not require the alteration of any fire

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protection facilities and would not require any new or altered fire protection services.

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

See XIV i)

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

The project would not physically alter any schools. Additionally, the project would not include construction of future housing or induce growth that could increase demand for schools in the area.

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

The project would not induce growth that would require substantial alteration to an existing park or the construction of a new park does not have a population-based park requirement.

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

The scope of the project would not substantially increase the demand for electricity, gas, or other public facilities.

#### 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

This project would construct one residence and would not require any expansion of existing recreational facilities. There would be no increase in the use of existing facilities in the area including parks or other recreational areas.

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

The project does not include the construction of recreational facilities nor does it require the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction or expansion of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

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

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Since the proposed project would construct one residence traffic patterns would not substantially change. The new residence would not change road patterns or congestion. In addition the project would not require the redesign of streets, traffic signals, stop signs, striping or any other changes to the existing roadways or existing public transportation routes or types are necessary.

- 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?

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See XVI a.

- 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?

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The project is consistent with height and bulk regulations and is not at the scale which would result

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

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See XVI a.

- e) Result in inadequate emergency access?

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See XVI a.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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This project would demolish a detached garage and construct two, 2-bedroom dwelling units. The project is consistent with zoning and applicable land use plans. The demolition of a garage and construction of two dwelling units would not have the potential to conflict with transit, bicycle or pedestrian facilities nor would the project decrease the safety or performance of these facilities.

#### XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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This project would construct one residence and would neither exceed the capacity of the existing wastewater facilities nor require additional facilities to be constructed. It would have sufficient water supplies available and would not exceed or create a demand for new wastewater or stormwater facilities. Adequate services exist to serve the proposed residence and impacts would not be significant.

- b) Require or result in the construction of new water or wastewater treatment facilities

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or expansion of existing facilities, the construction of which could cause significant environmental effects?

This project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility.

- 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?

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See XVII a.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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See XVII a.

- 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?

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This project would construct one residence and the wastewater treatment system currently serving the area would adequately serve the proposed project as well. No adverse impacts would occur.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The construction of this project would likely generate waste. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area.

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

Solid waste pickup would be provided at the subject site. This would include recycling and yard waste pickup.

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

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

The project is located in a developed neighborhood and would construct one additional residence to the area which would not degrade the quality of the surrounding environment.

With respect to the project's location and the historically sensitive areas, the excavation at the site has the potential to impact cultural resources which could incrementally contribute to a cumulative loss of non-renewable resources. Archaeological monitoring would be required and with implementation of mitigation requirements would reduce potential impacts to these resources to below a level of significance; and therefore would not result in a substantial adverse change to the significance of a historical resource or eliminate important examples of California history or prehistory.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?

Impacts associated with Cultural Resources are individually significant and when taken into consideration with other past projects in the vicinity, may contribute to a cumulative impact; specifically with respect to non-renewable resources. However, with implementation of the MMRP, any information associated with these resources would be collected catalogued and included in technical reports available to researchers for use on future projects, thereby reducing the cumulative impact to below a level of significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

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The City of San Diego conducted an Initial Study which determined that the project could have a significant environmental effect in the following area Cultural Resources (Historical/Archaeological Resources). However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects which would cause substantial direct or indirect adverse effects on human beings.



## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. Aesthetics / Neighborhood Character

- ☒ City of San Diego General Plan.
- ☒ Community Plans: Old Town Community Plan

#### II. Agricultural Resources & Forest Resources

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

#### III. Air Quality

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

#### IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines

**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: Archaeological Monitoring of Geotechnical Testing, 2544 Juan Street (Helix, November 2014)

**VI. Geology/Soils**

- ☒ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report: Geologic Investigation Juan St. Duplex Apartments, Michael W. Hart, November 2014
- ☐ Site Specific Report:

**VII. Greenhouse Gas Emissions**

- ☐ Site Specific Report:

**VIII. Hazards and Hazardous Materials**

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

**IX. Hydrology/Water Quality**

- ☐ Flood Insurance Rate Map (FIRM)

- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☒ Site Specific Report: Water Quality Study, Jerusalem Consulting Engineers, Inc., September 2015

## **X. Land Use and Planning**

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

## **XI. Mineral Resources**

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

## **XII. Noise**

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

**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

**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:

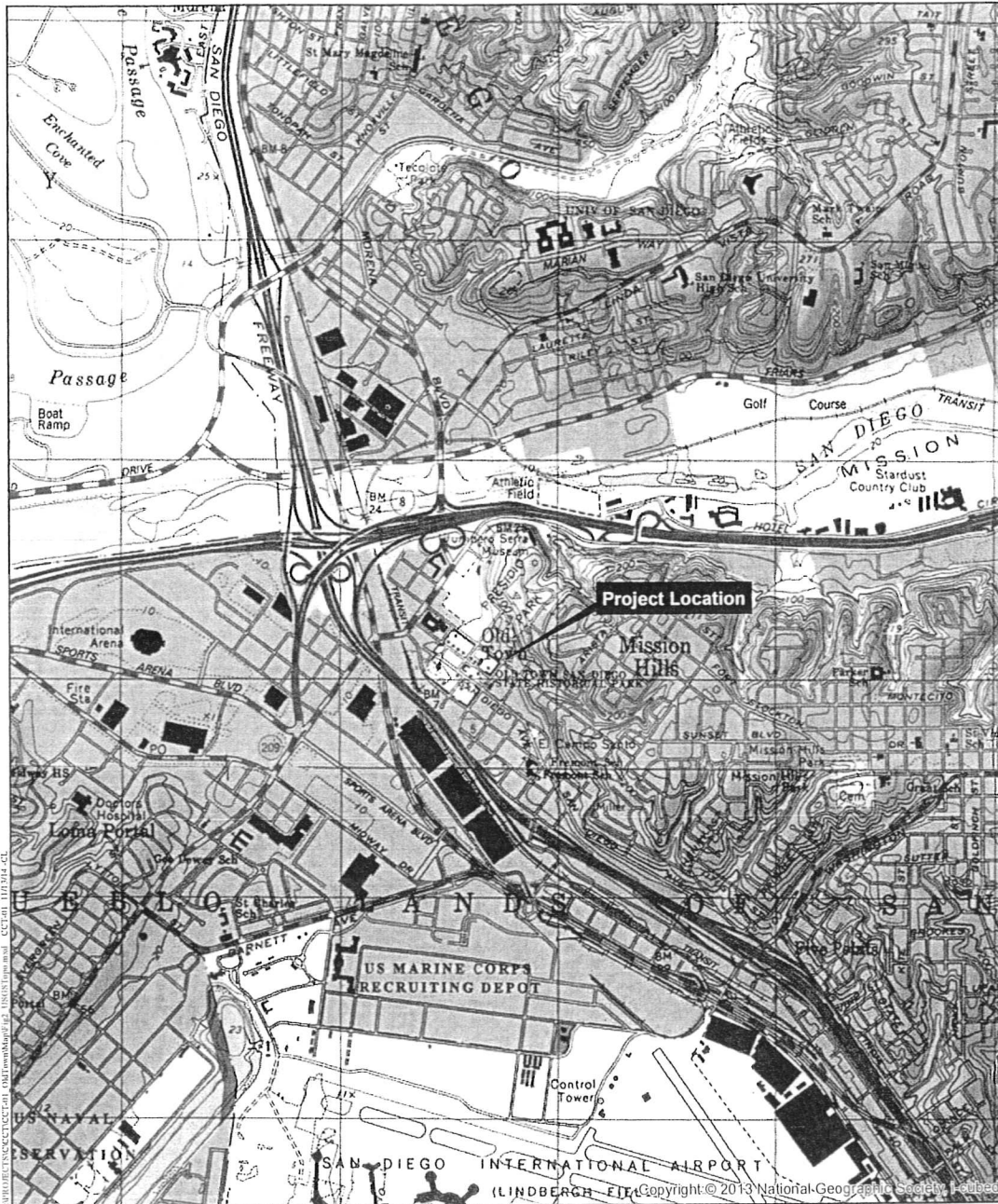
#### **XVIII. Utilities**

- X Site Specific Report:
- X Site Specific Report:

