



## **FINAL MITIGATED NEGATIVE DECLARATION**

Project No. 434746  
SCH# N/A

**SUBJECT: HOUSE OF PACIFIC RELATIONS – NEW INTERNATIONAL COTTAGES. MAYOR-CITY COUNCIL APPROVAL** to update the General Development Plan (GDP) and amend the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP) to allow for expansion of the International Cottages and construction of nine (9) new cottages to the existing International Cottages site in the Central Mesa of Balboa Park. The House of Pacific Relations was established in 1935 and represents 32 countries for the purpose of promoting multicultural, goodwill and understanding through educational and cultural programs. This project will construct four new duplex cottages and one single cottage for the member nations of Mexico, India, Lebanon, Turkey, Palestine, Peru, Panama, Columbia and the Philippines. The House of Pacific Relations complex is located within the federally designated National Historic Landmark District (District). The new cottages have been designed to be compatible in scale and detail with the existing historic cottages and has been reviewed for consistency with the U.S. Secretary of the Interior Standards (Standard 9) by City Historical Resources staff.

The new cottages will be located just north and south of the existing International Cottages. The four duplexes would be approximately 1,200 square feet, and the single-cottage structure would be approximately 600 square feet. Each structure would include a basement (for storage), a residential-style kitchen and lavatory facilities as well as a shared restroom. The total square footage of the proposed cottages is approximately 5,365 square. The north and south portions of the project area would each have a common shared courtyard and would include additional walkways and associated new landscaping.

Three duplex cottages would be added just south of the main cottage complex where the House of the United States and House of Ukraine are located in a space that is currently covered with mulch and some turf. The five buildings would form a central courtyard that would be primarily accessible by the three new cottages. The new cottages would be connected to the existing complex by a passageway between the House of the United States and House of Ukraine. A second access walkway would be added to the west of the House of Ukraine. Accessible parking is available in the Palisades parking lot and would be accessed by a new walkway between the northwest corner of the parking lot and the Balboa Park Club. In addition, Pan American Place would be resurfaced with enhanced paving and available for pedestrians and service/emergency vehicles only.

One duplex cottage and one single cottage would be added just north of the Hall of Nations Building and House of Iran in an area currently covered in turf. A central courtyard at each location and additional walkways to the new cottages would be included. The two new cottages and two existing buildings would form a central

gathering space with internal access to each building. Due to the elevation of the Hall of Nations building the central courtyard would include stairs, a ramp, low accent wall and planters to take up grade. The existing pavement would be replaced, and an additional walkway would be added to provide access to Pan American Road East. The Organ Pavilion parking lot and the path of travel from the parking lot to the new cottages would be accessible.

APPLICANT: New International Cottages, Inc.

- 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): **Historical Resources (Archaeology/Tribal Cultural Resources)**. 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 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 Public Utilities Department (PUD) 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.

## **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 CITY PROJECT MANAGER (PM) of the Public Utilities Department is responsible to arrange and perform this meeting by contacting the City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the PM, MMC and the following monitors:

**Qualified Archaeologist, Native American Monitor, Historic Preservation Architect or Architectural Historian**

**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 PM at the Public Utilities Department (858) 292-6300
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **the PM and MMC at (858) 627-3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 434746, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the PUD ED and MMC. 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: The PM must alert MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by MMC BEFORE the work is performed.**
- 3. OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the 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 following responsible agency: N/A
- 4. MONITORING EXHIBITS:** The Qualified Biologist shall submit, to MMC, a monitoring exhibit on an 11x17 reduction of the appropriate biological site plan, 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.
- 5. OTHER SUBMITTALS AND INSPECTIONS:** The PM/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to MMC for approval per the following schedule:

## **Document Submittal/Inspection Checklist**

<b><u>Issue Area</u></b>	<b><u>Document submittal</u></b>	<b><u>Associated Inspection/Approvals/Note</u></b>
General	Monitor Qualification Letter	Prior to Construction
General	Monitoring Exhibit	Prior to Construction
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation

### **SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:**

#### **A. HISTORICAL RESOURCES (ARCHAEOLOGY/TRIBAL CULTURAL RESOURCES)**

##### **I. Prior to Permit Issuance or Bid Opening/Bid Award**

###### **A. Plan Check**

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the PUD 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 Environmental Designee**

1. Prior to Bid Award, 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 1/4 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects) The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. 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 the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
  - c. MMC shall notify the PI that the AME has been approved.
4. 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 conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

#### A. Monitor 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 (CSV). The CSV'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) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.**
    - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
  - 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.
    - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
    - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources – Pipeline Trenching and other Linear Projects in the Public Right-of-Way

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:

1. Procedures for documentation, curation and reporting
  - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
  - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
  - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
  - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**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 provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
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. 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; or
    - (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 the RE and 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. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.

- 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. 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 C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit 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 of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**PUBLIC REVIEW DISTRIBUTION:**

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

City of San Diego

Mayor's Office (MS 11A)

Council President Lightner, District 1

Councilmember Zapf, District 2

Councilmember Gloria, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Council President Pro Tem Emerald, District 9

City Attorney

Shannon Thomas

Real Estate Assets Department

Cybele Thompson - Director

Park and Recreation Department

Herman Parker - Director

Bruce Martinez

Casey Smith

Charlie Daniels

Planning Department

Myra Herrmann

Development Services Department  
Helene Deisher  
Library Dept.-Gov. Documents MS 17 (81)  
North Park Branch Library (81T)  
University Heights Branch Library (81KK)

