City of San Diego
Development Services

Mitigated Negative Declaration

Land Development
Review Division
(619) 446-5460

Project No. 6036
SCH No. 2004071018

SUBJECT: SDSU Foundation Sorority Row. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS (ESL) AND COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (AREA B), CONDITIONAL USE PERMIT FOR SORORITY HOUSING, TENTATIVE MAP FOR CONDOMINIUMS AND EASEMENT ABANDONMENT for 70 residential units on a 1.56 acre site, west of College Avenue and north of Cresita Drive in the RM-3-9 zone of the College Community Plan (Assessors Parcel No. 467-150-29, Portion 21 of Rancho Mission, Recorded Map No. 330, in the City and County of San Diego, State of California). Council District 7. Applicant: San Diego State University Foundation.

Update: Minor revisions to this document have been made when compared to the draft Mitigated Negative Declaration. The changes do not affect the environmental analysis or conclusion of this document. All revisions are shown in a strike/underline format.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): *Biological* and *Paleontological 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 environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures would be the responsibility of the applicant. The basis for the MMRP can be found in the Initial Study. The mitigation measures are described below.

General

1. Prior to the issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's cost associated with implementation of the Mitigation, Monitoring and Reporting Program (MMRP).

2. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assisted Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading *Environmental Requirements*: "SDSU Foundation Sorority Row Project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration 6036."

Biological Resources

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, direct impacts to 0.10 acres of coastal sage scrub habitat (*Tier II)* and 1.24 acres of non-native grassland (*Tier IIIB*) shall be mitigated to the satisfaction of the City Manager, through one of the following: (*a*) off-site land acquisition within the MHPA; (*b*) off-site land acquisition in an approved conservation mitigation bank (c) payment into the City's Habitat Acquisition Fund as described below, or (d) a combination of *a, b, or c* below:

    a. Impacts to 0.10-acres of Diegan coastal sage scrub habitat (*Tier II*) outside of the MHPA shall be mitigated with equivalent *Tier II* habitat or better. These impacts would be mitigated via preservation within the MHPA at a ratio of 1.1 for a requirement of 0.10 acres within the MHPA. If the preservation occurs outside of the MHPA, a 1.5:1 ratio shall be utilized, for a requirement of 0.15 acres. Also, the impacts to 1.24 acres of non-native grassland (*Tier IIIB*) outside of the MHPA shall be mitigated with equivalent *Tier IIIB* habitat of better. These impacts would be mitigated via preservation within the MHPA at a ratio of 0.5:1, for a requirement of 0.62 acres. If the preservation occurs outside of the MHPA, a 1:1 ratio shall be utilized, for a requirement of 1.24 acres, **or**

    b. Prior to the first preconstruction meeting, the applicant shall provide verification to the ADD in the Development Services Department that conservation credits equivalent to 1.39 acres of a combination *Tier II* and *IIIB* upland habitat have been assigned in the City's Marron Valley Conservation Bank as mitigation for impacts to 0.10 acres of Diegan coastal sage scrub and 1.24 acres of non-native grasslands, **or**

    c. Prior to issuance of the first grading permit, the owner/permitee shall contribute a total of $18,000.00 to City of San Diego Habitat Acquisition Fund to mitigate for the loss of 0.10 acres of Diegan coastal sage scrub (*Tier II)* and 0.62 acres of non-native annual grassland (*Tier IIIB)*. The current per-acre contribution amount for the Habitat Acquisition Fund is $25,000. This fee is based on mitigation ratios of 1:1 for Diegan coastal sage scrub, and 0.5:1 for non-native annual grassland impacts (both impacts occurred outside the MHPA, yet mitigation would be required inside the MHPA).

    d. A combination of *a, b, or c* as referenced above.

Paleontological Resources

Prior to preconstruction (precon) meeting

1. Land Development Review (LDR) Plan Check
   Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

2. Letters of Qualification have been Submitted to ADD
   Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC).
   a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
   b. MMC will provide Plan Check with a copy of both the first and second letter.

4. Records Search Prior to Precon Meeting
   At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
   a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
   b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

2. Identify Areas to be Monitored
   At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

3. When Monitoring Will Occur

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation
   a. The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

2. Discoveries
   a. Minor Paleontological Discovery
   In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.
   b. Significant Paleontological Discovery
   In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

3. Night Work
   a. If night work is included in the contract
      (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
      (2) The following procedures shall be followed:
         (a) No Discoveries
         In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
         (b) Minor Discoveries
            (1) All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** 2. a., with the exception that the RE will contact MMC by 9 A.M. the following morning.
         (c) Potentially Significant Discoveries
            (1) If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** 2.b. will be followed, with the exception that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.
   b. If night work becomes necessary during the course of construction
      (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
      (2) The RE, or BI, as appropriate, will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

4. Notification of Completion
The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction
The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

1. Submit Letter of Acceptance from Local Qualified Curation Facility.
The Paleontologist shall be responsible for submittal of a letter of acceptance to ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

2. If Fossil Collection is not Accepted, Contact LDR for Alternatives
If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

3. Recording Sites with San Diego Natural History Museum
The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

4. Final Results Report
a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego:
Council District 7, Councilmember Jim Madaffer
Development Services Department (78, 78A, 79)
Library (81)
Historical Resources Board (87)
Planning Department (352)

Others:
State Clearinghouse (46)
U.S. Fish & Wildlife Service (23)
California Department of Fish & Game (32A)
California Regional Water Quality Control Board (44)
Historical Resources Board (87)
Sierra Club (165)
Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)

Endangered Habitats League (182)
Dr. Jerry Schaefer (209)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
San Diego Natural History Museum (213)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (Public Notice Only) (225A-R)
SDSU Facilities Planning and Management (455)
College/Rolando Community Service Center (455A)
College Area Community Council (456)
SDSU Malcolm A. Love Library (457)
V.P Business & Financial Affairs (458)
Daily Aztec (459)

VII. RESULTS OF PUBLIC REVIEW:

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

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

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

Anne Lowry, Senior Planner
Development Services Department

July 1, 2004
Date of Draft Report

August 4, 2004
Date of Final Report

San Diego County Archaeological Society, Inc.

Environmental Review Committee

3 July 2004

To: Mr. Paul Schlitt
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
SDSU Foundation Sorority Row
Project No. 6036

Dear Mr. Schlitt:

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

(1) Based on the information contained in the DMND, initial study, and archaeological resource report for the project, we agree with the impact analysis for historical resources. We also agree that no mitigation measures for historical resources are necessary.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

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

cc: EDAW, Inc.
SDCAS President
File

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

Response to Comments

1. Comment noted.

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
Land Development Review Division
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 6036
SCH No. 2004071018

SUBJECT: SDSU Foundation Sorority Row. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT FOR ENVIRONMENTALLY SENSITIVE LANDS (ESL) AND COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (AREA B), CONDITIONAL USE PERMIT FOR SORORITY HOUSING, TENTATIVE MAP FOR CONDOMINIUMS AND EASEMENT ABANDONMENT for 70 residential units on a 1.56-acre site, west of College Avenue and north of Cresita Drive in the RM-3-9 zone of the College Community Plan (Assessors Parcel No. 467-150-29, Portion 21 of Rancho Mission, Recorded Map No. 330, in the City and County of San Diego, State of California). Council District 7. Applicant: San Diego State University Foundation.

I. PURPOSE AND MAIN FEATURES:

The proposed Planned Development Permit, Site Development Permit for Environmentally Sensitive Lands and Community Plan Implementation Overlay Zone (Area B), Conditional Use Permit for Sorority Housing, Tentative Map for Condominiums and Easement Abandonment to be considered by the San Diego City Council (Process 5), would allow for 70 residential units and a subterranean parking structure (see Figure 2). The property is an undeveloped 1.56-acre site located on the west side of College Avenue, approximately 450 feet south of Montezuma Road in the City of San Diego (see Figure 1).

All construction is proposed to be completed in a single-phase and would include the following:

- (5) Two and three-story Chapter Houses
- 50 Sorority Apartments in four-story buildings attached to each Chapter Houses
- 15 live-out apartment units in a four-story building
- Two-level subterranean parking structure providing 175 spaces
- On grade pool and spa

The proposed buildings would have a exterior cement plaster with sand float finish and paint, arched entryways, asphalt composition roof shingles, and metal guard rails along the exterior walkways. The multi-story structures would not exceed 60 feet in height (see Figures 3, 4, & 5). Access to the development would be provided at a full access driveway on College Avenue.

The two-level subterranean garage would require approximately 23,000 cubic yards of earthwork, with a maximum excavation depth of 27 feet (see Figure 6). A total of 1,205 linear feet of concrete masonry retaining walls would be constructed along the north, south and east sides of the property. Along portions of the south side of the property, the retaining wall would have a maximum height of 17.25 feet. This condition would exceed the maximum allowable height of 12 feet (City of San Diego Land Development Code currently allows two

retaining walls with a maximum height of six feet each, within the side and rear yard setbacks) that is currently permitted inside the side yard setback area. A Planned Development Permit would be required to allow for the deviations in the allowable wall height.

All landscaping would comply with the Land Development Manual - Landscape Standards (2000). A variety of large shade trees, including California pepper tree, Campor tree, and Afgan pine would be planted along the perimeter of the development. Landscaping throughout the courtyard areas would consist of a mixture of shade tree, shrubs, vines and groundcovers.

II. ENVIRONMENTAL SETTING:

The project site is a vacant 1.56-acre lot located between 5020 and 5050 College Avenue (see Figure 7). The property is located in the RM-3-9 zone (zone permits medium density multiple dwellings units with limited commercial use), and the Parking Impact Environs Overlay Zone of the College Community Plan area. The surrounding properties consist of single family and multi-family dwellings. There is a natural depression that extends through the middle of the property that traverses in an east/west direction. The existing vegetation consists of disturbed Diegan coastal sage scrub, non-native annual grasses, non-native woodland, and ruderal vegetation. The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). Also, no narrow endemic species exist on-site.

The location of the proposed development is within an existing urbanized area currently served by police, fire, and emergency medical services. The project site is approximately 0.8 miles from the City of San Diego's Fire Station 10, which is located at 62nd and Acorn Street. The response time from this station would be approximately 2.5 minutes. Also, this property is located within the City's Police Departments Mid-City Division, which has a reported average response times of 6.0 minutes (per 2002 data). This proposed development would not affect these response times as this area is already served by these public services.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The reports referenced below are available for review in the office of the Land Development Review Division (LDR) of the Development Services Department (DSD), 1222 First Avenue, 5th Floor, San Diego, CA 92101.