#### **XIX. Water Conservation**

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

Created: REVISED - October 11, 2013



**USGS Topo Map**

JUAN STREET, OLD TOWN



## Location Map

Cole Duplex/Project No. 381810

City of San Diego – Development Services Department

**FIGURE**

**No. 1**



**JERUSALEM CONSULTING ENGINEERS, INC.**

*(DBA Building Design & Engineering)*

*(License # C55970)*

*(Professional Liability (E & O), Policy # W13240120101)*

## **WATER QUALITY STUDY**

FOR

**DUPLEX APARTMENTS**

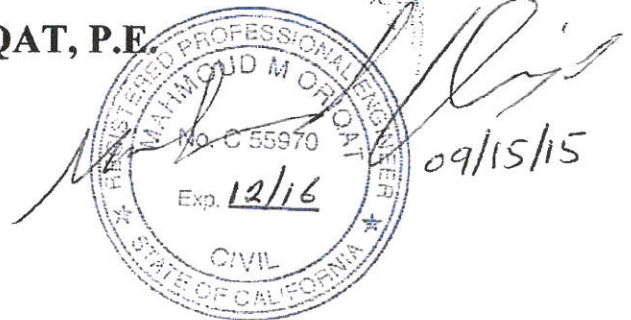
**(P.T.S. # 381810)**

**2544 JUAN STREET  
SAN DIEGO CA 92110**

**(SEPTEMBER 2015)**

PREPARED BY:

**MAHMOUD ORIQAT, P.E.**





# **JERUSALEM CONSULTING ENGINEERS, INC.**

*(DBA Building Design & Engineering)*

*(License # C55970)*

*(Professional Liability (E & O), Policy # W13240120101)*

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- 4.2 Low-Impact Development Design Practices

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- B. STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST
- C. TABLE 4.1, ANTICIPATED AND POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE
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# **JERUSALEM CONSULTING ENGINEERS, INC.**

**(DBA Building Design & Engineering)**

**(License # C55970)**

**(Professional Liability (E & O), Policy # W13240120101)**

## **INTRODUCTION**

Site Development Permit for 2544 Juan Street is in progress and process at the City of San Diego. Accordingly, the engineering reviewer requires this Water Quality Study (WQS) in accordance with the City of San Diego Municipal Code, Land Development Manual, Storm Water Standards. Under these standards, this project is subject to the "Standard Permanent Water BMP Requirements" in Section 4.2 "Source Control BMPs" and 4.3 "low-Impact Development Design Practices" in the Storm Water Standards Manual. In accordance with the Municipal Permit, the construction site will be designated as Low Priority. Attachment "B" shows the storm Water Requirements Applicability Checklist for this project.

Based on the above, the purpose of this WQS is to identify the 15 Source Control BMPs and 5 LID Site Design BMPs possible for the subject project. The study will also discuss which of 20 applies to the subject project and also discuss why the remaining BMP's are not feasible or applicable to the subject project.

### **1. DESCRIPTION OF PROPOSED PROJECT**

#### **1.1 Project Location:**

The project is located on the corner of Juan Street and Twig Street and legally described as POR LOT 1 BLK 464 TR MM0040, filed in the office of the County Recorder of San Diego County, California, See vicinity map in attachment "A". The site is also located less than 1.25 miles south-east of the San Diego Bay and .5 mile south of San Diego River.

#### **1.2 Project Description**

The project site area is .115 acre which was previously developed and contains 840 SF of existing single family dwelling and 320 SF of existing garage. The project proposes demolishing the existing garage and constructing two stories-two units building. In addition, the project proposes landscape, irrigation and sidewalk improvements.

The project proposes partial disturbance for the site to include demolition and construction of concrete sidewalk, curbs and gutter, and trenching and installation of new water services and sewer lateral.

The proposed development will not change the existing drainage pattern but confine all runoff within the property watershed into the existing catch basin that is located in the middle of the proposed driveway. The proposed runoff will flow into the ROW after filtration process through the vegetated areas which will flow South West of Twigg Street.



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## **2. PROJECT POLLUTANTS AND CONDITIONS OF CONCERNS**

The nearest impaired water body is San Diego River which is less than .5 mile to the north of the project and impaired by Benthic Community Effects and Sediment Toxicity.

The project proposes planters landscaping, green and hard landscaping areas within the site and in the frontage setback area. The project proposes modular channel drain with filtration system at the end of the proposed driveway to clean the water prior to flowing via 4" drain pipe to the existing catch basin within the ROW. So, the negligible runoff from the site will be filtered and cleaned prior to flowing into the ROW. Although no pollutants of concerns are expected to stem from the developed property, some anticipated and potential pollutants that are listed in the City Storm Water Standards Manual, Table 4.1 – see attachment C, may result from the proposed project as follows:

- Anticipated Sediment
- Anticipated Nutrients
- Anticipated Trash and Debris
- Potential Oxygen Demanding Substances
- Potential Oil and Grease
- Potential Bacteria and Viruses
- Anticipated Pesticides

## **3. CHARACTERIZATION OF PROJECT RUNOFF**

The drainage pattern will be regulated due to developing the property, but the post runoff will increase minimally due to the size of the property.

The water runoff from the roof and the impervious surfaces will drain into the private driveway and collected in one proposed modular drainage channel with FloGard® LoPro Trench Drain Filter, see Attachment "D".

## **4. REQUIRED PERMANENT BEST MANAGEMENT PRACTICES FOR STANDARD DEVELOPMENT PROJECTS:**

To address the water quality for the project, BMPs will be implemented during construction and post-construction as follows:

### **4.1 Source Control BMPs Requirements:**

4.1.1 Maintenance Bays: N/A

4.1.2 Vehicle and Equipment Wash Area: N/A

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4.1.3 Outdoor Processing Area: N/A

4.1.4 Retail and Non-Retail Fueling Area: N/A

4.1.5 Steep Hillside Landscaping: N/A

4.1.6 Use Efficient Irrigation System & Landscape Design:

The Conceptual Landscape Plan (Sheet L-1) that is part of the site development permit has implemented rain shutoff devices to prevent irrigation during and after precipitation events in accordance with Section 2.3-4 of the City of San Diego's Landscape Standards (see Suggested Resources in Appendix A).

The conceptual design also reduces irrigation contribution to dry-weather runoff by avoiding spray irrigation patterns where overspray to paved surfaces or drain inlets will occur. In addition, it will avoid overwatering and potential irrigation runoff, design irrigation systems to each landscape area's specific water requirement.

The conceptual design implements flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.

4.1.7 Design Trash Storage Areas to Reduce Pollution Contribution:

The proposed trash storage area is an impervious surface designed to prevent run-on from adjoining areas and screened or walled to prevent off-site transport of trash. It contains attached lids on all trash containers to prevent rainfall intrusion. It also contains a roof or awning, at the discretion of the City, for high usage trash areas such as high-density residential developments.

4.1.8 Design Outdoor Material Storage Areas to Reduce Pollution Contribution: N/A

4.1.9 Design Loading Docks to Reduce Pollution Contribution: N/A

4.1.10 Employ Integrated Pest Management Principles:

The project proposes the use of integrated pest management principles in landscape areas in order to reduce the need for pesticides, in addition to education materials regarding pollution prevention will be distributed to home owners.

4.1.11 Provide Storm Water Conveyance System Stamping and Signage:

The proposed modular drain channel will have "No Dumping-I live in" stamp.



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### **4.1.12 Manage Fire Sprinkler System Discharges:**

The new building is designed with fire sprinkler systems that contain discharges from sprinkler systems' operational maintenance and testing and convey discharges to the sanitary sewer system.

### **4.1.13 Managing Air Conditioning Condensate:**

The new building proposes air conditioning condensate that is a source of dry-weather runoff and elevated copper levels. Include design features to manage this pollutant source, such as the following:

- Direct air conditioning condensate to the sanitary sewer system
- Direct air conditioning condensate to landscaping areas

### **4.1.14 Use Non-Toxic Roofing Materials Where Feasible:**

The new building design shall avoid the use of galvanized steel or copper for roofs, gutters, and downspouts, in addition to avoiding the use of composite roofing materials that contain copper. If using such materials, reduce the potential for leaching of metals by applying a coating or patina.

### **4.1.15 Other Source Control Requirements: N/A**

## **4.2 Low-Impact Development Design Practices:**

### **4.2.1 Optimize the Site Layout:**

The existing topography within the proposed site does not exceed 3' in elevations. The project utilized the existing topography to optimize the site layout and minimized the site grading. The existing site has no steep slopes and the proposed runoff drains from the upper site to the lower site which is directed to the proposed landscape areas and trench drain at the beginning of the proposed driveway.

The project preserves more than half of the existing site to avoid excessive grading and disturbance of vegetation and soils, and replicate the site's natural drainage patterns. The project also preserves significant trees, especially native trees and shrubs, and identifies locations for planting additional native or drought tolerant trees and large shrubs.

### **4.2.2 Minimize Impervious Footprint:**

The redeveloped site area limits the overall coverage of paving and roofs by proposing two stories building where landscaping areas can replace areas of proposed pavement. The project

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proposes smaller parking lots with fewer stalls, smaller stalls, more efficient lanes, in addition to minimizing the use of impervious surfaces in the landscape design.

The project site is small which it does not have enough space to construct walkways, trails, patios, overflow parking lots, alleys and other low-traffic areas with permeable surfaces. Instead, the project proposes trench drain channel with FloGard filtration system to clean the water before entering the existing catch basin that is located in the ROW.