Other Groups and Individuals

San Diego Gas and Electric (114)  
Carmen Lucas (206)  
Clint Linton (215b)  
Ron Christman (215)  
Frank Brown (216)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
San Diego History Center (211)  
Save our Heritage Organisation (214)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Society (225)  
Native American Distribution (225 A-S)  
    Barona Group of Capitan Grande Band of Mission Indians (225A)  
    Campo Band of Mission Indians (225B)  
    Ewiiapaayp Band of Mission Indians (225C)  
    Inaja Band of Mission Indians (225D)  
    Jamul Indian Village (225E)  
    La Posta Band of Mission Indians (225F)  
    Manzanita Band of Mission Indians (225G)  
    Sycuan Band of Mission Indians (225H)  
    Viejas Group of Capitan Grande Band of Mission Indians (225I)  
    Mesa Grande Band of Mission Indians (225J)  
    San Pasqual Band of Mission Indians (225K)  
    Ipai Nation of Santa Ysabel (225L)  
    La Jolla Band of Mission Indians (225M)  
    Pala Band of Mission Indians (225N)  
    Pauma Band of Mission Indians (225O)  
    Pechanga Band of Mission Indians (225P)  
    Rincon Band of Luiseno Indians (225Q)  
    San Luis Rey Band of Luiseno Indians (225R)  
    Los Coyotes Band of Mission Indians (225S)  
Balboa Park Committee (226A/MS 39)  
Balboa Club (226B)  
Golden Hill Community Planning Group (259)  
North Park Planning Committee (363)  
North Park Community Association (366)  
Uptown Planners (498)  
New International Cottages Committee (Applicant)  
Estrada Land Planning (Consultant)  
Heritage Architecture & Planning (Consultant)

VI. RESULTS OF PUBLIC REVIEW:

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

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



\_\_\_\_\_  
Myra Herrmann, Senior Planner  
Planning Department

May 6, 2016  
Date of Draft Report

June 10, 2016  
Date of Final Report

Analyst: Myra Herrmann

Figure 1- General Development Plan/Vicinity Map  
Figure 2- Cottage 1/2 Elevations  
Figure 3- Cottage 3/4 Elevations  
Figure 4- Cottage 5/6 Elevations  
Figure 5- Cottage 7/8 Elevations  
Figure 6- Cottage 9 Elevations  
Initial Study Checklist

**RINCON BAND OF LUISEÑO INDIANS****Environmental Department**

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2330 Fax: (760) 297-2339



May 13, 2016

Myra Herrmann  
The City of San Diego  
Planning Department  
1010 Second Avenue  
East Tower, MS 413  
San Diego, CA 92101

**Re: House of Pacific Relations/International Cottages Project No. 43476**

Dear Ms. Esposito:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the House of Pacific Relations/International Cottages Project No. 43476. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

A-1 [The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple  
Manager  
Rincon Cultural Resources Department

Bo Mazzetti  
Tribal Chairman

Stephanie Spencer  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member

**RINCON BAND OF LUISEÑO INDIANS (MAY 13, 2016)**

A-1 Comment noted. A Native American (Kumeyaay) monitor will be on-site to monitor any ground disturbing activities associated with project implementation.

LETTER

RESPONSE



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

Environmental Review Committee

24 May 2016

To: Ms. Myra Herrmann  
Planning Department  
City of San Diego  
Suite 1200, East Tower, MS413  
1010 Second Avenue  
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration  
House of Pacific Relations/International Cottages  
Project No. 434746

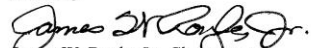
Dear Ms. Herrmann:

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

B-1 [Based on the information contained in this project's initial study and DMND, we concur with the mitigation measures as proposed.

SDCAS appreciates the opportunity to participate in the public review for this project.

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 COUNTY ARCHAEOLOGICAL SOCIETY (MAY 24, 2016)**

B-1 Comment noted.



## General Development Plan/Vicinity Map

House of Pacific Relations – New International Cottages / Project No. 434746

City of San Diego – Planning Department

FIGURE  
No. 1

[illegible]

**FIGURE**  
**No. 2**





EAST ELEVATION - COTTAGE 3/4

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



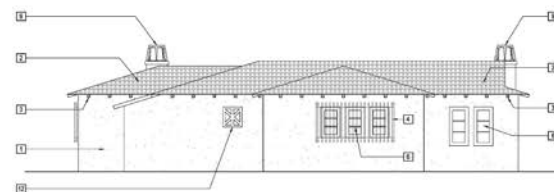
WEST ELEVATION - COTTAGE 3/4

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



NORTH ELEVATION - COTTAGE 3/4

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET



SOUTH ELEVATION - COTTAGE 3/4

SCALE: 1/4" = 1'-0"  
0 1 2 4 8 FEET

- GENERAL NOTES:**
1. EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL 1935 STUCCO TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY ARCHITECT AND HRB STAFF.
  2. BUILDING SIGNAGE TO BE PROVIDED BY TENANT. TENANT SHALL PROVIDE SIGNAGE DESIGNS FOR DEFERRED APPROVAL BY HRB STAFF.
  3. REFER TO FINISH SCHEDULE ON SHEET A7.1 FOR EXTERIOR PAINT COLORS.
- KEY NOTES:**
1. WOOD FRAMED WALL w/ TEXTURED EXTERIOR PLASTER, BUILDING CORNERS AND CHIMNEY, PAINTED, TYP.
  2. CLAY TILE ROOFING BY SCA, CLASSIC TAPERED MISSION TILE, COLOR: OLD MISSION BLEND.
  3. EXPOSED RAFTER TAILS, PAINT FINISH, TYP.
  4. DECORATIVE WROUGHT-IRON SECURITY GRILLE, POWDER COAT FINISH. REFER TO WINDOW SCHEDULE AND SHEET A8.3.
  5. SLOPED CLAY TILE CAP PER DET. 3A8.6.
  6. WOOD CASEMENT WINDOW w/ DIVIDED LITE GLASS, TYP.
  7. WOOD FIXED GLASS WINDOW.
  8. WOOD FRENCH DOOR w/ DIVIDED LITE TEMPERED GLASS, TYP.
  9. CLAY TILE CHIMNEY CAP PER DET. 3A8.6.
  10. DECORATIVE WOOD CORBEL PER DET. 3A8.6.
  11. CLAY PIPE ATTIC VENT PER DET. 3A8.6.
  12. DECORATIVE OFFICE WINDOW SCREEN PER DET. 13A8.3.
  13. DECORATIVE WROUGHT-IRON FLOWER POT HANGER PER DET. 3A8.1.
  14. DECORATIVE LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.