The following environmental issues were considered during review and determined to be significant or potentially significant.

Biological Resources

The project site is undeveloped, with a proposal to develop the 1.56 acres in its entirety. The site is not a part of or adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA). However there are sensitive habitats on and adjacent to the subject property, and therefore, a biological survey was required. To determine potential biological impacts resulting from the proposed development, a biological survey was performed on December 12, 2002. The results of the survey were presented in a letter survey report entitled, *"Biological Survey Letter Report for the San Diego State University Sorority Row Housing Project, L.D.R. 6036"*, by EDAW Inc. (June 23, 2003). A general botanical and zoological investigation and a focused survey for rare plants were conducted. No narrow endemic plant or animal species were observed on-site.

The biological survey encompassed approximately 1.56 acres. The vegetation communities present within the study area were delineated on an aerial photograph of the project. According to the report, the project site is covered predominantly with non-native, invasive vegetation with a 0.10-acre patch of disturbed Diegan coastal sage scrub, a *Tier II* common upland habitat, according to the *City of San Diego Biology Review Reference* (July 2002). The dominant species identified within the disturbed Diegan Coastal sage scrub habitat included, California sage brush (*Artemisia californica*), white sage (*Salvia apiana*), laural sumac (*Malosma laurina*) and lemonadeberry (*Rhus integrifolia*), which occur along the southwestern slope of the project site. However, this habitat was identified as highly disturbed due to invasive nonnative grasses and ornamental trees (Peruvian pepper tree, *Schinus molle* and Brazilian pepper tree, *Schinus terebinthifoli)*. The majority of the project site is covered by non-native grassland, a *Tier IIIB* common upland habitat type, according to the *City of San Diego Biology Review Reference* (July 2002). The dominated non-native grass species include Bermuda grass (*Cynodon dactylon*) and fescue (*Festuca sp.*). This vegetation occurs within the middle of the site and along the northern and southern slopes of the project boundaries. These two species, along with weedy annuals, cover approximately 1.24 acres of the project site. The remaining acreage consists of non-native woodland (0.20 acre) and ruderal habitat (0.02 acre), a *Tier IV* other uplands habitat and would not require mitigation according to *City of San Diego Biology Review Reference* (July 2002).

The biological survey letter concluded that project construction would result in permanent impacts to 0.10 acres of Diegan coastal sage scrub and 1.24 acres of non-native grassland that would be considered significant and require mitigation in accordance with the mitigation ratios required by the City of San Diego. Therefore, a Mitigation, Monitoring and Reporting Program (MMRP), as outlined in Section V of the MND would be implemented. The program would require that impacts to 0.10 acres of *Tier II* and 1.24 acres of Tier *IIIB* habitat be mitigated through either off-site land acquisition within the MHPA; off-site land acquisition in an approved conservation mitigation bank; or payment into the City's Habitat Acquisition Fund. Through implementation of the MMRP, impacts to biological resources would be less than significant.

Paleontological Resources

According to the "Geology of the San Diego Metropolitan Area, California, La Mesa, $7^{1/2}$ Minute Quadrangle (Kennedy and Peterson, 1975), the project area is underlain by the Mission Valley geologic formation. The Mission Valley formation has produced very rare marine fossils and has been assigned a high resource potential for fossils. In association with the proposed construction, the project would excavate approximately 23,000 cubic yards of soil to a maximum depth of 27 feet. The proposed grading for this project exceeds the City's thresholds of significance for potential impacts to paleontological resources. These construction activities would potentially impact paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring and Reporting Program as detailed in Section V of the MND would be implemented that requires paleontological monitoring. The program would require a qualified Paleontologist or Paleontological Monitor be present during all ground excavations that would exceed ten feet in depth and that could impact portions of the previously undisturbed Mission Valley formation. If paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be below a level of significance.

The following environmental issues were considered during the environmental review of this project and determined not to be significant:

Historical Resources (Archaeology)

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area was identified during the initial study review to being located within an area as potentially sensitive according to the City's Historical Resources Sensitivity Maps. Also, several previously recorded historic and prehistoric sites have been identified in the project vicinity.

Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. An archaeological survey report entitled, *"Archaeological Resource Report Form for the San Diego State University Sorority Row Project, San Diego, California"*, prepared by EDAW Inc., was submitted to the City of San Diego Development Services Department on February 2003. The archeological reconnaissance and attendant research was conducted on January 29, 2003.

The archeological study performed for the Sorority Row project, included a records search and field inspection of the lot. A records search was conducted at the San Diego Museum of Man and the South Coastal Information Center for cultural resources within a one-mile radius of the project area. Historic research consisted of a review of historic maps. The records search revealed 16 cultural resources within a one-mile radius of the project site. Of the 16 previous investigations, one was conducted within the project area in association with the 1992, *"Cultural Resource Survey College Area Redevelopment Project Environmental Impact Report 131.4 Acres"*. The results of this survey yielded negative results. A total of one archaeological site, two isolated artifacts, four historic buildings, one historic site, and one historic district have been previously recorded within a one-mile radius of the project area. However, no cultural resources were identified on the project as a result of the survey or institutional records searches. No archaeological resources were discovered during the pedestrian survey of the project area of potential effect (APE). Based on the results of the study, no cultural resources have been identified on the Sorority Row property and no further archeological studies are recommended as part of the project development review.

Hydrology

No sole source aquifers exist within the project location. The project would not discharge directly into groundwater. The groundwater under the site (the Lower San Diego River Hydrologic Area 907.11 of the San Diego Hydrologic Unit) is categorized as having noexisting or potential beneficial uses in the Regional Water Quality Control Board Water Quality Control Plan for the San Diego (Region 9) Basin. The possible downstream water bodies which could be impacted by this development include the San Diego River and the Pacific Ocean shoreline. According the Regional Water Quality Control Boards 303(d) list the lower San Diego River is listed as a contaminated or stressed water body for fecal coliform, low dissolved oxygen, phosphorous and total dissolved solids.

An existing 18-inch diameter RCP storm drain runs from the east to west through the project site (see Figure 7). This pipe connects to another 18-inch diameter RCP pipe closer to Tierra Baja Way. There is a curb inlet located in College Avenue that drains the right-of-way and is connected to the existing storm drain conveyance system that extends through the site. The existing drainage conditions consist of sheet flow to the west and then to Tierra Baja Way, where it eventually flows into the existing storm drain system. The project is designed to follow the same approximate drainage and runoff pattern. The existing 18-inch RCP is currently undersized and inadequate for handling the existing storm water events. The proposed upgraded drainage system would be designed to carry water away from the proposed buildings to a series of 24-inch by 24-inch catch basins (incorporating fossil-filter inserts) located in the middle of the property. These catch basins would be connected into a proposed storm drain system extending along the southern side of the property and then connecting to a storm drain system fronting College Avenue.

Water Quality

The City of San Diego's Storm Water Requirements Applicability Checklist and Water Quality Technical Report, entitled *"Water Quality Technical Report for SDSU Sorority Row, San Diego, California,"* prepared by Nasland Engineering, dated January 21, 2004, has been completed for this project. The checklist identified the development as a "Priority" project for storm water Best Management Practices (BMPs) requirements, based on the proposed attached residential development of 10 or more units and parking lots greater than or equal to 5,000-square-feet or with at least 15 parking spaces, and potentially exposed to urban runoff. Based on the technical report, the project would result in negligible changes in drainage patterns, and no net change in site hydrology is anticipated.

The water quality technical report addressed potential water quality impacts during both construction and post-construction phases of the project. To comply with current National Pollutant Discharge Elimination System (NPDES) pre-construction requirements, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared for the project. The SWPPP would be prepared at the time of the construction drawings. Elements would include appropriate erosion and sediment controls, periodic and storm-related inspection procedures during the wet and dry seasons, general housekeeping practices, training and materials management. The primary focus of the SWPPP would be to prevent contaminated runoff from leaving the construction site through the existing storm drain systems. Onsite BMP's would include slope stabilization, stockpile controls, gravel bags, fiber rolls, inlet protection devices, and sediment traps.

To address potential post-construction water quality impacts, the water quality technical report identified the expected pollutants that might occur as a result of site redevelopment and the appropriate BMPs to treat those pollutants. In accordance with *Table 2, Section III* of the City's Storm Water Standards Manual, the anticipated pollutants of concern from the attached residential development and parking lots include sediments, nutrients, heavy metals, trash and debris, oil/grease, bacteria/viruses and pesticides.

The proposed underground parking garage would not contribute to storm water runoff. Source control BMPs would include trash enclosures located inside the underground parking garage which would not be exposed to rainfall. For this project site, the primary road from College Avenue to the underground parking garage is designed with a crown as an urban curb system.

Runoff would drain to the sides of the road into a curb and gutter and drain to a series of catch basins. Also, an efficient irrigation system designed to provide each landscaped area with its specific water needs would be required. Structural treatment BMPs would include the installation of catch basin fossil-filtration devices at appropriate locations throughout the development (see Figure 8). All onsite catch basins and inlets would be stamped, tiled or stenciled with appropriate prohibitive language regarding dumping into storm drains.