#### **4.2.3 Disperse Runoff to Adjacent Landscaping:**

The project proposes the drainage pattern to direct the runoff from impervious areas to adjacent landscaping areas. The proposed landscape areas are surrounded by concrete or curb that is 6" higher than the landscaping surface to retain the water within the vegetated areas and produce no runoff.

The project minimizes directly connected impervious areas as follows:

- Drain rooftops into adjacent landscaping areas.
- Drain impervious parking lots, sidewalks, walkways, trails, and patios into adjacent landscaping areas.

The proposed driveway runoff does not drain into the landscape areas. Instead, the runoff is collected at the lower driveway elevation in a trench drain channel with Flo-Gard filtration system to clean the water prior to entering the ROW.

#### **4.2.4 Construction Consideration:**

The project minimizes soil compaction for the proposed landscaped areas of the project site designated for storm water treatment. The project proposes landscape topsoil improvements to maintain the plants and lawn health. The landscape design proposes 2" layer of barked mulch to improve the soil's capacity to retain moisture, which will reduce runoff from the water quality design storm and improve water quality.

#### **4.2.5 Additional Consideration:**

The project proposes the stabilization of the disturbed site by vegetating the disturbed soils with drought tolerant vegetation and stabilizing the permanent channel crossings. It also conveys the runoff safely away from the tops of slopes (to prevent slope instability caused by infiltrated runoff).

The project also proposes landscape areas and trench drain channels at the lower areas to reduce the potential for erosion and minimize impacts to receiving waters.



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## **5. SUMMERY AND CONCLUSION**

The project proposes demolishing the existing garage and constructing two stories-two units building. In addition, the project proposes landscape, irrigation and sidewalk improvements. The project will not change the existing drainage pattern, but it will regulate it to eliminate impacts on surroundings properties.

Site runoff will be mitigated through site design, source control and treatment control BMPs. The storm water runoff will be treated by trench drain channel insert filter before entering public storm drain within the ROW.

All storm water quality will be addressed, reviewed and approved during the Discretionary Review.

## **6. REFERENCES**

- Storm Water Standards. Land Development manual, San Diego Municipal Code, Revised January 12, 2012.
- San Diego River Watershed, [www.projectcleanwater.org](http://www.projectcleanwater.org)
- [www.kristar.com](http://www.kristar.com)

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ATTACHMENT

“A”

VICINITY MAP



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SAN DIEGO CA 92110

9966 Dolores St. Suite 201, Spring Valley, CA 91977 Phone: (619) 463-3002 Fax: (619) 819-7364

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ATTACHMENT

“B”

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST





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

THE CITY OF SAN DIEGO

# Storm Water Requirements Applicability Checklist

FORM  
DS-560

JANUARY 2011

Project Address:  
2544 Juan Street, San Diego, CA 9211

Project Number (for City Use Only):  
381810

## SECTION 1. Permanent Storm Water BMP Requirements:

Additional information for determining the requirements is found in the [Storm Water Standards Manual](#).

### Part A: Determine if Exempt from Permanent Storm Water BMP Requirements.

Projects that are considered maintenance, or are otherwise not categorized as "development projects" or "redevelopment projects" according to the Storm Water Standards manual are not required to install permanent storm water BMPs. If "Yes" is checked for any line in Part A, proceed to Part C and check the box labeled "Exempt Project." If "No" is checked for all of the lines, continue to Part B.

1. The project is not a Development Project as defined in the [Storm Water Standards Manual](#): for example habitat restoration projects, and construction inside an existing building. ☐ Yes ☒ No
2. The project is only the construction of underground or overhead linear utilities. ☐ Yes ☒ No
3. The project qualifies as routine maintenance (replaces or renews existing surface materials because of failed or deteriorating condition). This includes roof replacement, pavement spot repairs and resurfacing treatments such as asphalt overlay or slurry seal, and replacement of damaged pavement. ☐ Yes ☒ No
4. The project only installs sidewalks, bike lanes, or pedestrian ramps on an existing road, and does not change sheet flow condition to a concentrated flow condition. ☐ Yes ☒ No

### Part B: Determine if Subject to Priority Development Project Requirements.

Projects that match one of the definitions below are subject to additional requirements including preparation of a Water Quality Technical Report.

If "Yes" is checked for any line in Part B, proceed to Part C and check the box labeled "Priority Development Project." If "No" is checked for all of the lines, continue to Part C and check the box labeled "Standard Development Project."

1. Residential development of 10 or more units. ☐ Yes ☒ No
2. Commercial development and similar non-residential development greater than one acre. Hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; and other light industrial facilities. ☐ Yes ☒ No
3. Heavy industrial development greater than one acre. Manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas. ☐ Yes ☒ No
4. Automotive repair shop. Facilities categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No
5. Restaurant. Facilities that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), and where the land area for development is greater than 5,000 square feet. ☐ Yes ☒ No
6. Hillside development greater than 5,000 square feet. Development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No
7. Water Quality Sensitive Area. Development located within, directly adjacent to, or discharging directly to a Water Quality Sensitive Area (as depicted in Appendix C) in which the project either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" is defined as being situated within 200 feet of the Water Quality Sensitive Area. "Discharging directly to" is defined as outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. ☐ Yes ☒ No
8. Parking lot with a minimum area of 5,000 square feet or a minimum of 15 parking spaces and potential exposure to urban runoff (unless it meets the exclusion for parking lot reconfiguration on line 11). ☐ Yes ☒ No

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-560 (01-25-11)



9. **Street, road, highway, or freeway.** New paved surface in excess of 5,000 square feet used for the transportation of automobiles, trucks, motorcycles, and other vehicles (unless it meets the exclusion for road reconfiguration on line 11). ☐ Yes ☒ No
10. **Retail Gasoline Outlet (RGO)** that is: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
11. **Significant Redevelopment;** project installs and/or replaces 5,000 square feet or more of impervious surface and the existing site meets at least one of the categories above. The project is not considered Significant Redevelopment if reconfiguring an existing road or parking lot without a change to the footprint of an existing developed road or parking lot. The existing footprint is defined as the outside curb or the outside edge of pavement when there is no curb. ☐ Yes ☒ No
12. **Other Pollutant Generating Project.** Any other project not covered in the categories above, that disturbs one acre or more and is not excluded by the criteria below. ☐ Yes ☒ No
- Projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.*

**Part C: Select the appropriate category based on the outcome of Parts A & B.**

1. If "Yes" is checked for any line in Part A, then check this box. Continue to Section 2. ☐ Exempt Project
2. If "No" is checked for all lines in Part A, and Part B, then check this box. ☒ Standard Development Project
3. If "No" is checked for all lines in Part A, and "Yes" is checked for at least one of the lines in Part B, then check this box. Continue to Section 2. See the Storm Water Standards Manual for guidance on determining if Hydromodification Management Plan requirements apply. ☐ Priority Development Project

**SECTION 2. Construction Storm Water BMP Requirements:**

For all projects, complete Part D. If "Yes" is checked for any line in Part D, then continue to Part E.

**Part D: Determine Construction Phase Storm Water Requirements.**

1. Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? (See State Water Resources Control Board [Order No. 2009-0009-DWQ](#) for rules on enrollment) ☐ Yes ☒ No
2. Does the project propose grading or soil disturbance? ☒ Yes ☐ No
3. Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? ☒ Yes ☐ No
4. Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as, paints, solvents, concrete, and stucco)? ☒ Yes ☐ No
5. Check this box if "Yes" is checked for line 1. Continue to Part E. ☐ SWPPP Required
6. Check this box if "No" is checked for line 1, and "Yes" is checked for any line 2-4. Continue to Part E. ☒ WPCP Required
7. Check this box if "No" is checked for all lines 1-4. Part E does not apply. ☐ No Document Required

**Part E: Determine Construction Site Priority**

This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of the projects both before and during construction. [Note: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by City staff.]

☐ **1. High Priority**

- a) Projects where the site is 50 acres or more and grading will occur during the wet season
- b) Projects 1 acre or more and tributary to an impaired water body for sediment (e.g., Peñasquitos watershed)
- c) Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.
- d) Projects subject to phased grading or advanced treatment requirements.

☐ **2 Medium Priority.** Projects 1 acre or more but not subject to a high priority designation.☒ **3 Low Priority.** Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Please Print):

Mahmoud Origat, P.E.

Title:

Principal Engineer

Signature:

Date:

09/15/2015

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ATTACHMENT

“C”

TABLE 4.1, ANTICIPATED AND POTENTIAL POLLUTANTS  
GENERATED BY LAND USE TYPE



Table 4-1. Anticipated and Potential Pollutants Generated by Land Use Type.