ARCHITECT OF WORK

J. DAVID MARSHALL C-24785

**HERITAGE**  
ARCHITECTURE  
P.C.A. & P.L.L.C.  
222 FIFTH AVENUE  
SUITE 2000 SAN FRANCISCO, CA 94103

COUNCIL DISTRICT: 8 COMMUNITY PLAN AREA: BALBOA PARK 1

DATE	ACTION	REFERENCE DOCUMENTS	ACRES
	BITE ACQUIRED	PERM NO. 16	DIST 8
	BITE DISCARDED	PERM NO.	ACRES
1/16/2012	DEP CONSULTANT HIRED	PERM NO.	NAME: ESTADIA LAND PLANNING
	PER BOARD APPROVAL	PERM APPROVAL	DATE
	INITIAL DEVELOPMENT	OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.
		OPM NO.	1.0 NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AD	TOT LOT	BP
IMPROVED WBLA	AD	MULTI-PURPOSE LOT	BP
TURF	AD	TENNIS CTS	BP
BIRCH BED	AD	RESTROOM	BP
NATURAL	AD	REC. BLDG	BP
FLY PAVES	AD	COURT SHARP AREA	BP
DIST INFILL	AD	POOL DECK	BP
		POOL WATER	BP
		BLEACHERS	BP
		TRASH RECEPTACLES	BP
		REVISION	

NOVEMBER 18, 2015

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**INTERNATIONAL COTTAGES**  
(A PORTION OF BALBOA PARK)

COTTAGE 3/4 EXTERIOR ELEVATIONS

SHEET TITLE: LAMBERT COORDINATES: 254-1721 THOMAS BROTHERS PAGE: 60, 0-6

A3.3

(PSD #)

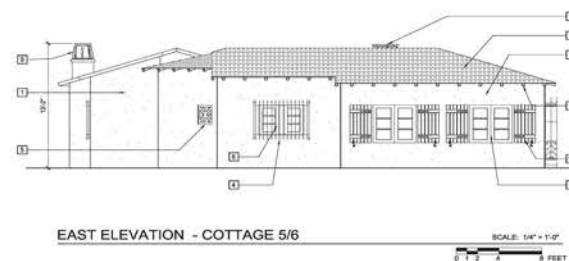
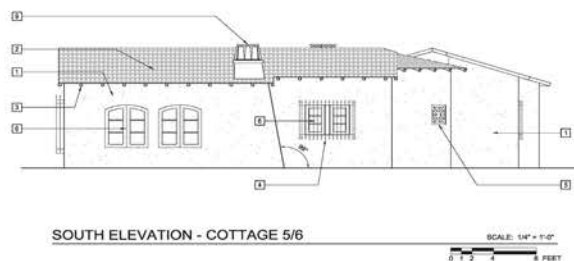


## Cottage 3/4 Exterior Elevations

House of Pacific Relations – New International Cottages / Project No. 434746

City of San Diego – Planning Department

FIGURE  
No. 3



- GENERAL NOTES:
1. EXTERIOR STUCCO TEXTURE TO MATCH ORIGINAL, 1988 STUCCO TEXTURE. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY ARCHITECT AND HRS STAFF.
  2. BUILDING SIGNAGE TO BE PROVIDED BY TENANT. TENANT SHALL PROVIDE ALL OTHER DETAILS FOR DEFERRED APPROVAL BY HRS STAFF.
  3. REFER TO FINISH SCHEDULE ON SHEET A-1 FOR EXTERIOR FINISH COLORS.
- KEY NOTES:
1. WOOD FRAMED WALLS W/ TEXTURED EXTERIOR PLASTER, BULNDG CORNERS AND OPENINGS, PAINTED; TYP.
  2. CLAY TILE ROOFING BY MGA, GLASS TAPERED MISSOURI TILE, COLOR: 101. REFER TO SHEET PAINT, FINISH TYP.
  3. EXPOSURE: EXTERIOR WALL, PAINT FINISH TYP.
  4. DECORATIVE WROUGHT IRON SECURITY GRILLS, POWDER COAT FINISH. REFER TO WINDOW SCHEDULE AND SHEET A-6.
  5. DECORATIVE GRILL WINDOW SCREEN PER DET. 10A-6.3.
  6. WOOD CASSEMENT WINDOW W/ DIVIDED LITE GLASS, TYP.
  7. WOOD FOOF GLASS WINDOW.
  8. WOOD RECESSED PANEL ENTRY DOOR W/ UPPER PANEL LITE.
  9. CLAY TILE CHIMNEY CAP PER DET. 20A-8.
  10. WROUGHT IRON DOOR SUPPLIED BY TENANT. DEFERRED APPROVAL, BY HRS STAFF REQUIRED.
  11. DECORATIVE WOOD CORBEL PER DET. 8A-6.
  12. DECORATIVE WROUGHT IRON FLOWER POT HANGER PER DET. 8A-6.
  13. WOOD SHUTTERS PER DET. 10A-2.
  14. STUCCO DOOR SURROUND.
  15. DECORATIVE LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.



ARCHITECT OF WORK

P. DAVID MARSHALL C-24785



**HERITAGE**  
ARCHITECTURE

[illegible][illegible]

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT		NOVEMBER 18, 20
<h1>INTERNATIONAL COTTAGES</h1> <p>(A PORTION OF BALBOA PARK)</p>		
COTTAGE 5/6 EXTERIOR ELEVATIONS		A4.3
DRAWN BY LAMBERT COORDINATES: 356-1721	DESIGN NUMBER: THOMAS BROTHERS PAGE: 40, D.R.	
		(PSD) #1



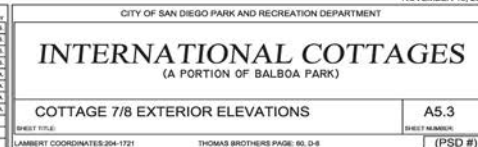
## Cottage 5/6 Exterior Elevations

House of Pacific Relations – New International Cottages / Project No. 434746  
City of San Diego – Planning Department

**FIGURE**  
**No. 4**



- [illegible]