Post-construction/operational or long-term mitigation measures in the form of structural BMPs would be required to be maintained by the property owner and/or tenants. The maintenance and repair of the proposed private onsite storm drain system would also be the responsibility of the property owner and/or tenants. The project and the above described features have been designed in accordance with the City's Storm Water Standards. The proposed project would therefore not result in a significant impact to water quality and no mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

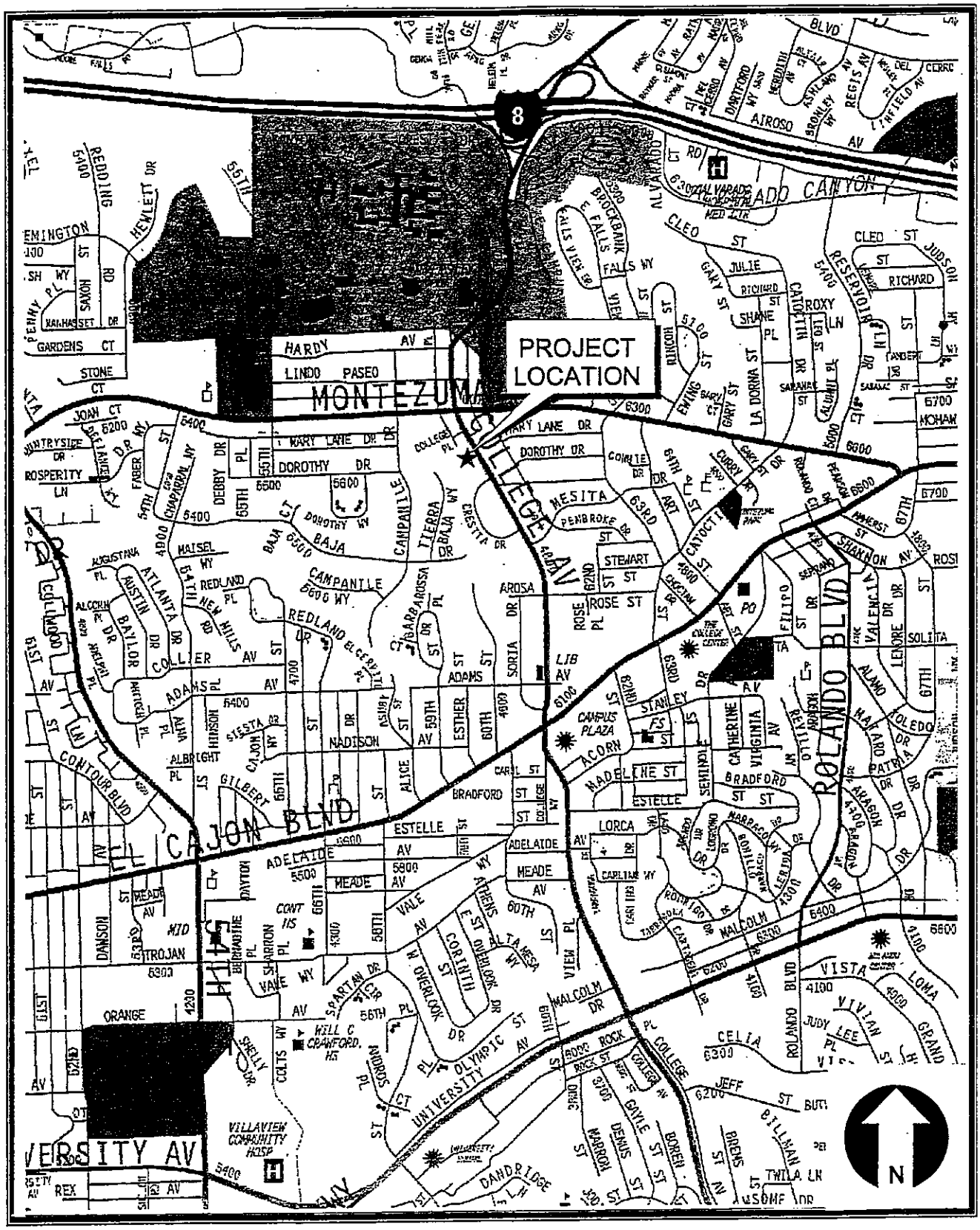
___ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

_X_ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

___ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Schlitt

Attachments:
Figure 1 - Location Map
Figure 2 - Site Plan
Figure 3 - Building Elevations (North/South)
Figure 4 - Building Elevations (East/West)
Figure 5 - Building Elevations (Chapter Houses)
Figure 6 - Site Sections
Figure 7 - Existing Site Conditions
Figure 8 - Water Quality BMPs (Post-Construction Phase)



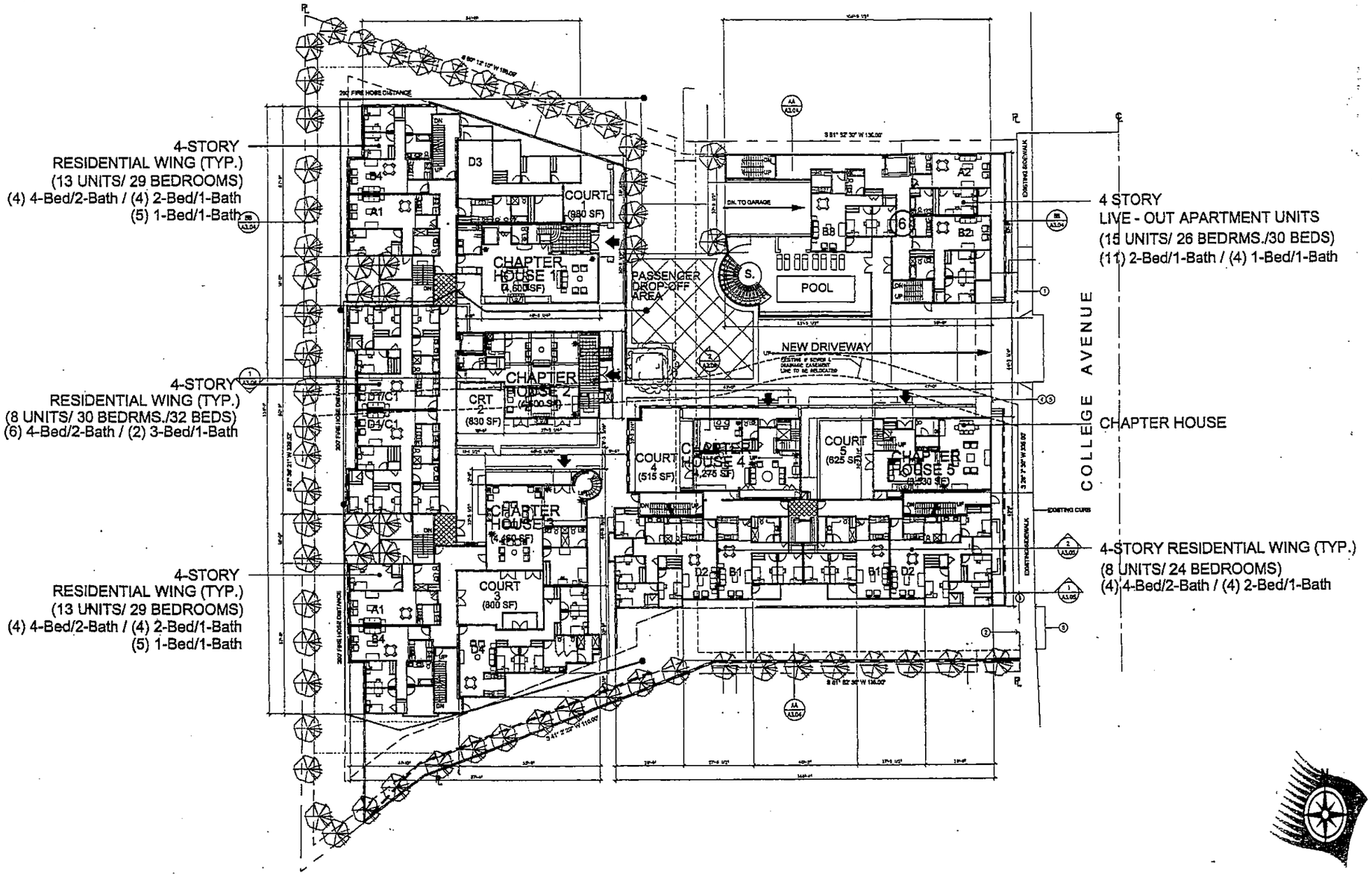
SDSU Foundation Sorority Row

Location Map

Environmental Analysis Section Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 1



CHAPTER HOUSE-UNIT MATRIX

	Chapter House (2-Bedrm.)	1-Bedrm 1-Bath	2-Bedrms. 1-Bath	3-Bedrms. 2-Bath	4-Bedrms. 2-Bath	Total Units	Total Beds
Chapter House 1	1 (2 Beds)	5 (2 Beds)	4 (2 Beds)		4 (4 Beds)	14	40
Chapter House 2	1 (2 Beds)			2 (4 Beds)	5 (4 Beds)	9	34
Chapter House 3	1 (2 Beds)	5 (2 Beds)	4 (2 Beds)		4 (4 Beds)	14	40
Chapter House 4	1 (2 Beds)		4 (2 Beds)		4 (4 Beds)	9	30
Chapter House 5	1 (2 Beds)		4 (2 Beds)		4 (4 Beds)	9	30
Live-Out		4 (2 Beds)	11 (2 Beds)			15	41
Total	5	14	27	2	22	70	215

Legend

RETAINING WALL

Keynotes

1. NEW FIRE HYDRANT
2. NEW BOLLARDS AT FIRE LANE
3. POST INDICATOR VALVES, FIRE DEPT. CONNECTION, & ALARM BELL LOCATION
4. BUILDING ADDRESS NUMBER PER FIRE POLICY F-93-6 (UFC 901.4.4)
5. BUILDING SIGNAGE LOCATION
6. ROLLED CURB AND GUTTER PER MID G-4

General Notes

1. NO BUS STOP LOCATED IN VICINITY
2. NO OFF STREET PARKING SPACES
3. SEE LOWER LEVEL 1 (SHEET A3.01) FOR REFUSE AND RECYCLING AREAS
4. NO EXISTING HYDRANTS ARE LOCATED WITHIN 600 FT ON SITE PLAN
5. FIRE ACCESS ROADWAY SIGNS WILL BE PROVIDED IN ACCORDANCE WITH FIRE POLICY A-91.