General Project Categories	General Pollutant Categories								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Housing Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P <sup>(1)</sup>	P <sup>(2)</sup>	P	X
Commercial Development	P <sup>(1)</sup>	P <sup>(1)</sup>	X	P <sup>(2)</sup>	X	P <sup>(5)</sup>	X	P <sup>(3)</sup>	P <sup>(5)</sup>
Industrial Development	X		X	X	X	X	X		
Automotive Repair Shops			X	X <sup>(4)(5)</sup>	X		X		
Restaurants					X	X	X	X	P <sup>(1)</sup>
Steep Hillside Developments	X	X			X	X	X		X
Parking Lots	P <sup>(1)</sup>	P <sup>(1)</sup>	X		X	P <sup>(1)</sup>	X		P <sup>(1)</sup>
Streets, Highways & Freeways	X	P <sup>(1)</sup>	X	X <sup>(4)</sup>	X	P <sup>(5)</sup>	X	X	P <sup>(1)</sup>
Retail Gasoline Outlets (RGO)			X	X	X	X	X		

X = anticipated

P = potential

(1) A potential pollutant if landscaping exists on-site.

(2) A potential pollutant if the project includes uncovered parking areas.

(3) A potential pollutant if land use involves food or animal waste products.

(4) Including petroleum hydrocarbons.

(5) Including solvents.

#### 4.1.6 Identification of Pollutants of Concern for the Receiving Water

For PDPs, the following analysis shall be conducted and reported in the project's Water Quality Technical Report:

- For each of the proposed project discharge points, identify the receiving waters (including hydrologic unit basin numbers) as identified in the most recent version of the *Water Quality Control Plan for the San Diego Basin*<sup>2</sup>, prepared by the RWQCB (see Suggested Resources in Appendix A).

<sup>2</sup> To view a copy of the Basin Plan, go to: <http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html>

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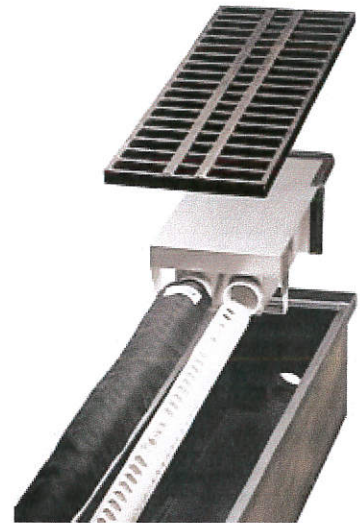
ATTACHMENT

“D”

KRISTAR - FLO-GARD LO-PRO TRENCH DRAIN FILTER INSERT  
INFORMATION AND NUMERIC SIZING



## ***FloGard® LoPro Trench Drain Filter***



The **FloGard® LoPro Trench Drain Filter** is a modular filter designed to collect particles, debris, metals and petroleum hydrocarbons from stormwater runoff into trench drain systems. It includes a UV-resistant woven geo-textile wrapped around a perforated core encapsulating an absorbent which is easily replaced, providing for flexibility, ease of maintenance, and economy.

For the narrow and constricted areas often found in trench drains, the FloGard® LoPro Trench Drain Filter provides an effective solution to comply with stormwater runoff issues. The units perform as an effective filtering device at low flows ("first flush") and, because of the built-in high flow bypass, will not impede the drainage system's maximum design flow.

FloGard® LoPro Trench Drain Filters are available in sizes to fit common trench drain sizes, or are available as complete packaged "plug and play" units including filter integrated with steel trench drain.

SPECIFIER CHART						
MODEL	FILTER TYPE	TRENCH WIDTH "ID" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET **	FILTERED FLOW CUBIC FEET / SECOND **	TOTAL BYPASS CAPACITY CUBIC FEET /SECOND
FG-TDOF3	PIPE*	3.0	6.5	0.1	0.5	0.1
FG-TDOF4	PIPE*	4.0	6.5	0.2	0.5	0.1
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2
FG-TDOF8	PIPE	8.0	6.5	0.7	0.5	0.3
FG-TDOF10	PIPE	10.0	6.5	0.9	0.5	0.5
FG-TDOF12	PIPE	12.0	6.5	0.9	1.0	0.6
FG-TDOF18	PIPE	18.0	6.5	1.3	1.5	1.1
FG-TDOF24	PIPE	24.0	6.5	1.8	2.0	1.5
FG-TDOA6	PANEL	6.0	4.5	0.4	0.2	0.2
FG-TDOA8	PANEL	8.0	4.5	0.7	0.2	0.3
FG-TDOA10	PANEL	10.0	4.5	0.8	0.3	0.5
FG-TDOA12	PANEL	12.0	4.5	1.0	0.4	0.6
FG-TDOA18	PANEL	18.0	4.5	1.4	0.8	1.1
FG-TDOA24	PANEL	24.0	4.5	1.8	1.1	1.5
* ALTERNATE ADAPTER CONFIGURATION.						
** CAPACITY PER 4-FT SEGMENT USED.						

Rev. 11.29.11

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ATTACHMNET "D"





**MICHAEL W. HART, ENGINEERING GEOLOGIST**

---

**GEOLOGIC INVESTIGATION  
JUAN ST. DUPLEX APARTMENTS  
SAN DIEGO, CALIFORNIA**

**FOR: WILLIAM COLE  
NOVEMBER, 2014**

---

**MICHAEL W. HART**  
**ENGINEERING GEOLOGIST**

P.O. Box 261227 • SAN DIEGO • CALIFORNIA • 92196 • 858 578-4672

---

File No. 936-2014  
November 5, 2014

Mr. William Cole  
c/o Roger Reynolds, AIA  
1365 Caminito Gabaldon, Ste. E  
San Diego, California  
92108

Subject: Juan Street Duplex Apartments  
2544 Juan Street  
San Diego, California  
**GEOLOGIC INVESTIGATION**

Gentlemen:

In accordance with your request I have completed a geologic investigation of the subject residential property for the primary purpose of determining if the site is traversed by branches or splays of the Rose Canyon fault. The results of this study indicate the site is underlain by the Bay Point formation that consists of massive, light brown to dark brown silty sandstone and cobble conglomerates that are unbroken by faulting. Therefore, it is concluded that the site is not located on an active or potentially active fault. In addition, it is concluded that there is no evidence that the property is situated on or adjacent to an ancient landslide. If you have any questions after reviewing the report, please contact me at your convenience.

Very truly yours,


Michael W. Hart  
CEG 706

4cc addressee

**GEOLOGIC INVESTIGATION  
JUAN STREET DUPLEX APARTMENTS  
2544 JUAN STREET  
San Diego, California**

**INTRODUCTION**

This report presents the results of a geologic investigation for the proposed duplex apartments located at the rear of an existing residence at 2544 Juan Street in San Diego, California (Figure 1). The site is located within the Geologic Hazard Category 12 as shown on Map 20 of the City of San Diego Seismic Safety Study. Accordingly, the primary purpose of this study was to determine if the site is underlain by any of the several faults making up the Rose Canyon fault zone that have been identified in this general area. In addition, the geologic characteristics of the site as well as the potential geologic hazards to which the site may be susceptible were to be addressed.

**FIELD WORK**

In order to determine if faulting is present beneath the site, two northeast/southwest oriented exploratory trenches were excavated with a backhoe in the location of the proposed structure (Figure 2). The trenches varied in depth from approximately 7 to 12 feet and in length from 55 to 11 feet. After careful cleaning of the trench walls, they were geologically logged (Figure 3).

**SITE AND PROPOSED PROJECT DESCRIPTION**

The property is currently occupied by a single-family residence and detached garage. The proposed duplex will be located south of the garage and east of the residence as shown on Figure 2. The property has a frontage of approximately 100 feet along Twiggs Street and 50 feet along Juan Street (Figure 2). The site is bounded on the south and east by similar multi-level to one-story residential structures. The property is relatively level at an approximate elevation of 30 feet with a slightly depressed concrete driveway along the easterly portion of the property.

**GENERAL GEOLOGY AND GEOLOGIC SETTING**

The site is located within the coastal plain section of the Peninsular Range Geomorphic Province

of California. The coastal plain generally consists of subdued landforms underlain by sedimentary bedrock. Near-surface bedrock exposed in the vicinity of the site consists primarily of the Bay Point Formation and the San Diego Formation (Kennedy, 1975). The Bay Point Formation is composed of medium dense, light brown to dark brown, fine- to medium-grained sand with thin cobble conglomerate beds. The Bay Point Formation at this location represents near-shore marine and terrestrial deposits that are generally well-consolidated. The Bay Point Formation was deposited in late Pleistocene time (approximately 120,000 years before present). Underlying the Bay Point Formation at relatively shallow depth but not encountered on site is the Pliocene age San Diego Formation. This unit may be observed in an approximately 50 feet high cut slope located east of the parking lot for Heritage Park several hundred feet south of the site.