**FIGURE**  
**No. 6**

## INITIAL STUDY CHECKLIST

1. Project Title/Project number: House of Pacific Relations/International Cottages  
Project No. 434746
2. Lead agency name and address: City of San Diego, Planning Department, 1010 2<sup>nd</sup>  
Avenue, Suite 1200, East Tower, MS 413, San Diego, CA 92101
3. Contact person and phone number: Myra Herrmann, Senior Planner: (619) 446-5372
4. Project location: The House of Pacific Relations complex is located within in the  
Palisades area of the Central Mesa in Balboa Park, in the National Historic Landmark  
District (District).
5. Project Applicant/Sponsor's name and address: New International Cottages, Inc., 8895  
Towne Center Drive, Number 105-509, San Diego, CA 92122. Contact: Ghassan Saudi  
(858) 952-3477.
6. General Plan designation: Other Public Services/Parks/Recreation
7. Zoning: This area of Balboa Park is unzoned.
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.): **HOUSE OF PACIFIC RELATIONS - INTERNATIONAL  
COTTAGES. MAYOR APPROVAL** to update the General Development Plan (GDP) and  
amendment the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP)  
to allow for expansion of the International Cottages and construction of nine (9) new  
cottages to the existing International Cottages site in the Central Mesa of Balboa Park.  
The House of Pacific Relations was established in 1935 and represents 32 countries for  
the purpose of promoting multicultural, goodwill and understanding through  
educational and cultural programs. This project will construct four new duplex cottages  
and one single cottage for the member nations of Mexico, India, Lebanon, Turkey,  
Palestine, Peru, Panama, Columbia and the Philippines. The House of Pacific Relations  
complex is located within the federally designated National Historic Landmark District  
(District). The new cottages have been designed to be compatible in scale and detail with  
the existing historic cottages and has been reviewed for consistency with the U.S.  
Secretary of the Interior Standards (Standard 9) by City Historical Resources staff.

The new cottages will be located just north and south of the existing International Cottages. The four duplexes would be approximately 1,200 square feet, and the single-cottage structure would be approximately 600 square feet. Each structure would include a basement (for storage), a residential-style kitchen and lavatory facilities as well as a shared restroom. The total square footage of the proposed cottages is approximately 5,365 square. The north and south portions of the project area would each have a common shared courtyard and would include additional walkways and associated new landscaping.

Three duplex cottages would be added just south of the main cottage complex where the House of the United States and House of Ukraine are located in a space that is currently covered with mulch and some turf. The five buildings would form a central courtyard that would be primarily accessible by the three new cottages. The new cottages would be connected to the existing complex by a passageway between the House of the United States and House of Ukraine. A second access walkway would be added to the west of the House of Ukraine. Accessible parking is available in the Palisades parking lot and would be accessed by a new walkway between the northwest corner of the parking lot and the Balboa Park Club. In addition, Pan American Place would be resurfaced with enhanced paving and available for pedestrians and service/emergency vehicles only.

One duplex cottage and one single cottage would be added just north of the Hall of Nations Building and House of Iran in an area currently covered in turf. A central courtyard at each location and additional walkways to the new cottages would be included. The two new cottages and two existing buildings would form a central gathering space with internal access to each building. Due to the elevation of the Hall of Nations building the central courtyard would include stairs, a ramp, low accent wall and planters to take up grade. The existing pavement would be replaced, and an additional walkway would be added to provide access to Pan American Road East. The Organ Pavilion parking lot and the path of travel from the parking lot to the new cottages would be accessible.

A large portion of Balboa Park's Central Mesa is included in the federally designated National Historic Landmark District (District). As such, any improvements within the District must meet the Secretary of the Interior's Standards for Rehabilitation (Standard 9). Compliance with the Standards was made by the City of San Diego Historical Resources staff and the Historical Resources Board.

The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures. The cottages are fairly small in size and, while being similar in architectural style, each has its own unique details. The Hall of Nations building, originally named the Kansas state building, was constructed for the 1915 Panama-California International Exposition. The building is now a part of the International Cottages complex and is used by numerous House of Pacific Relations members for meetings and other events. Membership in the House of Pacific Relations is greater than the number of cottages available. Nations without a cottage of their own meet in the Hall of Nations building on a rotating basis.

The CMPP identifies expansion of the International Cottages by 4,000 square feet identifying eight structures approximately 500 square feet each. This is consistent with the small size of the original cottages. To date, four cottages have been constructed, consuming the 4,000 square foot allowance provided in the CMPP. These include the House of Hungary, the House of Iran, the House of Puerto Rico and the House of Spain. Please note the original graphic of the CMPP indicated eight new structures. The CMPP was amended in 2012 to reflect the current layout of the international cottages.

9. Surrounding land uses and setting. Briefly describe the project's surroundings: The House of Pacific Relations complex is located in Balboa Park's Central Mesa within the federally designated National Historic Landmark District (District/HRB Site No. 1). The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures (See Figure xx). Balboa Park is located immediately north of downtown San Diego. The Park is surrounded by the communities of Golden Hill, North Park, Uptown and Downtown San Diego (formerly Centre City). Balboa Park is one of the City's largest developed parks at 1,172 acres and is host to numerous passive and active recreational activities, cultural and educational institutions, and special events.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): N/A

**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 checked="" 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.



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

I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

☐
☐
☐
☒

The project has been designed to be compatible with the existing historic cottages in the complex. No designated scenic vistas or views would be effected.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐
☐
☐
☒

The project has been designed to be compatible with the existing historic cottages which are located within the Balboa Park National Historic Landmark District (City of San Diego HRB Site No. 1) in accordance with the Secretary of the Interior Standards for Rehabilitation (Standard 9) which addresses new construction adjacent to existing historic structures. The design has been reviewed by City Historical Resources staff. The Kate Sessions Memorial Tree and monument, which is located within the project area will be protected and not impacted by the proposed project. No other scenic resources have been identified or would be impacted by the project. The nearest state scenic highway is west of the project site (State Route 163) and would not be affected by this project.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐
☐
☒
☐

The project has been designed to be compatible with the existing historic cottages in bulk and scale and would not degrade the visual quality of the area. The new cottages will have similar exterior features, but be differentiated enough to not conflict with the designated cottages. Site landscaping will be enhanced once the new cottages have been completed and will complement the existing plant pallet in the area.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

☐
☐
☐
☒

The project would utilize construction materials that are not highly reflective. Project activities will take place during daylight hours and will not require light sources that would create glare or affect the night sky. As such, there is no impact in this category.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, land surrounding the project is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not result in the conversion of farmland to non-agricultural uses.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Please see II) a)</p>				
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Balboa Park is an urban regional park that is unzoned and is not classified as forest land or timber production. Therefore, the project would not conflict with existing zoning for forest land.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<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
-------	--------------------------------	--	------------------------------	-----------

See II) c)

- 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?