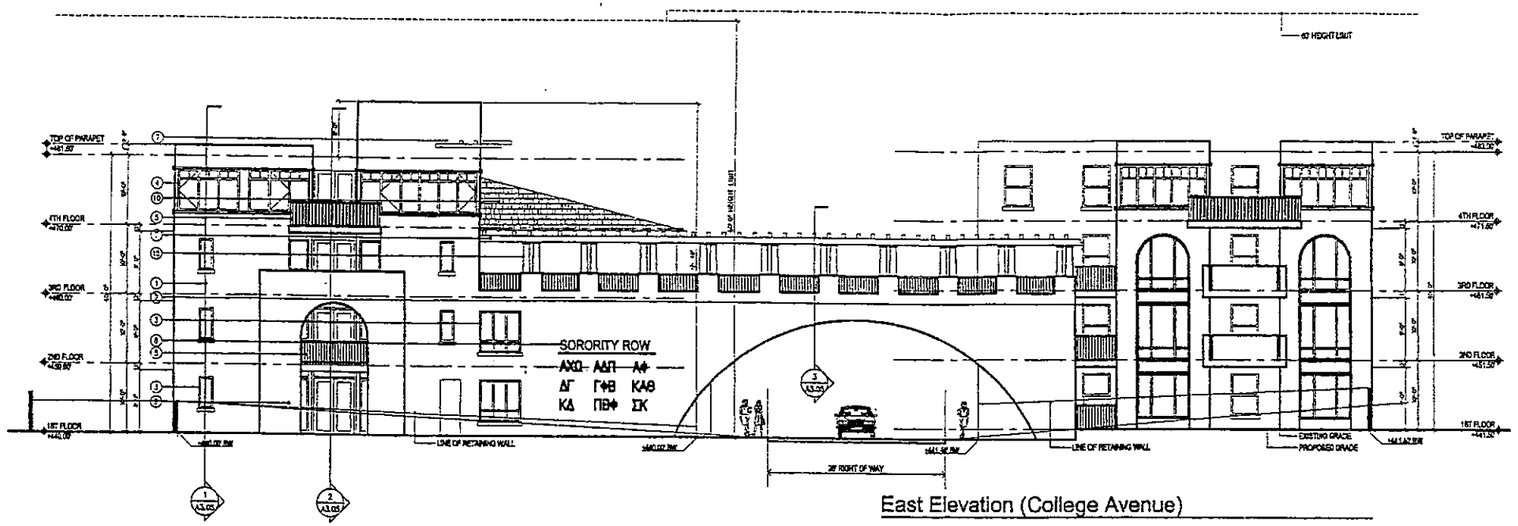
SDSU Foundation Sorority Row

Site Plan (First Level)

Environmental Analysis Section Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure 2

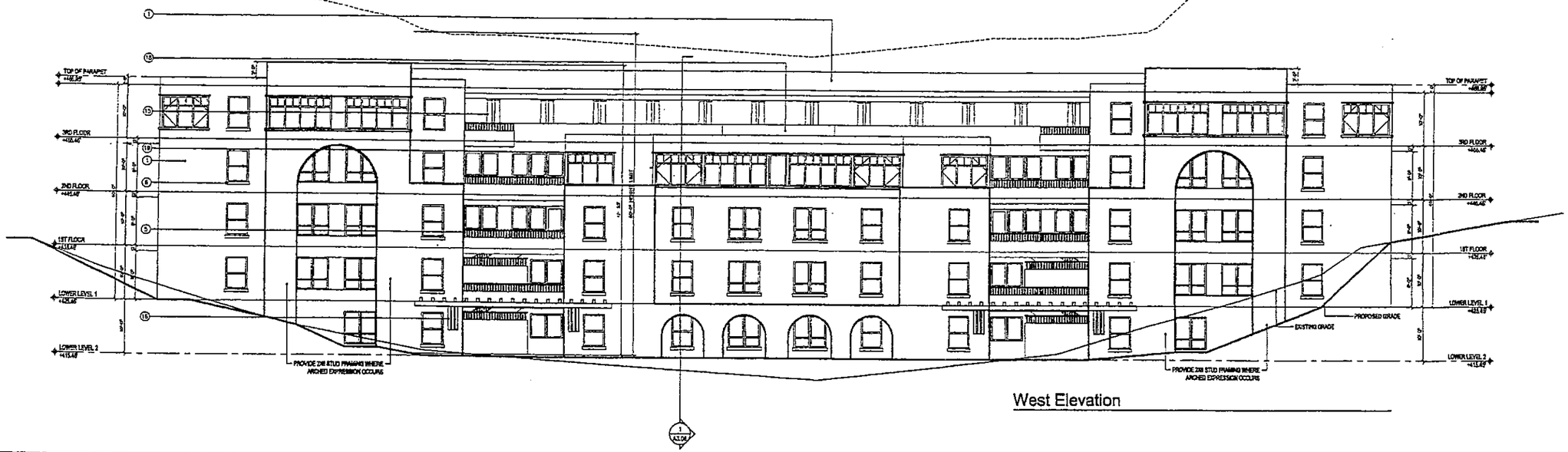


East Elevation (College Avenue)

NOTE: ALL WINDOWS INDICATED ON EAST ELEVATION (adjacent to College Ave.) ARE ALUMINUM WINDOW

Legend

1. EXTERIOR WALL SYSTEM: CEMENT PLASTER WITH SAND FLOAT FINISH AND PAINT
2. WINDOW SYSTEM: ALUMINUM FRAME ON SINGLE HUNG WINDOW WITH ALUMINUM MUNTIN BARS
3. WINDOW SYSTEM: ALUMINUM FRAME ON FIXED WINDOW WITH ALUMINUM MUNTIN BARS
4. WINDOW SYSTEM: ALUMINUM FRAME ON CASEMENT WINDOW WITH ALUMINUM MUNTIN BARS
5. METAL GUARD RAIL
6. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW SILL
7. PAINTED WOOD TRELLIS (HEAVY TIMBER)
8. METAL LETTERS
9. DECORATIVE LIGHT FIXTURE
10. ASPHALT COMPOSITION ROOF SHINGLES
11. DECORATIVE METAL GATE
12. WOOD LATTICE AT GUARD RAIL
13. PAINTED CEMENT PLASTER OVER FOAM AT OPENING
14. WOOD POSTS
15. LIGHT WEIGHT CONCRETE COLUMNS AND CAP
16. DECORATIVE WOOD BRACKETS (HEAVY TIMBER)
17. 8' COURTYARD WALL
18. MECHANICAL SCREEN WALL
19. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW EYEBROW
20. SHEET METAL CANOPY
21. NOT USED
22. INSERT PLASTER REVEAL



West Elevation

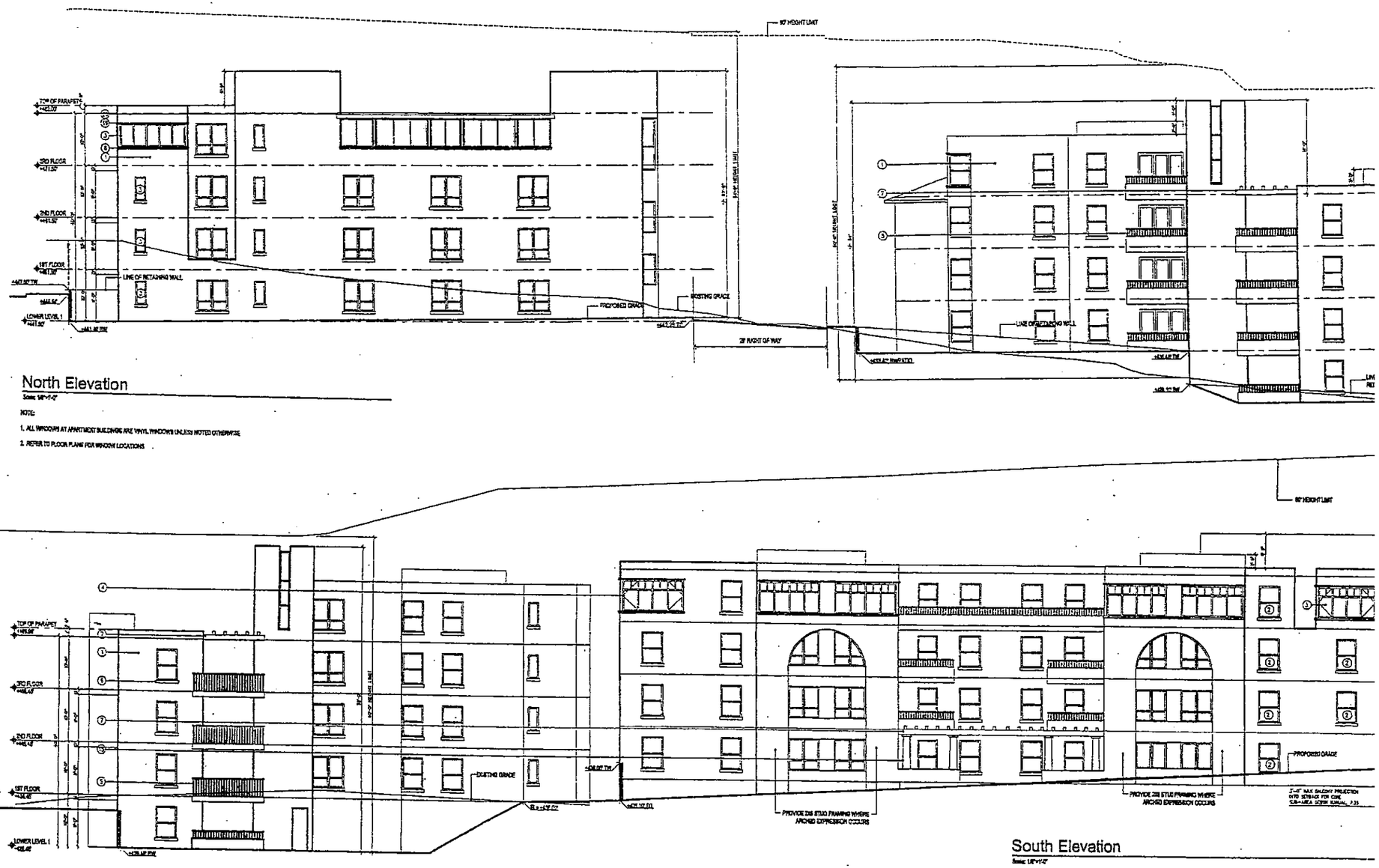
SDSU Foundation Sorority Row

Building Elevations (East/West)

Environmental Analysis Section Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure 3



North Elevation

Scale: 1/8"=1'-0"

NOTE:

1. ALL WINDOWS AT APARTMENT BUILDINGS ARE VINYL WINDOWS UNLESS NOTED OTHERWISE
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS

South Elevation

Scale: 1/8"=1'-0"

NOTE:

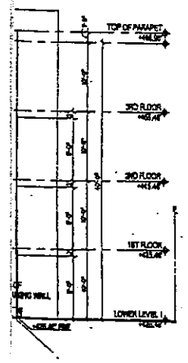
1. ALL WINDOWS AT APARTMENT BUILDINGS ARE VINYL WINDOWS UNLESS NOTED OTHERWISE
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS

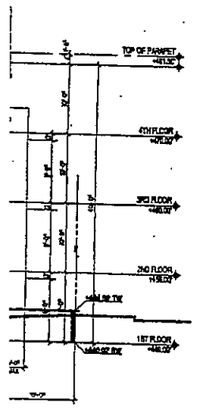
SDSU Foundation Sorority Row

Building Elevations (North/South)

Environmental Analysis Section — Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT



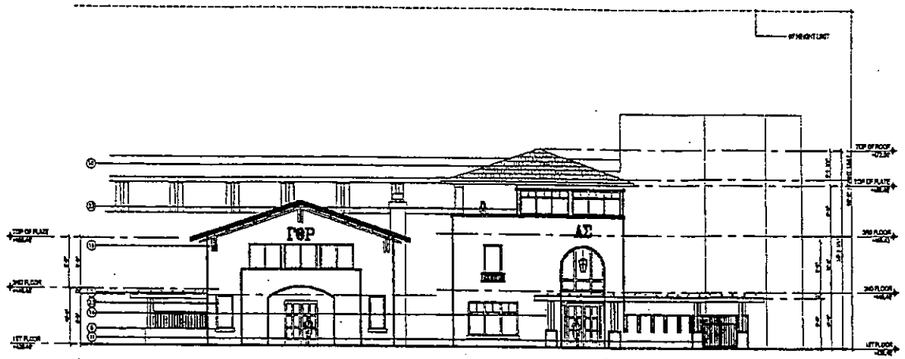


Legend

1. EXTERIOR WALL SYSTEM: CEMENT PLASTER WITH SAND FLOAT FINISH AND PAINT
2. WINDOW SYSTEM: ALUMINUM FRAME OR SINGLE HUNG WINDOW WITH ALUMINUM MUNTIN BARS
3. WINDOW SYSTEM: ALUMINUM FRAME OR FIXED WINDOW WITH ALUMINUM MUNTIN BARS
4. WINDOW SYSTEM: ALUMINUM FRAME OR CASEMENT WINDOW WITH ALUMINUM MUNTIN BARS
5. METAL GUARD RAIL
6. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW SILL
7. PAINTED WOOD TRELLIS (HEAVY TIMBER)
8. METAL LETTERS
9. DECORATIVE LIGHT FIXTURE
10. ASPHALT COMPOSITION ROOF SHINGLES
11. DECORATIVE METAL GATE
12. WOOD LATTICE AT GUARD RAIL
13. PAINTED CEMENT PLASTER OVER FOAM AT DOWNING
14. WOOD POSTS
15. LIGHT WEIGHT CONCRETE COLUMNS AND CAP
16. DECORATIVE WOOD BRACKETS (HEAVY TIMBER)
17. 6' COURTYARD WALL
18. MECHANICAL SCREEN WALL
19. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW EYEBROW
20. SHEET METAL CANOPY
21. NOT USED
22. INSERT PLASTER REVEAL
23. METAL CLAD WOOD WINDOW

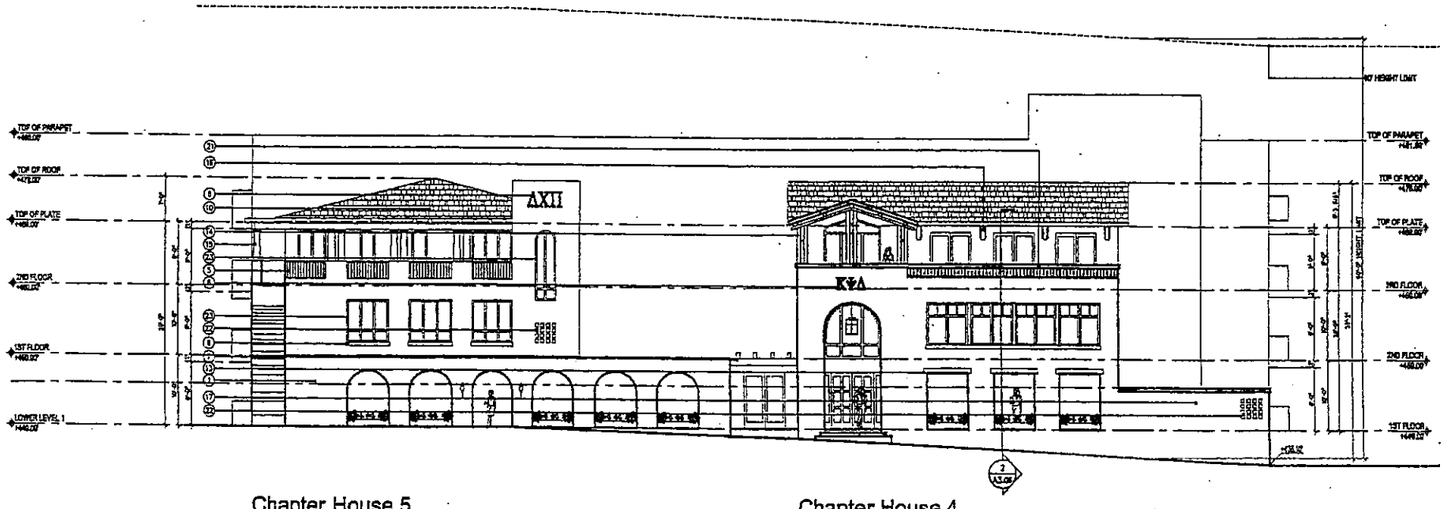
Figure

4



Chapter House 2

Chapter House 1



Chapter House 5

Chapter House 4

NOTE:

1. ALL WINDOWS AT CHAPTER HOUSES ARE METAL CLAD WOOD WINDOWS
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS

Legend

1. EXTERIOR WALL SYSTEM: CEMENT PLASTER WITH SAND FLOAT FINISH AND PAINT
2. WINDOW SYSTEM: ALUMINUM FRAME ON SINGLE HUNG SIDELIGHT WITH ALUMINUM MUNTIN BARS
3. WINDOW SYSTEM: ALUMINUM FRAME ON FIXED PICTURE WINDOW WITH ALUMINUM MUNTIN BARS
4. WINDOW SYSTEM: ALUMINUM FRAME ON CASEMENT WINDOW WITH ALUMINUM MUNTIN BARS
5. METAL GUARD RAIL
6. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW SILL
7. PAINTED WOOD TRELLIS (HEAVY TIMBER)
8. METAL LETTERS
9. DECORATIVE LIGHT FIXTURE
10. ASPHALT COMPOSITION ROOF SHINGLES
11. DECORATIVE METAL GATE
12. WOOD LATTICE AT GUARD RAIL
13. PAINTED CEMENT PLASTER OVER FOAM AT OPENING
14. WOOD POST
15. LIGHT WEIGHT CONCRETE COLUMN AND CAP
16. DECORATIVE WOOD BRACKETS (HEAVY TIMBER)
17. 8' COURTYARD WALL
18. MECHANICAL SCREEN WALL
19. PAINTED CEMENT PLASTER OVER FOAM AT WINDOW EYEBROW
20. SHEET METAL CANOPY
21. NOT USED
22. CEMENT PLASTER REVEAL
23. METAL CLAD WOOD WINDOW

SDSU Foundation Sorority Row

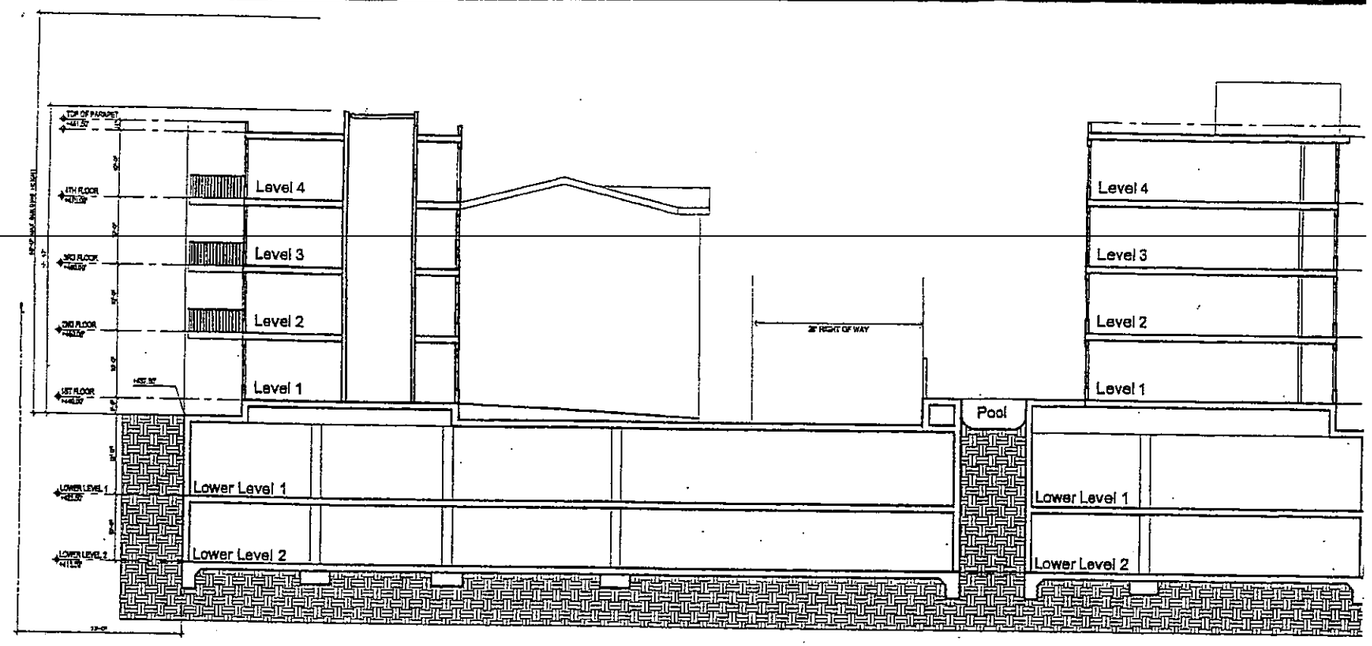
Building Elevations (Chapter Houses)