The site occurs just west of several mapped strands of the Rose Canyon fault zone encountered during a geologic investigation for the Mormon Battalion Historic Site located 200 feet south of the site (Figure 4, Leighton and Assoc, 2009). Several miles to the south, the Rose Canyon fault zone splays into several significant branches including the Coronado, Spanish Bight, and San Diego faults as well as numerous unnamed faults that exhibit minor displacements in late Pleistocene sediments.

## **RESULTS OF TRENCHING**

In order to investigate the possible presence of faulting on the site, two exploratory trenches, approximately 55 feet and 11 feet long respectively, were placed in a northeast-southwest direction in the location of the proposed duplex (Figure 2). As may be observed on the trench logs (Figure 3) the trenches encountered thick topsoils, undocumented fill, and dense to medium dense sediments of the Bay Point Formation.

The trench orientations were somewhat controlled by the available open space between the existing structures on the site, however, the available trend was very close to the optimum required to intercept northwest trending faults with strikes similar to those encountered in a fault investigation several hundred feet to the south of the site by Leighton and Associates for the Mormon Battalion Memorial on Juan Street (Leighton and Assoc., 2009). The average strike of the Rose Canyon fault at that location was found to be N 25 W (Figure 4). With this in mind, the exploratory trenches were extended in length sufficiently beyond the limits of the proposed improvements to encounter any faults with similar trends.



The results of detailed logging and inspection of the trenches indicates the site is underlain by an unfaulted sequence of massively-bedded, medium- to fine-grained sandstones and conglomerates. (Trench Log, Figure 3). As can be observed on the trench logs, the thin conglomerate beds provide good control of the geologic structure in the otherwise massively bedded sediments because of their well-defined contacts and the fact that where the individual beds terminate, continuity is provided by similar beds at higher or lower elevations in the trenches. It is concluded, based on these observations, that the site is not underlain by an active or potentially active fault.

### **GEOLOGIC HAZARDS AND SEISMICITY**

Additional geologic hazards addressed for this report include the potential for ground shaking from local and regional active faults, landsliding, liquefaction, and seismically induced settlement. Each of these potential geologic hazards is discussed below.

#### **Local Faulting:**

The site lies within Geologic Hazard Category 12 as shown on Map 20 of the San Diego Seismic Safety Study. This category of faults is defined as "Potentially Active". Such faults are further defined as inactive, presumed inactive, or activity unknown. According to the Geologic Map of the La Jolla Quadrangle by Kennedy (1975) the Rose Canyon fault in this area of San Diego consists of three primary strands including a relatively short unnamed strand located near the center of Old Town and two others named the Old Town fault and the Mission Bay Fault. The location of these faults is not known with certainty because of lack of outcrops. Recent trenching by Rockwell (2010) indicates that one previously unmapped fault strand exists north of the site in the golf course east of Juan Street and very close to one of the unnamed fault strands mapped by Kennedy (1975). The faults mapped by Leighton and Associates (2007) shown on Figure 4 lie between the central unnamed fault and the Old Town fault of Kennedy.

#### **Regional Faulting and Seismicity:**

A detailed seismicity evaluation for the site is beyond the scope of this report, however, a summary of relevant faults and a brief discussion of the potential for seismic shaking is included herein. The site will be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the southern California area. The site lies near the central portion of the Mission Bay segment of the Rose Canyon fault zone that extends from San Diego Bay on the south to La Jolla on the north. The Del Mar segment extends from La Jolla to

the vicinity of Oceanside. According to Lindvall and Rockwell (1995), the Mission Bay fault segment is capable of generating a  $M_w$ 6.4 earthquake with an estimated recurrence time of approximately 720 years. The Rose Canyon fault system is capable of producing a  $M_w$ 6.9 event if the Mission Bay and Del Mar segments both break simultaneously. The recurrence interval for such an event is estimated to be approximately 1800 years (Lindvall and Rockwell, 1995). Such an event could produce ground shaking at the site on the order of 0.6 to 0.8g.

Other regional active faults, the Coronado Bank, Elsinore, San Jacinto, and San Andreas faults lie approximately 12, 42, 65, and 92 miles, respectively, from the site. Ground shaking resulting from major earthquakes on these faults will occur more frequently than shaking produced from the Rose Canyon fault zone but since these faults are located at greater distances, the intensity of shaking will be lower.

**Liquefaction and Seismically Induced Settlement:**

The site is underlain by the Bay Point Formation that consists of dense to medium dense, fine to medium-grained, silty to clayey sands that are not susceptible to seismically induced liquefaction or settlement. It is assumed that existing loose fills on the site will be removed and recompacted during site development.

**Landsliding:**

Review of topographic maps (Scale 1" = 2000') and aerial photographs indicates there is no geomorphic evidence to suggest the presence of ancient deep-seated landsliding on or immediately adjacent to the site. A study of historic aerial photographs (San Diego County, 1928) suggests the possible presence of a landslide northeast of the site between Mason and Twiggs Streets (Figure 1). This possible landslide is located such that even if its existence were to be confirmed at some future date it is oriented such that it would not affect the site.

**CONCLUSIONS AND RECOMMENDATIONS**

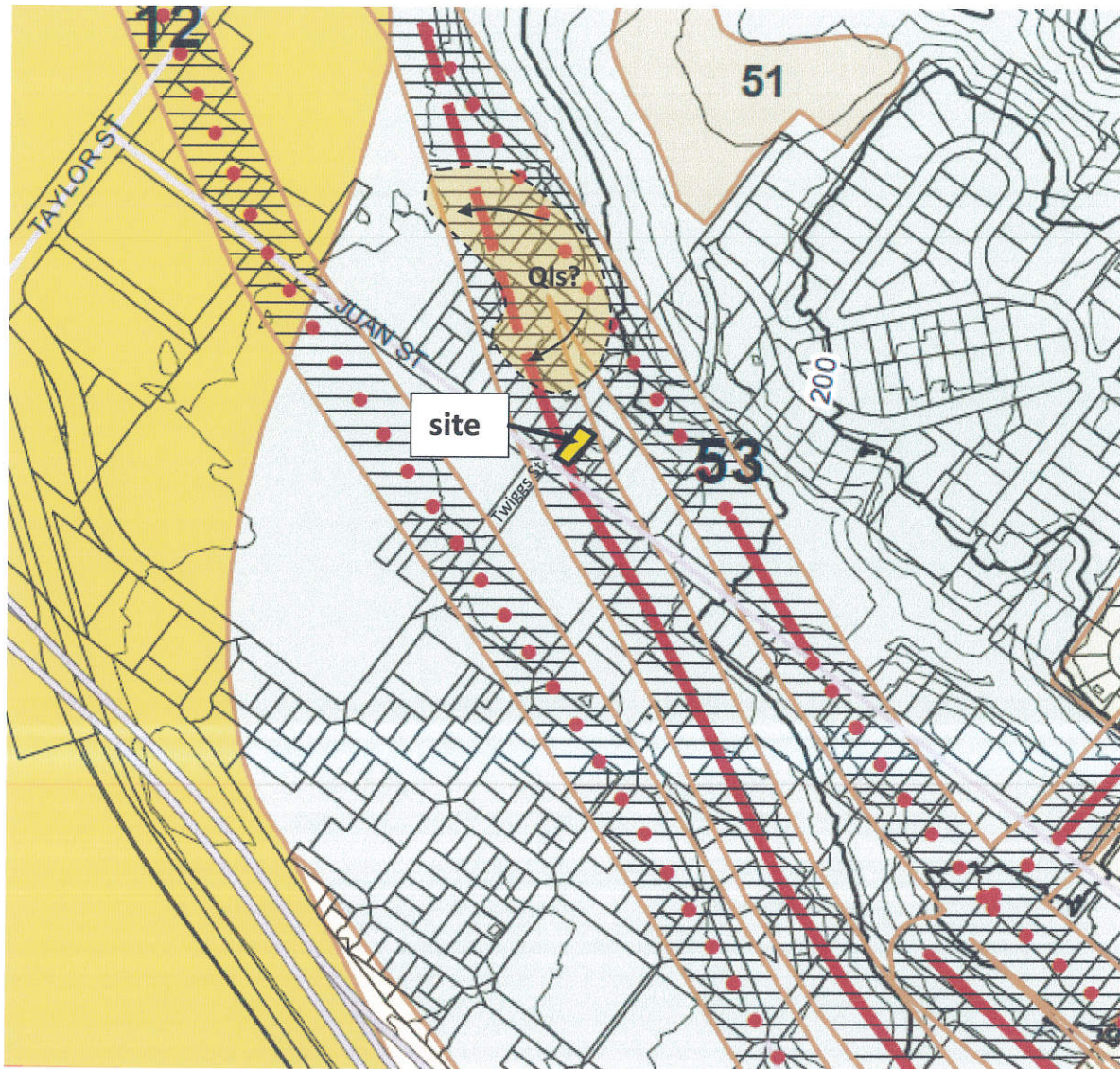
1. The site is underlain by the Pleistocene Bay Point Formation consisting of friable, to lightly cemented, fine- to medium-grained, massive, light-brown sandstone and thin cobble conglomerate. These soils are locally overlain in the central portion of the site by deep uncompacted fill and locally by sandy to clayey topsoils.