☐
☐
☐
☒

There is no change in land use for the project; and there is no impact in this category.

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

- a) Conflict with or obstruct implementation of the applicable air quality plan?

☐
☐
☒
☐

Emissions would occur during the construction phase of the project. The emissions would be minimal and would only occur temporarily during construction. During grading activities, dust suppression methods would be included in accordance with the requirements of the Municipal Code.

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

☐
☐
☒
☐

Please see III. a)

- 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)?

☐
☐
☒
☐

As described above, construction operations could temporarily increase the emissions of dust and other pollutants; however, construction emissions would be temporary and implementation of Best Management Practices (BMPs) would reduce temporary dust impacts. Additionally, the scope and nature of the project would not result in an increase

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

in Vehicle Miles Traveled (VMTs) and associated emissions. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment in the region under applicable federal or state ambient air quality standards.

- d) Expose sensitive receptors to substantial pollutant concentrations?

☐
☐
☒
☐

The project is located in a regional urban park with museums, trails and outdoor spaces. Other than minimal amounts of dust generated during temporary construction activities, the project would not emit substantial pollutant concentrations or expose sensitive receptors to substantial concentrations of pollution.

- e) Create objectionable odors affecting a substantial number of people?

☐
☐
☒
☐

Operation of construction equipment and vehicles could generate odors associated with fuel combustion; however, these odors would dissipate into the atmosphere upon release. Therefore, the project would not create substantial amounts of objectionable odors affecting a substantial number of people.

#### 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 Wildlife or U.S. Fish and Wildlife Service?

☐
☐
☐
☒

The project is located in a regional urban park with museums, trails and outdoor spaces. No sensitive plant or animal species, or suitable habitat for sensitive species was observed during the site visit. No focused plant or animal surveys were conducted to identify potential sensitive species as none are expected to be impacted by the project due to the urban park setting.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by

☐
☐
☐
☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
No riparian habitat or other community indentified in local or regional plans, policies, or regulations by the CDFW or USFWS occur within the project area. Therefore no impacts are anticipated.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No wetlands as defined by Section 404 of the Clean Water Act occur on site. Site development would occur within urbanized, developed and ornamental setting. Therefore no impacts are anticipated.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is located in a regional urban park with museums, trails and outdoor spaces. There are no wildlife corridors within the project area and therefore, no impact would result in this category.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Balboa Park supports a large stand of eucalyptus ( <i>Eucalyptus cladocalyx</i> ) trees, some of which are located in proximity to the project area; however, none will be removed or impacted with implementation of this project.				
f) Conflict with the provisions of an adopted Habitat	<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
-------	--------------------------------	--	------------------------------	-----------

Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project is within an urbanized regional park and is within the boundaries of the Multiple Species Conservation Program Subarea Plan; however no impacts to sensitive, endangered or covered species would occur and therefore the project would not conflict with the goals, policies and objectives of the MSCP or other local, state or regional habitat plan for the area.

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. CEQA requires that before approving discretionary projects, the Lead Agency must 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.

The project site is within the Balboa Park National Historic Landmark District (City of San Diego HRB Site No. 1) which includes the historic international cottages. The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures. The cottages are fairly small in size and, while being similar in architectural style, each has its own unique details. The Hall of Nations building, originally named the Kansas state building, was constructed for the 1915 Panama-California International Exposition. The building is now a part of the International Cottages complex and is used by numerous House of Pacific Relations members for meetings and other events. The project would expand the international cottages complex and construct nine (9) new cottages, therefore it is subject to review in accordance with the Historical Resources Regulations and Guidelines. Specifically, qualified historical staff reviewed detailed architectural plans submitted by a preservation architect which contained detailed notes to assure that the new construction is compatible with the existing historic buildings. Exterior details include, but are not limited to stucco to match existing 1935 cottage stucco style, clay tile roofing by MCA, classic tapered Mission tile color (Old Mission Blend), exposed rafter tails, decorative wrought iron security grilles, wood casement windows with divided lite glass, wood fixed glass windows, wood French and entry doors, clay tile chimney's wood

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

shutters; clay pipe attic vents, wood corbels and decorative light fixtures. Based on this review and concurrence with Historical Resources Board Design Assistance Subcommittee, the project was determined to be consistent with the Secretary of the Interior's Standards for Rehabilitation (Standard 9) and therefore would not cause a substantial adverse change in the significance of an historical resource as defined in §15064.5. Additionally, in accordance with the City's Land Development Code, construction-level documents will be further reviewed during the building permit plan check process by qualified historical resources staff to assure consistency and compliance with all applicable regulations which govern historical resources.

A California Historical Resources Information System (CHRIS) records search was conducted by qualified City archaeological which resulted in the identification of 18 previously recorded resources within a one-mile radius of the project site. These sites consist mainly of the Balboa Park National Historic Landmark District, the Cabrillo Freeway, the Laurel Street Bridge, individual historic buildings and several small historic archaeological discoveries. A pedestrian survey was conducted in August 2015 to evaluate the need for additional archaeological evaluation of the project site. No surface resources were encountered during the pedestrian survey; however, a historic trash scatter was encountered during construction monitoring for a sewer/water pipeline in close proximity to the project site. This site (P-37-019073) consisted of a small deposit of late 19<sup>th</sup> c. to 20<sup>th</sup> c. domestic refuse of unknown origin (e.g. bottle glass, stoneware bowls, whiteware and porcelain tableware) that may have been part of the fill from 1911 during construction of Balboa Park in preparation for the Panama-California Exhibition in 1915. Additionally, ethnohistoric villages and campsites were known to exist in the areas south of Balboa Park; specifically the Rancheria of *Los Choyas* near the mouth of Los Chollas Creek and the village of *Pu-Shuyi* located near the foot of modern-day Market Street, in Downtown San Diego. Despite the lack of prehistoric resources within the project area, the potential still exists for cultural resources (i.e. historical, prehistoric or tribal) to be encountered with implementation of the project. As such, Native American and archaeological monitoring will be required during any project-related ground-disturbing activity. Therefore, impacts would be reduced to below a level of significance with mitigation incorporated.