Environmental Analysis Section Project No. 6036

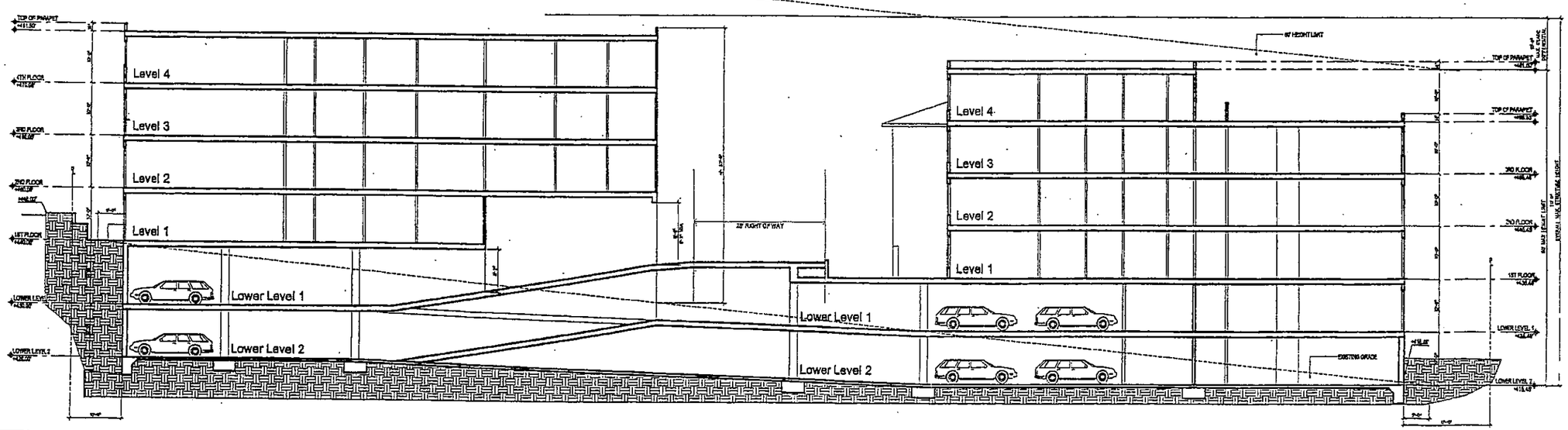
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure 5

Section B-B



Section A-A



SDSU Foundation Sorority Row

Site Sections

Environmental Analysis Section — Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

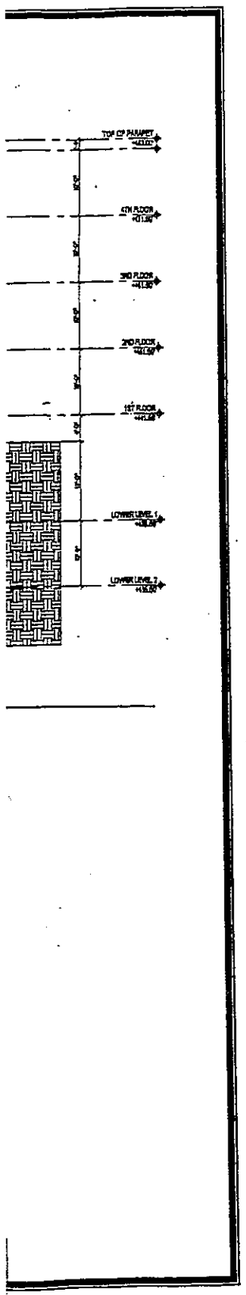
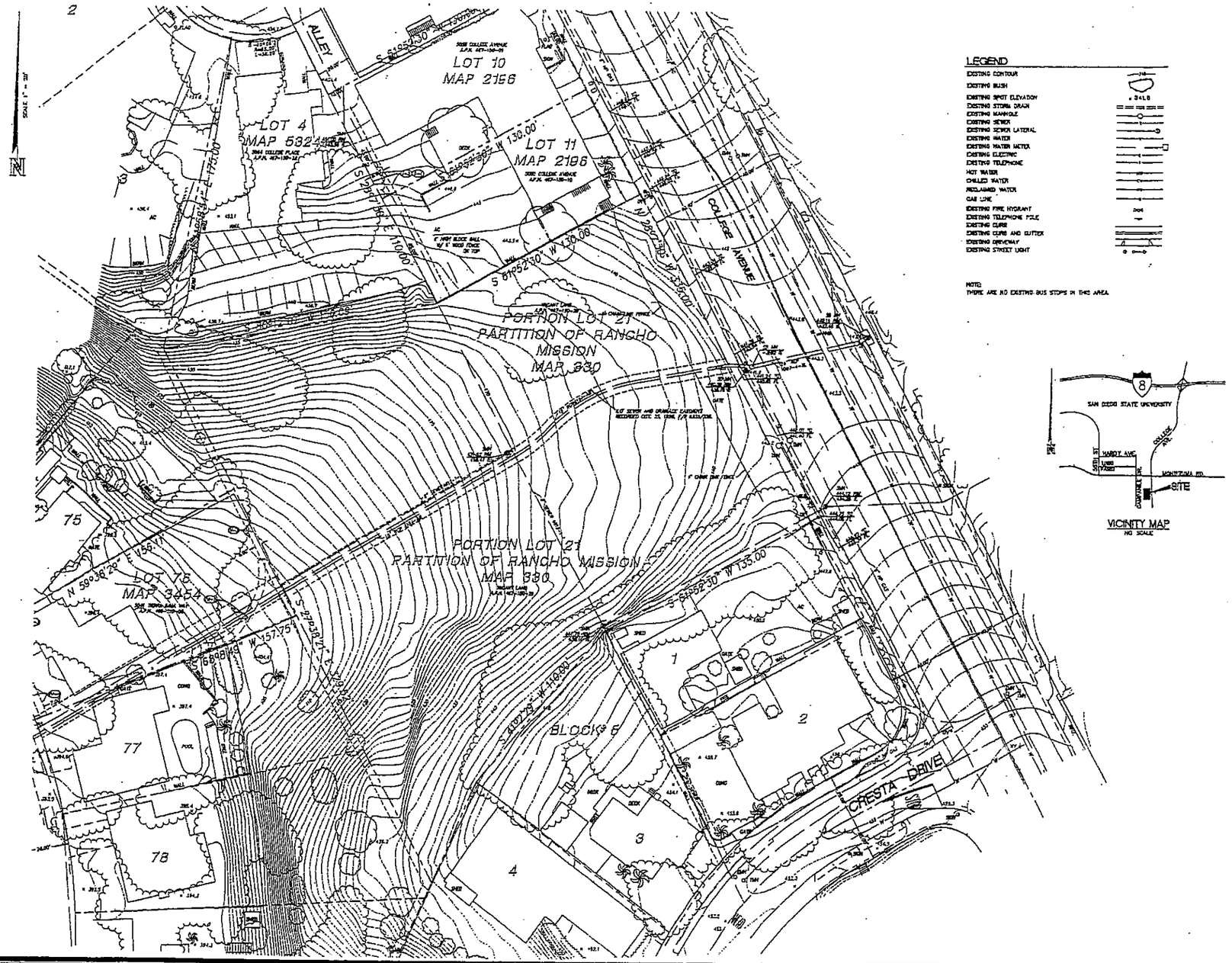

TOP OF PARAPET
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
LOWER LEVEL 1
LOWER LEVEL 2

Figure
6



LEGEND

EXISTING CONTOUR	
EXISTING BUSH	
EXISTING SPOT ELEVATION	+ 341.8
EXISTING STORM DRAIN	
EXISTING MANHOLE	
EXISTING SEWER	
EXISTING SEWER LATERAL	
EXISTING WATER	
EXISTING WATER METER	
EXISTING ELECTRIC	
EXISTING TELEPHONE	
HOT WATER	
CHILLED WATER	
RECLAIMED WATER	
GAS LINE	
EXISTING FIRE HYDRANT	
EXISTING TELEPHONE POLE	
EXISTING CURB	
EXISTING CURB AND GUTTER	
EXISTING DRIVEWAY	
EXISTING STREET LIGHT	

NOTE:
THERE ARE NO EXISTING BUS STOPS IN THIS AREA

VICINITY MAP
NO SCALE

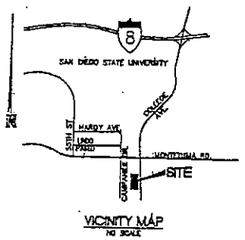
SDSU Foundation Sorority Row

Existing Site Conditions

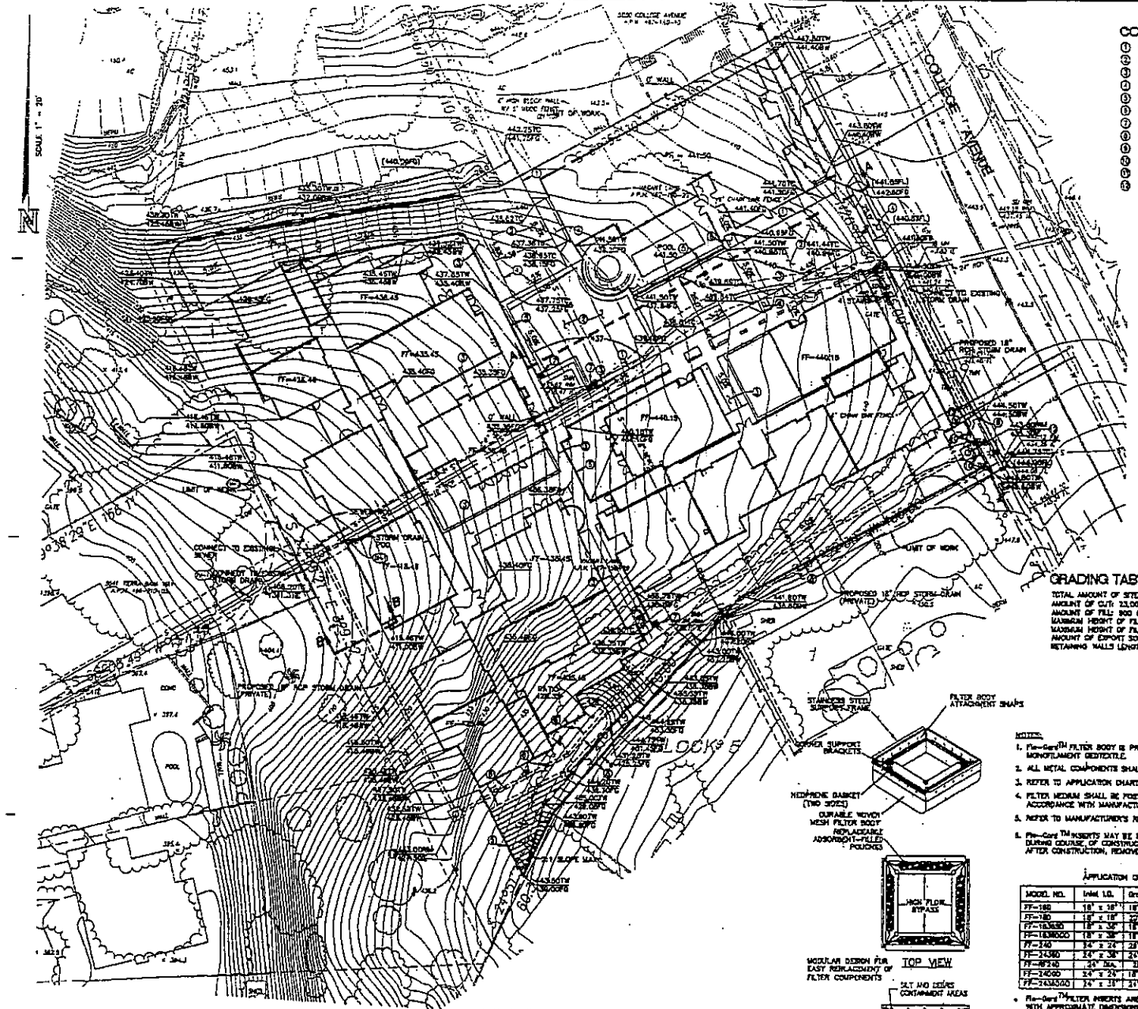
Environmental Analysis Section — Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure 7