2. The results of detailed logging of the fault trenches indicate there is no evidence to suggest that faulting is present on the site. Accordingly, it is concluded that the site is not underlain by an active or potentially active fault.
3. The results of this investigation indicate there is no evidence of ancient deep-seated landsliding on the property. The site is characterized by nearly level, primarily natural terrain wherein landsliding does not generally occur.
4. It is recommended that the loose uncompacted fill encountered in the area of Trench 1 be removed and compacted under the direction of the project geotechnical engineer.

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- Kennedy, M.P., 1975, Geology of the San Diego Metropolitan area, California, California, Calif. Div. Mines and Geology, Bull. 200.
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- Lindvall, S.C., and Rockwell, T.K., 1995, Holocene activity of the Rose Canyon fault zone in San Diego, California, Jour. Geophysical Research, vol. 100, no. B12, Pages 24,121-24-132.
- Rockwell, T., 2010, The Rose Canyon fault in San Diego, 5<sup>th</sup> International Conf. on recent advances in geotechnical earthquake engineering and soil dynamics, San Diego, California, pp. 1-9.
- Tan, S.S., 1995, Landslide hazards in the southern part of the San Diego metropolitan area, San Diego County, California, Calif. Div. Mines and Geology Open file report 95-03, pp. 1-6.
- Aerial Photographs, San Diego County, 1928, flt.59, frms C6 and C7.





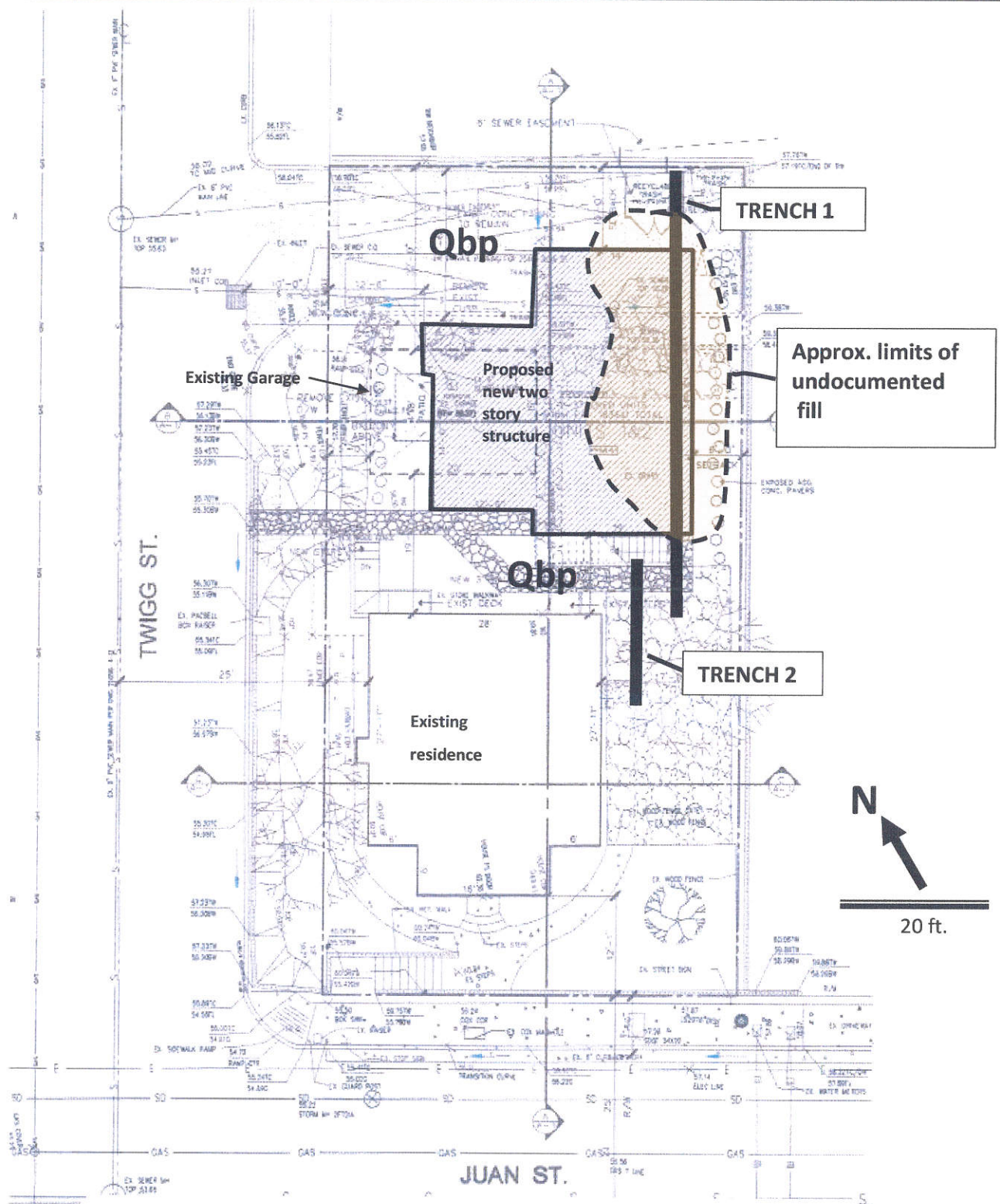
# **SITE LOCATION AND SEISMIC HAZARD MAP** **JUAN STREET DUPLEX APARTMENTS,** **2544 JUAN STREET, SAN DIEGO, CALIFORNIA**

(modified after City of San Diego Seismic Safety Study map No. 20)

## **Legend**

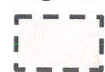
- 12** Potentially Active fault zone, inactive, presumed inactive, or activity unknown
- 53** Level or sloping terrain, unfavorable geologic structure, low to mod. risk
- QIs? Possible landslide





**GEOLOGIC MAP AND SITE PLAN,  
JUAN STREET DUPLEX APARTMENTS  
2544 JUAN STREET, SAN DIEGO, CALIFORNIA**

**Legend**



Approx. limits of undocumented fill

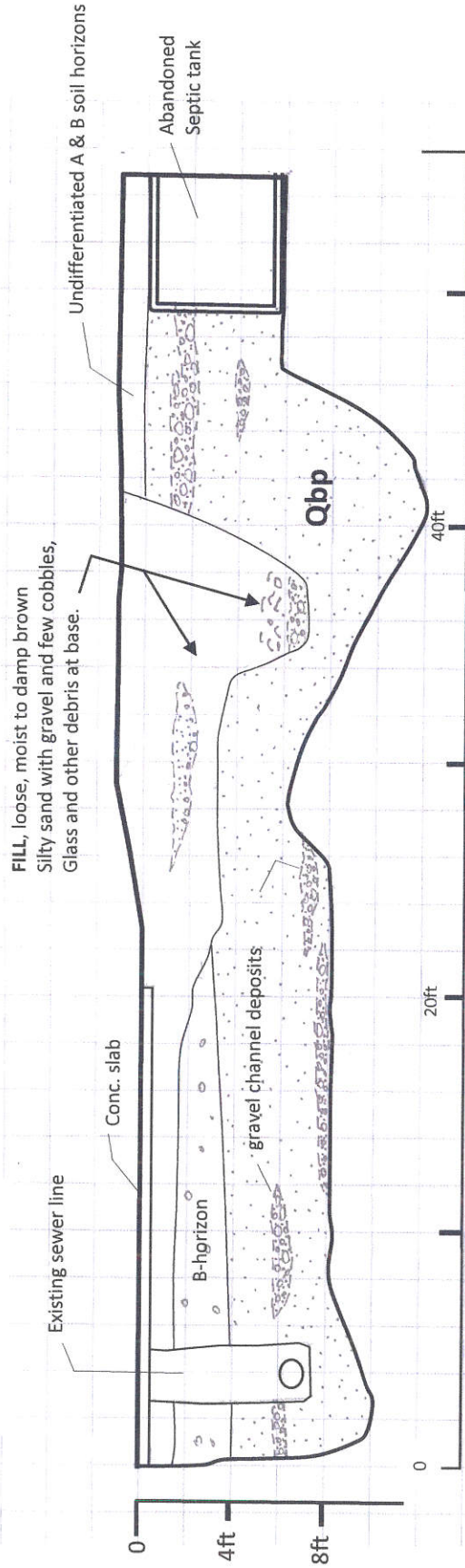
**Qbp**

Bay Point Formation

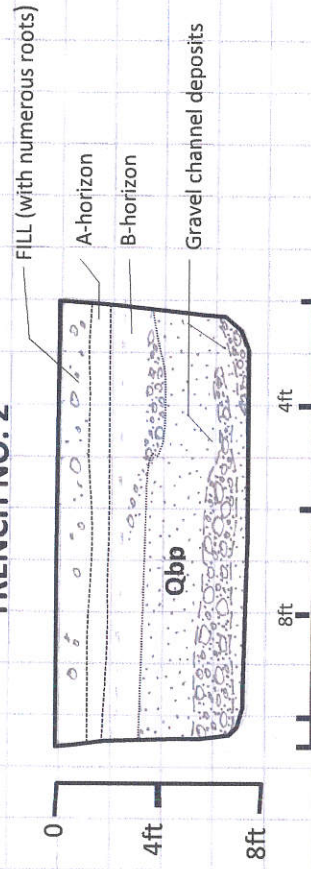
**MICHAEL W. HART, ENGINEERING GEOLOGIST**  
P.O. Box 261227 • SAN DIEGO • CALIFORNIA • 92196 • (858)-578-4672