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

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 project area is within Balboa Park, a developed, urban, regional park. Topographically, the park itself consists of flat mesa areas and steep canyons. The project area is developed with a complex of existing historic single-story cottages built in 1935. The area was also previously disturbed in 1911 during construction of the park in advance of the Panama-California Exhibition in 1916. The extent or depth of disturbance is unknown for this area. The project area is underlain by the Linda Vista and San Diego Formations which have a

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

moderate and high sensitivity rating respectively. The project requires excavation to a depth of 8 feet for each cottage complex with an estimated export of approximately 200 cubic yards total. According to the City's Significance Thresholds and Paleontological Guidelines (July 2002) a significant impact to fossil resources would result if the project would require excavation into a sensitive fossil bearing formation at depths greater than 10 feet with 1,000 cubic yards (High Sensitivity) or 2,000 C.Y. (moderate sensitivity). This project would require excavation of approximately 200 cubic yards at a depth of 8 feet, and therefore, no impact would result and no mitigation is required.

d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☒ ☐ ☐

See V a). No human remains have been documented within the vicinity of the project site and, based on the heavily developed conditions of the site; none are expected to be found during implementation of the project. However, the potential for encountering human remains is possible anywhere in the City and County of San Diego, especially along natural waterways, coastal and bay areas; therefore, in addition to archaeological monitoring, the project will require the presence of a Native American (Kumeyaay) monitor during all ground disturbing activities in accordance with the MMRP contained in the Section V of the MND. The MMRP includes specific provisions and protocols which would be implemented in the event that human remains are encountered during ground disturbing activities requiring all work in the vicinity of the find to be halted until the County Medical Examiner has evaluated the remains, and the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA guidelines, Health and Safety Code Section 7050.5, subdivision (c), and PRC 5097.98 (as amended by Assembly Bill 2641) have been followed. Implementation of the above provisions would reduce potential impacts to below a level of significance.

#### 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.

According to the City of San Diego Seismic Safety Maps, the project is within Hazard Category 51 – level mesas, underlain by terrace deposits and bedrock with a nominal



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>risk. Although one fault is mapped east of the project area within Florida Canyon and several other fault zones are regionally mapped in San Diego, project implementation would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The project would utilize proper engineering design and standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant.</p>				
<p>ii) Strong seismic ground shaking?</p> <p>See VI. a) i)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction?</p> <p>See VI. a) i)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iv) Landslides?</p> <p>See VI. a) i)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>The project site is classified as urban land. Erosion control Best Management Practices (BMPs) would be implemented ensure that no sediment leaves the work areas during construction. In addition, a drought-tolerant landscape plan has been developed for the site and will implemented after construction of the new cottages. This will help to prevent erosion and discharge of sediment off the project site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>According to the City of San Diego Seismic Safety Maps, the project is within Hazard Category 51 – level mesas, underlain by terrace deposits and bedrock with a nominal risk. The project area is also classified as Urban Land and is not considered to be an unstable soil. The project would utilize proper engineering design and standard construction practices in order to ensure that potential impacts in this category based on regional geologic hazards would remain less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<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
-------	--------------------------------	--	------------------------------	-----------

The project site is classified as urban land. Erosion control Best Management Practices (BMPs) would be implemented ensure that no sediment leaves the work areas during construction. In addition, a drought-tolerant landscape plan has been developed for the site and will implemented after construction of the new cottages. This will help to prevent erosion and discharge of sediment off the project site.

- 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?

☐
☐
☐
☒

The project does not propose any septic tanks or alternative waste disposal methods.

#### 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?

☐
☐
☒
☐

The City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report "CEQA and Climate Change" (CAPCOA 2009) to determine whether a GHG analysis would be required for submitted projects. The CAPCOA report references a 900 metric ton guideline as a conservative threshold for requiring further analysis and possible mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use associated with projects, and other factors.

Based upon the scope of work, limited temporary construction and limited automobile trips, the project would not generate any substantial Greenhouse Gas emissions (GHG). Therefore, the emissions would be minimal and would fall under the 900 metric ton screening criteria used by the City to determine if a GHG analysis is required as further identified in the document CEQA & Climate Change (January 2008 by California Air Pollution Control Officers Association (CAPCOA). The project would not cause any significant GHG emissions and no mitigation is required.

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

☐
☐
☒
☐

Please see VII. a) The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project when completed will not involve the transport, use, or disposal of hazardous materials. During construction all equipment and vehicles would be checked for fluid leaks while working in the project area. Any leaks would be cleaned and any contaminated soils would be removed from the project area and disposed of following the City's Hazardous Materials Management Program.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See VIII. a) No foreseeable upset and accident conditions involving the release of hazardous materials are anticipated for the project.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See VIII a) In addition, no schools are located within a 1/4 mile of the proposed project.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project area is not included on a list of hazardous materials sites and therefore implementation of the project would not create a significant hazard to the public or environment.				
e) For a project located within an 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?	<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
-------	--------------------------------	--	------------------------------	-----------

There is not a public airport or a public use airport within two miles of the project.

- 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?

☐
☐
☐
☒

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

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

☐
☐
☐
☒

The project would not interfere with any emergency response or evacuation plans.

- 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?

☐
☐
☒
☐

The project area is within Balboa Park, a developed, urban, regional park. Topographically, the park itself consists of flat mesa areas and steep canyons. Balboa Park also includes lush ornamental landscaping including turf, lawns, gardens and a variety of mature trees. The project site is developed with a complex of existing historic single-story cottages built in 1935. Despite being in proximity to tall trees and the adjacent Palm Canyon, the site is also bound by park road on the east and west and large parking lots on the north and south. The risk for wildland fires is low in the project vicinity.

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:

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

The project will be required to comply with the City's Storm Water Standards. Specific Best Management Practices (BMPs) will be incorporated into construction documents and implemented in accordance with the City's Land Development Code. Prior to construction, storm water BMPs would be installed to prevent sediment from leaving the work areas. These BMPs would be checked regularly and monitored for efficacy; therefore, the project would not violate any existing water quality standards or discharge requirements while the project is under construction.