VICINITY MAP
NO SCALE



CONSTRUCTION NOTES:

1. 8" CONCRETE CURB PER RSD G-1.
2. DRIVEWAY PAVEMENT SEE LANDSCAPE PLANS FOR FINISH.
3. CONCRETE SIDEWALK SEE LANDSCAPE PLANS FOR FINISH.
4. DRIVEWAY ENTRANCE PER RSD G-14A.
5. RETAINING WALL TO BE DESIGN BY OTHERS.
6. PED RAMP PER RSD G-17.
7. 24"x24" CATCH BASIN WITH A FOSSIL FILTER PER DETAILS THIS SHEET.
8. AREA DRAIN PER DETAIL THIS SHEET.
9. INSTALL ROLLED CURB AND GUTTER PER RSD G-4.
10. INSTALL BOLLARD PER RSD M-16.
11. INSTALL TYPE F CATCH BASIN PER RSD D-7.
12. INSTALL TYPE B CLEANOUT PER RSD D-10.

LEGEND

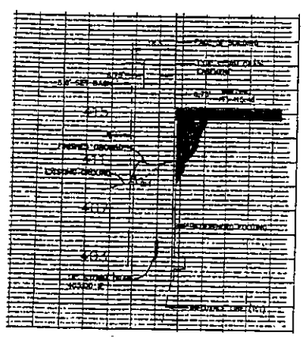
EXISTING CONTOUR
EXISTING BUSH
EXISTING SPOT ELEVATION
EXISTING STORM DRAIN
EXISTING MANHOLE
EXISTING SEWER
EXISTING SEWER LATERAL
EXISTING WATER
EXISTING WATER METER
EXISTING ELECTRIC
EXISTING TELEPHONE
HOT WATER
CHILLED WATER
RECLAIMED WATER
GAS LINE
EXISTING FIRE HYDRANT
EXISTING TELEPHONE POLE
EXISTING CURB
EXISTING CURB AND GUTTER
EXISTING DRIVEWAY
EXISTING STREET LIGHT
PROPOSED CONTOUR
DAYLIGHT LINE
SPOT ELEVATION
PROPOSED RETAINING WALL
PROPOSED FIRE SERVICE
PROPOSED DOMESTIC WATER
PROPOSED TYPE I STORM DRAIN CATCH BASIN
PROPOSED TYPE B STORM DRAIN CLEANOUT
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT
FINISH GROUND
TOP OF CURB
TOP OF WALL
BOTTOM OF WALL
FINISHED FLOOR

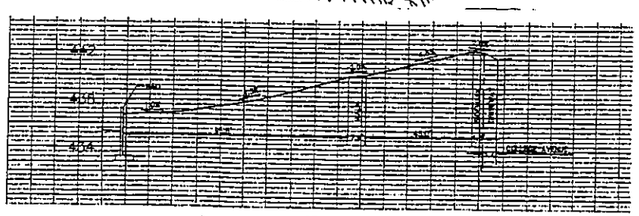
GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: AREA=41.01 ACRES, % OF TOTAL SITE=100%
AMOUNT OF CUT: 33,000 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 27 FEET.
AMOUNT OF FILL: 900 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 8 FEET.
MAXIMUM HEIGHT OF FILL SLOPE(S): ~ FEET ~ SLOPE RATIO.
MAXIMUM HEIGHT OF FILL SLOPE(S): 13.7 FEET 2:1 SLOPE RATIO.
AMOUNT OF EXPORT SOIL: 32,100 CUBIC YARDS.
RETAINING WALLS LENGTH 1,220 FEET, MAXIMUM HEIGHT 17.25 FEET.

NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE CITY OF SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS.
3. RUNOFF FROM THIS DEVELOPED SITE WILL BE COLLECTED VIA ROOF DRAINS AND A UNDERGROUND DRAIN SYSTEM CONNECTING TO THE PROPOSED CLEANOUT AT THE WESTERLY PROPERTY LINE.





NOTES:

1. Flo-Gard™ FILTER BODY IS PREFABRICATED FROM POLYPROPYLENE WOVEN MONOFILAMENT GEOTEXTILE.
2. ALL METAL COMPONENTS SHALL BE STAINLESS STEEL (TYPE 304).
3. REFER TO APPLICATION CHART FOR CATCH BASIN AND FILTER SIZING.
4. FILTER MEDIUM SHALL BE POWER, ROCK™ INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MAINTENANCE PROGRAM.
6. Flo-Gard™ INSERTS MAY BE INSTALLED (WITHOUT ADSORBENT POUCHES) DURING COURSE OF CONSTRUCTION, AS A SEDIMENTATION CONTROL DEVICE. AFTER CONSTRUCTION, REMOVE SEDIMENT AND INSTALL ADSORBENT POUCHES.

APPLICATION CHART*

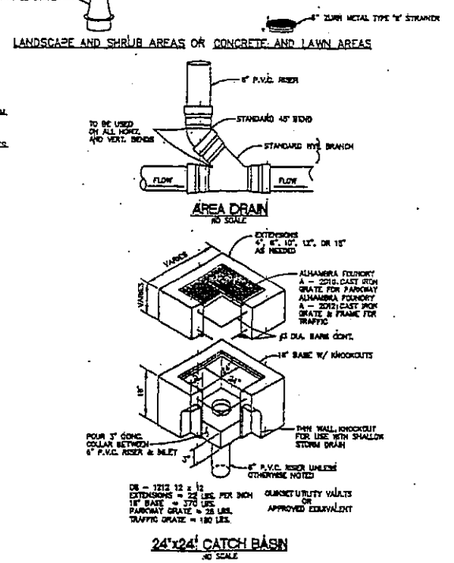
MODEL NO.	Inlet I.D.	Grate O.D.	COMMENTS
FF-180	18" x 18"	18" x 18"	GRATED INLET
FF-180	18" x 18"	22" x 30"	GRATED INLET
FF-1836SG	18" x 36"	18" x 42"	GRATED INLET
FF-1836CG	18" x 36"	18" x 36"	COMBINATION INLET
FF-2436	24" x 24"	28" x 28"	GRATED INLET
FF-24360	24" x 36"	28" x 40"	GRATED INLET
FF-48240	24" Dia.	28" Dia.	CIRCULAR INLET
FF-24048	24" x 24"	18" x 28"	COMBINATION INLET
FF-2436CG	24" x 36"	31" x 40"	COMBINATION INLET

* Flo-Gard™ FILTER INSERTS ARE DESIGNED TO FIT CATCH BASINS WITH APPROXIMATE DIMENSIONS SHOWN

FOSSIL FILTER™
FLO-GARD™
CATCH BASIN INSERT
PATENT PENDING
KRISTAR ENTERPRISES, INC. SANTA ROSA, CA (800) 579-8818

FOSSIL FILTER SYSTEM
N.T.S.

14



SDSU Foundation Sorority Row

Water Quality BMPs (Post-Construction Phase)

Environmental Analysis Section — Project No. 6036

CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure 8

Initial Study Checklist

Date: March 24, 2004

Project No.: 6036

Name of Project: SDSU Foundation Sorority Row

III. ENVIRONMENTAL ANALYSIS:

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

	Yes	Maybe	No
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? The project proposes the construction of five, two and three story Chapter Houses, a 50 unit, four-story apartment building and 15 live-out apartment units within a four- story building. The area surrounding the project site is built-out. No such obstructions of vistas or scenic views would result from a public viewing area.	_	_	X
B. The creation of a negative aesthetic site or project? The proposed project would not create a aesthetically negative site.	_	_	X
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? The proposed project's bulk, scale, and materials would be compatible with the surrounding single and multi-unit development.	_	_	X
D. Substantial alteration to the existing character of the area?	_	_	X

	Yes	Maybe	No
The proposed multi-unit development would not substantially alter the existing character of the area.			
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? No distinctive or landmark trees, or mature stand of trees exists on-site.	_	_	X
F. Substantial change in topography or ground surface relief features? The grade of the site would remain basically the same, although the existing lot would be developed in its entirety with multi-story buildings and an underground parking structure.	_	_	X
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? The project site is a previously disturbed vacant parcel. No unique geologic or physical land features exist on-site.	_	_	X
H. Substantial light or glare? No additional light or glare would be created in comparison within the surrounding residential development. The proposed project would feature standard lighting allowed by existing City ordinances.	_	_	X
I. Substantial shading of other properties? The project proposes the construction of five, two and three story Chapter Houses, a 50 unit, four-story apartment building and 15 live-out apartment units within a four-story building. The project construction is similar to other buildings within the surrounding area: no substantial shading of other properties would occur.	_	_	X