Figure 2

# TRENCH NO. 1



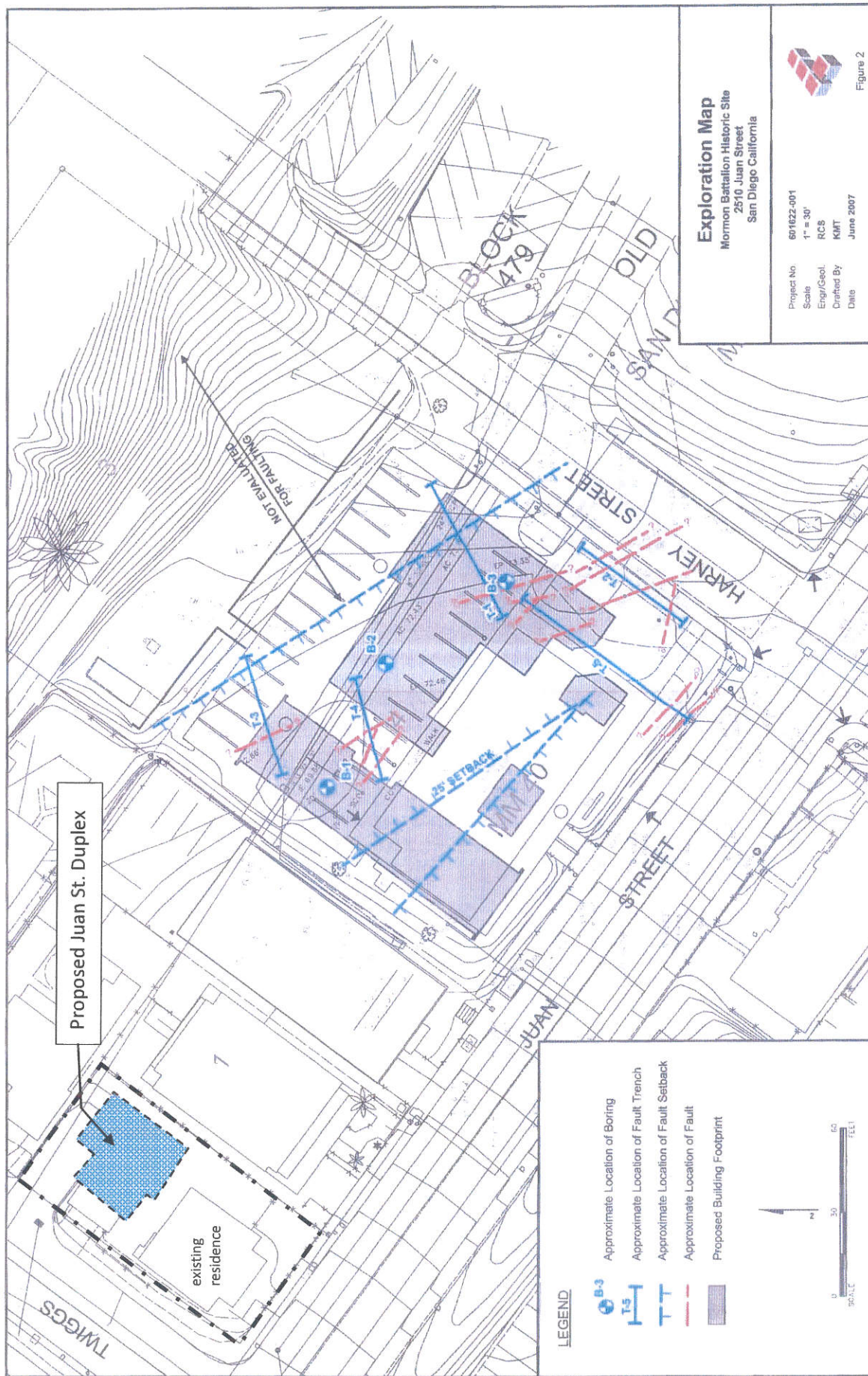
# TRENCH NO. 2



TRENCH LOGS  
JUAN STREET DUPLEX

Figure 3





**FAULT MAP OF MORMON BATTALION HISTORIC SITE  
AND LOCATION OF JUAN STREET DUPLEX APARTMENTS**

(from Leighton and Associates, 2007)



HELIX Environmental Planning, Inc.  
7578 El Cajon Boulevard  
Suite 200  
La Mesa, CA 91942  
619.462.1515 tel  
619.462.0552 fax  
www.helixepi.com



November 11, 2014

Rhett Butler  
Coast Construction  
8547 Winter Gardens Boulevard  
Lakeside, CA 92040

Subject: Archaeological Monitoring of Geotechnical Testing, 2544 Juan Street; Project No. 381810 (Site Development Permit Application); HELIX Project No. CCT-01

Dear Mr. Butler:

HELIX Environmental Planning (HELIX) was contracted to conduct a cultural resources monitoring program in conjunction with geotechnical testing for a proposed duplex apartments development on Juan Street in Old Town San Diego. The work was conducted in October 2014. Historic period bottles were encountered and collected in one area of one trench. No artifacts or features were encountered in the other two trenches excavated. This letter report details the methods and results of the monitoring program.

The project is located at 2544 Juan Street in the City of San Diego, in western San Diego County (Figures 1-3). The property is bounded on the south by Juan Street and on the west by Twiggs Street. The parcel is in Old Town San Diego just outside Old Town State Historic Park (Figure 2). The Old Town area is quite rich in cultural resources, and a number of cultural features and artifact deposits have been encountered during archaeological studies and construction monitoring in the area, in addition to the many above-ground features and historic structures in the area. Two resources were recorded in proximity to the project site during monitoring for a City sewer project in 2001 that included work in Twiggs Street. P-37-023941 was recorded as a dispersed deposit of "historic refuse located in fill dirt used to cover the old sewer line and sewer laterals. Excavations beside the sewer alignment for a water line did not produce any artifacts. ... The deposit is interpreted as reworked refuse and soil from an unknown location used to fill the sewer trench at an unknown date" (site record on file at South Coastal Information Center). A segment of this deposit was in Twiggs Street running from Juan Street north toward Sunset Street; this is adjacent to the subject property. P-37-023942 was described as "a cobblestone landscape element, such as edging for a planting area. The feature consists of two tiers of cobbles without mortar or sand in an 'L' shape" (site record on file at South Coastal Information Center). The depth at which this feature was encountered was not noted on the site record. This feature was located in Twiggs Street, a short distance northwest of the current project site.

Trenching for the geotechnical study was conducted on October 22, 24, and 27, 2014. Three trenches were excavated. The trenches varied in length and depth but all were 2 feet in width. The first trench segment excavated by backhoe on October 22 was 30 feet long, with depths that varied from 6 feet to 12 feet. The second segment (on October 24) was an extension from the north end of the first trench and was 15 feet in length. This trench was excavated to a final depth of 10 feet throughout. The final trench segment was located off the northeast corner of the house and adjacent to the south end of the first trench. The total length of this segment was 7 feet, and it was terminated near the gas line to the south. This trench, excavated on October 27, was dug to a final depth of 8 feet.

All excavation was observed by Andrew Giletti of HELIX and Native American monitors from Red Tail Monitoring and Research. Nate Curo and Dennis (Bobo) Linton served as the Native American monitors.

In the first trench excavated, a loose cobble layer was encountered at a depth of 10 feet that contained a number of historic bottles and bottle necks. There was no distinct trash pit; the bottle fragments were spread over 4 to 6 feet horizontally within this loose cobble matrix. One historic ceramic sherd was also found in this area. No other artifacts were noted in the remainder of this trench or in the other two trenches excavated. No Native American cultural material was observed.

Twenty-five bottles and bottle necks were collected, all of clear glass (two of the bottles were whole). Only one of the bottles has marks/embossing; there are two dates on the bottom of this piece, both June 1903. All the glass collected during monitoring dates to the period 1880-1910. The single historic ceramic fragment found has no diagnostic attributes.