- 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)? ☐ ☐ ☒ ☐

The project does not propose the use of groundwater. It is not anticipated that excavation of depths up to 8 feet would impact groundwater. However, if groundwater is encountered, all impacts would be minor and temporary. Furthermore, the project would not introduce significant new impervious surfaces over ground that could interfere with groundwater recharge. Therefore, the project would not deplete groundwater supplies or interfere substantially with groundwater recharge.

- 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? ☐ ☐ ☐ ☒

Storm water BMPs would be implemented prior to the start of construction for this project to prevent erosion or siltation. The project includes a drought-tolerant landscape plan that has been reviewed by City Park & Recreation Department staff for consistency with all applicable requirements of the Land Development Code, the BPMP, CMPP and park standards. As such, existing drainage patterns would not be substantially altered.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?  Please see IX.c) and IX e).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  Final construction documents will be reviewed by City engineering staff to assure that the capacity of existing storm drain facilities in proximity to the project site are adequate to support the project. Additionally, the project has been designed to prevent erosion and would not result in sediment that would become polluted runoff without the project. A landscape plan has been incorporated into the project to minimize runoff into the adjacent storm drain system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?  See IX-a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?  The project is not located within a 100-year flood hazard area. No impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<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
-------	--------------------------------	--	------------------------------	-----------

The project is not located within a 100-year flood hazard area. No impact.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐
☐
☐
☒

The project is not located within a 100-year flood hazard area or an area which would be subject to flooding such as in the vicinity of a dam. No impact.

- j) Inundation by seiche, tsunami, or mudflow?

☐
☐
☐
☒

See IX.i). The project would not increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

☐
☐
☐
☒

The project is located within a developed regional urban park – Balboa Park, which is centrally located north of Downtown San Diego, east of Uptown, west of Golden Hill and south of North Park. While physically located between these communities, the park is accessible from all boundaries and serves the region.

- 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?

☐
☐
☒
☐

The proposed project would not be in conflict with any land use planning document for Balboa Park. Development, maintenance and management of Balboa Park are governed by the Balboa Park Master Plan, the Central Mesa Precise Plan, the East Mesa Precise Plan and subsequent amendments to those documents. The Balboa Park Master Plan is a part of the City's General Plan, and implements land use policies for Balboa Park. Therefore, amendments to the Master Plan and its Precise Plans must follow the Land Use and Community Planning Element of the General Plan. The Balboa Park Master Plan (BPMP) was adopted by City Council on July 25,

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

1989 (Resolution No. R-274090). Subsequent amendments to the BPMP have been adopted by City Council on December 9, 1997 (R-289537); on May 4, 1998 (R-290039-1); on April 13, 2004 (R-299084-1); on September 21, 2004 (R299666); and on July 9, 2012 (R-307555-1). The Master Plan addresses the entirety of Balboa Park and provides general guidelines for development, maintenance and management. The Central Mesa Precise Plan (CMPP) was adopted by City Council on October 20, 1992 (Resolution R-280920). Subsequent amendments to the CMPP have been adopted by City Council on May 4, 1998 (R-290031-2); on March 19, 1992 (R-296206); on April 13, 2004 (R-299084-2); and on July 9, 2012 (R-307555-2). The project has been reviewed for consistency with the applicable plans for Balboa Park. Expanding the International Cottages complex, which is within the National Historic Landmark District (District) requires an amendment to the BPMP and CMMP and review in accordance with the City's Land Development Code, Historical Resources Regulations which is the subject of this environmental document. Compliance with the regulations is achieved through consistency with the Secretary of the Interior Standards for Rehabilitation (Standard 9) and mitigation for potential impacts to cultural (archeological) resources as further described in Section V.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

☐
☐
☐
☒

Although a small area of Balboa Park contains lands within the City's Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Plan (MSCP), the project site itself is not within or directly adjacent to the MHPA. As such implementation of the project would not have an impact on any habitat conservation plans.

- 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?

☐
☐
☐
☒

The areas surrounding the project are not being used for the recovery of mineral resources; 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?

☐
☐
☐
☒

The project would not result in the loss of the availability of a locally important mineral resource. There are no existing quarries within close proximity to the site. As such, project implementation would not impact the operations of any existing quarries.

## XII. NOISE – Would the project result in:



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would not result in a permanent substantial increase in the existing noise environment.				
b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project would not generate excessive ground borne noise levels and therefore would not expose people to such impacts.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project would not generate ambient noise beyond what currently exists in the cottages complex. The cottages are located within a urban regional park and intended to be visited by members of the public as each international house hosts events to celebrate the countries heritage.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A temporary increase in noise would occur from the operation of construction equipment, but this is not seen as substantial. The project area is within a developed regional park. No residences or other sensitive receptors are located in close proximity which would be affected by the project. Construction noise is temporary and would occur only during daytime hours in accordance with the City's Municipal Code, Noise Standards.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

San Diego Internal Airport is the nearest public airport or a public use airport from the project. The park itself is subject to overflights from planes landing throughout the day. This is an existing condition which would not change with project implementation.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐
☐
☐
☒

The project is not located within the vicinity of a private airstrip. Please response above XII.e.

### XIII. POPULATION AND HOUSING – Would the project:

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

☐
☐
☐
☒

The project does not propose any residential structures.

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

☐
☐
☐
☒

Project implementation would not displace any housing. Therefore, the construction of housing elsewhere would not be necessitated.

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

☐
☐
☐
☒

See XIII b).

### XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities,

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

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

The project would not physically alter any fire protection facilities.

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

The project would not physically alter any police protection facilities.

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 is within Balboa Park, a developed regional urban park. The addition of nine (9) new cottages will be allowed with approval of amendments to the Balboa Park Master Plan and Central Mesa Precise Plan. Therefore, the project would not create a demand for other new parks or recreational facilities.

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

The project would not result in an increased demand for electricity, gas, or other public facilities beyond that which will be required to serve the nine (9) new international cottages.

#### XV. RECREATION –

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

The project would not result in the building of residential units and would therefore not

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

result in an increase in demand for recreational facilities.

- 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?

☐
☐
☐
☒

See XIV.a.v.) and XV.a.)

#### 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?

☐
☐
☒
☐

The project would not result in a permanent impact to circulation in the area. Temporary park road closures may occur during construction; however, this will be limited to Pan American Road East, West and Pan American Way at varying times during the construction phase of the project. A traffic control plan will be implemented to assure that park and emergency access is maintained. Once construction of the project is complete, all internal park roads surrounding the complex will be available. Operation of the proposed project would not create any impacts to traffic.

- 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?

☐
☐
☐
☒

See XVI a)

- c) Result in a change in air traffic

☐
☐
☐
☒

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

patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

See XVI a), the project would not have any such impacts.

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

☐
☐
☐
☒

See XVI a). The project will not require changes to the existing internal park roads other than for temporary road closures during construction-related activities.

- e) Result in inadequate emergency access?

☐
☐
☐
☒

Adequate emergency access would be maintained throughout construction.

- 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?

☐
☐
☐
☒

The project would not conflict with any such plans. Access to all other internal park roads, walkways and bicycle paths will be available except as necessary during temporary construction-related closures.

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

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

☐
☐
☐
☒

No waste water treatment requirements would be impacted or exceeded as a result of project implementation.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could

☐
☐
☐
☒

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

cause significant environmental effects?

The proposed project would not require or result in the need for new or expanded facilities or result in significant impacts on the environment. See V. a).

- 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?

☐
☐
☒
☐

See XVII. b)

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

☐
☐
☐
☒

The proposed project would not require or result in the need for new or expanded facilities. The project site is adequately served by existing sewer, water and storm drain facilities.

- 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?

☐
☐
☐
☒

The proposed project would not require or result in the need for new or expanded facilities. The project site is adequately served by existing sewer, water and storm drain facilities.

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

☐
☐
☒
☐

Construction of the project would likely generate minimal 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. Operation of the project would not generate significant waste and would be served by the City of San Diego for disposal to the Miramar Landfill. Therefore, the project would not affect the permitted capacity of the landfill serving the project area.

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

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

☐
☐
☐
☒

See XVII f). Any solid waste generated during construction related activities would be recycled or disposed of in accordance with all applicable local, state and federal regulations.

#### 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?

☐
☒
☐
☐

The project would not result in impacts to biological resources and although the pedestrian survey was negative, based on the records search results and the potential for the area to contain buried cultural resources (e.g., historic, prehistoric and/or tribal) it was recommended that Native American and archaeological monitoring be implemented during any project-related, ground-disturbing activity. Impacts would be less than significant with mitigation incorporated.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?

☐
☒
☐
☐

When viewed in connection with the effects of other projects in the area the project may result in minimal dust and GHGs during the construction process; however, these emissions would be relatively minor and would not be considerable. Potential impacts to cultural resources when viewed in connection with other projects would be an incremental effect to a

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

non-renewable resource. However, implementation of the approved monitoring program for Historical Resources would reduce any potential impacts 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?

☐
☒
☐
☐

The project in and of itself would not result in direct or indirect impacts on human beings. All potential impacts to cultural resources would be reduced to below a level of significance with implementation of the mitigation, monitoring and reporting program contained in Section V of the MND and as further described in Section V. of the Initial Study Checklist.



## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. AESTHETICS / NEIGHBORHOOD CHARACTER**

- ☒ City of San Diego General Plan.
- ☒ Balboa Park Master Plan & Central Mesa Precise Plan
- ☐ Local Coastal Plan.
- ☒ Site Specific Report: General Development Plan, Site Plan and Architectural Drawings

#### **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.
- Site Specific Report:
- V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES AND TRIBAL CULTURAL RESOURCES)**
- X   City of San Diego Historical Resources Guidelines.
- X   City of San Diego Archaeology Library.
- X   Historical Resources Board List.
- Community Historical Survey:
- X   Site Specific Report: CHRIS data search and qualified staff pedestrian survey (August 2015).
- VI. GEOLOGY/SOILS**
- X   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:
- VII. GREENHOUSE GAS EMISSIONS**
- Site Specific Report:
- VIII. HAZARDS AND HAZARDOUS MATERIALS**
- X   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.
- Site Specific Report:
- IX. HYDROLOGY/WATER QUALITY**
- X   Flood Insurance Rate Map (FIRM).

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

**X. LAND USE AND PLANNING**

- X City of San Diego General Plan.
- X Balboa Park Master Plan & Central Mesa Precise Plan
- \_\_\_ Airport Land Use Compatibility Plan:
- X City of San Diego Zoning Maps
- \_\_\_ FAA Determination

**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.
- \_\_\_ California Geological Survey - SMARA Mineral Land Classification Maps.
- \_\_\_ Site Specific Report:

**XII. NOISE**

- X City of San Diego General Plan.
- \_\_\_ Community Plan
- \_\_\_ San Diego International Airport Master Plan CNEL Maps.
- \_\_\_ MCAS Miramar ACLUP
- \_\_\_ 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.
- \_\_\_ Site Specific Report:

**XIII. PALEONTOLOGICAL RESOURCES**

- X City of San Diego Paleontological Guidelines.

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

#### **XIV. POPULATION / HOUSING**

- X City of San Diego General Plan.
- \_\_\_ Community Plan.
- \_\_\_ Series 11 Population Forecasts, SANDAG.
- \_\_\_ Other:

#### **XV. PUBLIC SERVICES**

- X City of San Diego General Plan.
- \_\_\_ Community Plan.

#### **XVI. RECREATIONAL RESOURCES**

- X City of San Diego General Plan.
- X Balboa Park Master Plan & Central Mesa Precise Plan
- X Department of Park and Recreation
- \_\_\_ City of San Diego – San Diego Regional Bicycling Map
- \_\_\_ Additional Resources:

#### **XVII. TRANSPORTATION / CIRCULATION**

- X 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   City of San Diego General Plan.

\_\_\_\_\_ Community Plan.

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

**XIX. WATER CONSERVATION**

\_\_\_\_\_ City of San Diego General Plan.

\_\_\_\_\_ Community Plan.

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

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