In summary, archaeological monitoring was conducted during the excavation of three trenches for geotechnical testing. A relatively small amount of historic artifactual material dating from the late nineteenth and early twentieth centuries was encountered in one of the trenches; no cultural material was found in the other two trenches. No cultural features were encountered. The material collected will be recorded at the South Coastal Information Center; it does not represent a significant resource. The monitoring requirements related to the geotechnical testing have been fulfilled. There is a high potential for encountering cultural material during grading and other ground-disturbing activities for construction of the proposal project. Therefore, monitoring must be undertaken during any ground-disturbing activity related to project development.

If you have any questions, you can reach Mary Robbins-Wade at (619) 462-1515 or [maryrw@helixepi.com](mailto:maryrw@helixepi.com).

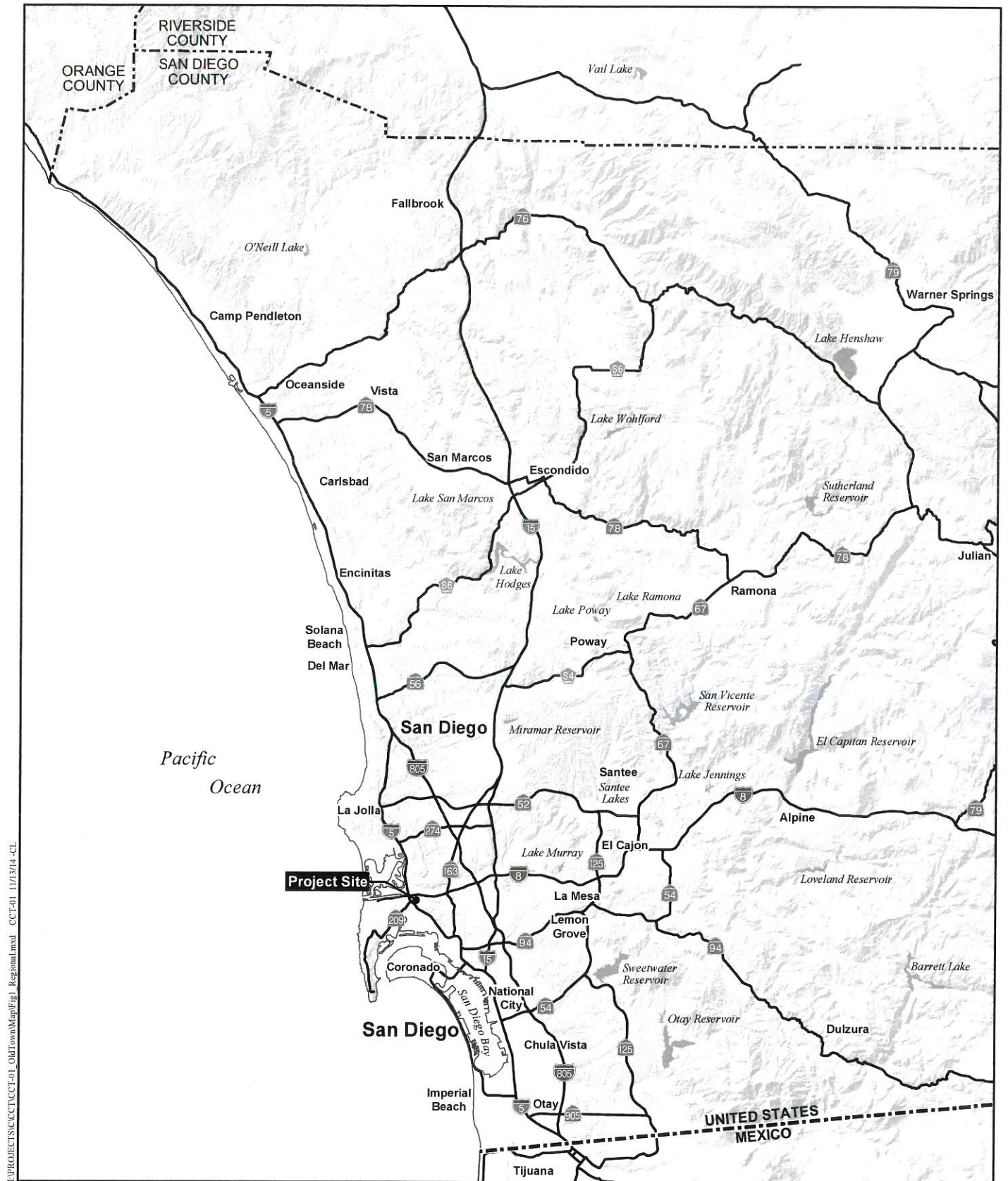


Mary Robbins-Wade, RPA  
Director of Cultural Resources



Andrew Giletti  
Field Director



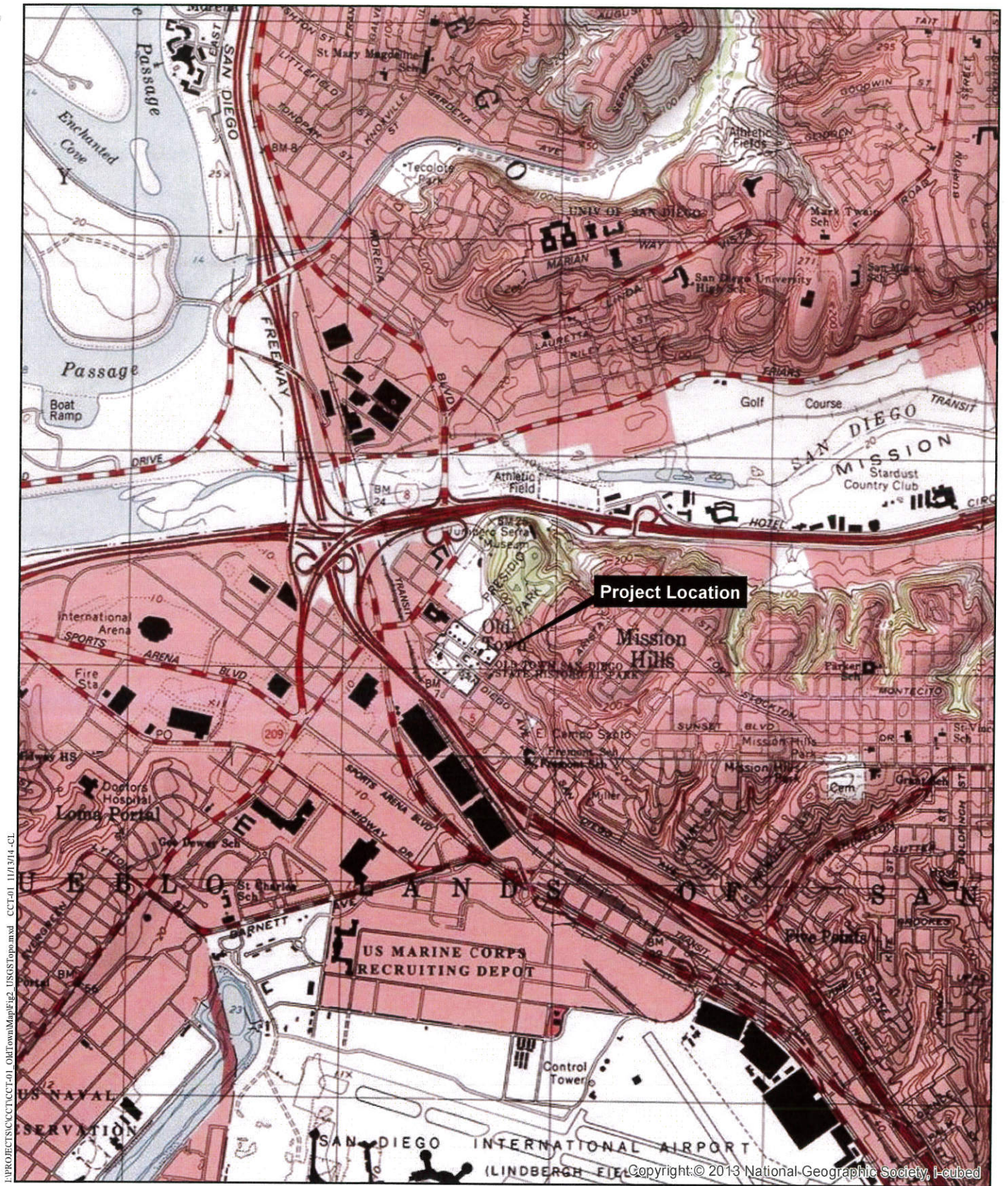


## Regional Location Map

JUAN STREET, OLD TOWN

Figure 1





## USGS Topo Map

JUAN STREET, OLD TOWN

Figure 2