		Yes	Maybe	No
II.	AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
	A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? There are no such resources located on the site. Additionally, the area would not be suitable for mineral extraction or agricultural uses.	_	_	X
	B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? See II. A.	_	_	X
III.	AIR QUALITY – Would the proposal:			
	A. Conflict with or obstruct implementation of the applicable air quality plan? The project would not conflict with or obstruct implementation of the applicable air quality plan.	_	_	X
	B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? See III. A.	_	_	X
	C. Expose sensitive receptors to substantial pollutant concentrations? See III. A.	_	_	X
	D. Create objectionable odors affecting a substantial number of people? See III. A.	_	_	X
	E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? See III. A. Dust would be generated temporarily during construction only and would be controlled with standard dust suppression practices.	_	_	X
	F. Alter air movement in the area of the project? See III. A.	_	_	X

	Yes	Maybe	No
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? See III. A.	_	_	X
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? The project would impact a total of 0.10 acre of Diegan coastal sage scrub and 1.24 acre of nonnative grassland. Mitigation of direct impacts to this biological resource would be required. See MMRP and Initial Study Discussion, Section IV, Biological Resources.	_	X	_
B. A substantial change in the diversity of any species of animals or plants? See IV. A.	_	_	X
C. Introduction of invasive species of plants into the area? The existing parcel is currently vacant with dominant vegetation consisting of nonnative grasses and a small percentage of Diegan coastal sage scrub. The site is not part of or adjacent to sensitive habitat and no impacts would result from the introduction of proposed urban landscaping.	_	_	X
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? The project would not interfere with the movement of wildlife species.	_	_	X
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? See IV. A.	_	_	X
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal			

	Yes	Maybe	No
salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? No wetlands exist on-site.	_	_	X
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? The project site is not within the Multi-Habitat Planning Area (MHPA) and would not conflict with the MSCP Subarea Plan.	_	_	X
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? The proposed multi-unit development would not require excessive amounts of fuel, energy, or power.	_	_	X
B. Result in the use of excessive amounts of power? See V. A.	_	_	X
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? The City of San Diego's Seismic Safety Study maps have the site rated a 53: level or sloping terrain, unfavorable geologic structure, low to moderate risk. See Initial Study Discussion, Section IV, Geology	_	_	X
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? The proposed multi-unit residential development would not result in a substantial increase in soil erosion.	_	_	X
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site			

		Yes	Maybe	No
	landslide, lateral spreading, subsidence, liquefaction or collapse? See VI. A.	_	_	X
VII.	HISTORICAL RESOURCES – Would the proposal result in:			
	A. Alteration of or the destruction of a prehistoric or historic archaeological site? An archaeological site survey was performed with negative results. See Initial Study Discussion, Section IV, Historical Resources (Archaeology).	_	X	_
	B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? See VII. A.	_	_	X
	C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? See VII. A.	_	_	X
	D. Any impact to existing religious or sacred uses within the potential impact area? See VII. A.	_	_	X
	E. The disturbance of any human remains, including those interred outside of formal cemeteries? See VII. A.	_	_	X
VIII.	HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
	A. Create any known health hazard (excluding mental health)? The proposed multi-unit residential development would not create any known health hazard.	_	_	X
	B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? The project does not propose to transport, use, or dispose of hazardous materials.	_	_	X

	Yes	Maybe	No
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? The project would not create a future risk of explosion or release of hazardous substances. Residential use only.	_	_	X
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? The proposed project would not impair or interfere with an adopted emergency plan.	_	_	X
E. 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, create a significant hazard to the public or environment? According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2003), no recorded hazardous materials sites exist on-site or within the proximity of this site.	_	_	X
F. 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? See VIII. A.	_	_	X
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. The proposed development would include project features designed in accordance with the City of San Diego Storm Water Standards. See Initial Study Discussion, Section IV, Hydrology/Water Quality.	_	_	X
B. An increase in impervious surfaces and associated increased runoff? See IX. A.	_	_	X

	Yes	Maybe	No
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? See IX. A.	_	_	X
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? Mission Bay is currently an impaired water body for non-point source pollutants such as lead and coliform.The project site is not immediately adjacent to these areas, however Best Management Practices would be incorporated into the project design to reduce storm water pollutant discharges.	_	_	X
E. A potentially significant adverse impact on ground water quality? Best Management Practices would be incorporated into the project design to reduce storm water pollutant discharges. See Initial Study Discussion, Section IV, Hydrology/Water Quality.	_	_	X
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? See IX. A. Construction and post-construction mitigation measures required. See Section IV, Initial Study Discussion, Hydrology/Water Quality.	_	_	X
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? The proposed multi-unit development would be consistent with the land use designation in the College Area Community Plan.	_	_	X
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? See X. A.	_	_	X

	Yes	Maybe	No
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? See X. A. The project is not within or adjacent to the Multi-Habitat Planning Area (MHPA). No conflict with adopted environmental would occur.	_	_	X
D. Physically divide an established community? Proposed project would not physically divide an established community.	_	_	X
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? Proposed project is not located within any airport Comprehensive Land Use Plan (CLUP) area.	_	_	X
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? The proposed multi-unit residential complex would operate within the City's allowable noise standards.	_	_	X
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? The project would not expose people to noise levels which exceed the City's adopted noise ordinance.	_	_	X
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? See XI. B.	_	_	X
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? The project proposes excavation for the proposed underground parking structure into previously undisturbed formations, which have been assigned a high	_	X	_

	Yes	Maybe	No
resource sensitivity for paleontological resources. Appropriate mitigation has been proposed. See MMRP and Section IV, Initial Study Discussion. Paleontological Resources.			
XIII. POPULATION AND HOUSING – Would the proposal:			
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 proposed project would not induce substantial population growth. The proposed multi-unit development was previously identified as an allowable use multi-unit development per the master plan for the College area community.	_	_	X
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? The project would not displace any existing housing. The proposed multi-unit development would be constructed on an existing vacant parcel.	_	_	X
C. Alter the planned location, distribution, density or growth rate of the population of an area? The project would not alter the population of the community.	_	_	X
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? Services are available.	_	_	X
B. Police protection? Services are available.	_	_	X
C. Schools? The project is consistent with the community plan and thus school services are available.	_	_	X

	Yes	Maybe	No
D. Parks or other recreational facilities? The project is consistent with the community plan and would have no effect on parks and recreation facilities.	_	_	X
E. Maintenance of public facilities, including roads? The project is consistent with the community plan and thus services are available for the maintenance of public facilities, including roads.	_	_	X
F. Other governmental services? Existing services would remain unaffected.	_	_	X
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The project does not include recreational facilities or require the construction or expansion of recreational facilities.	_	_	X
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? See XV. A.	_	_	X
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? The proposed project would not generate a significant number of vehicle trips. The project would not adversely impact traffic parking, planned transportation systems, or circulation, See Initial Study Discussion , Section IV, Traffic/Parking.	_	_	X
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? See XVI. A.	_	_	X

	Yes	Maybe	No
C. An increased demand for off-site parking? See XVI. A.	_	_	X
D. Effects on existing parking? The project would provide adequate on-site parking. See XVI. A.	_	_	X
E. Substantial impact upon existing or planned transportation systems? Project would not impact existing or planned transportation systems.	_	_	X
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? The project would not effect circulation movements or beach access	_	_	X
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? Project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.	_	_	X
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? Project would not conflict with the adopted policies, plans or programs supporting alternative transportation models.	_	_	X
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? Existing utilities would not be affected.	_	_	X
B. Communications systems? Existing utilities would not be affected.	_	_	X
C. Water? Existing utilities would not be affected.	_	_	X
D. Sewer? Existing utilities would not be affected.	_	_	X

	Yes	Maybe	No
E. Storm water drainage? No major change in drainage patterns is anticipated.	—	—	X
F. Solid waste disposal? Existing service would remain unaffected.	—	—	X
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? The project would not require the use of excessive amounts of water.	—	—	X
B. Landscaping which is predominantly non-drought resistant vegetation? Landscaping would be in compliance with the San Diego Landscape Technical Manual.	—	—	X
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number 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 proposed project for the construction of five, two and three story Chapter Houses, a 50 unit, four-story apartment building and 15 live-out apartment units in a four- story building would result in impacts to 0.10 acre of Diegan coastal sage scrub and 1.24 acre of nonnative grassland. Mitigation of direct impacts to this biological resource would be required. See MMRP and Initial Study Discussion, Section IV, Biological Resources.	—	X	—

	Yes	Maybe	No
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) The multi-unit residential development project would not result in any short- or long-term environmental impacts.	_	_	X
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) The proposed project would not result in any cumulative impacts.			
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? The project would not result in environmental effects which would cause substantial effects on human beings.	_	_	X

INITIAL STUDY CHECKLIST

REFERENCES

I. **Aesthetics / Neighborhood Character**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

_ Local Coastal Plan.

II. **Agricultural Resources / Natural Resources / Mineral Resources**

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

_ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

_ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

_ Site Specific Report: _____.

III. **Air**

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

X Regional Air Quality Strategies (RAQS) - APCD.

_ Site Specific Report: _____.

IV. **Biology**

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

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

X 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.

X Site Specific Report: *"Biological Survey Letter Report for the San Diego State University Sorority Row Housing Project, L.D.R. 6036"*, EDAW Inc. dated June 23, 2003.

V. Energy

_ _____.

VI. Geology/Soils

X City of San Diego Seismic Safety Study.

X 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. Historical Resources

X City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

_ Historical Resources Board List.

_ Community Historical Survey:

X Site Specific Report: *"Archaeological Resource Report Form For The San diego State University Sorority Row Project San Diego, California"*, EDAW, Inc, February 2003.

VIII. **Human Health / Public Safety / Hazardous Materials**

X San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

_ San Diego County Hazardous Materials Management Division

_ FAA Determination

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

_ Airport Comprehensive Land Use Plan.

_ Site Specific Report:_____.

IX. **Hydrology/Water Quality**

_ Flood Insurance Rate Map (FIRM).

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

X Clean Water Act Section 303(d) list, dated July 2003, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

_ Site Specific Report:

X. **Land Use**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

_ Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

_ FAA Determination

XI. **Noise**

X Community Plan

_ Site Specific Report: _____.

_ San Diego International Airport - Lindbergh Field CNEL Maps.

_ Brown Field Airport Master Plan CNEL Maps.

_ Montgomery Field CNEL Maps.

_ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

_ City of San Diego Progress Guide and General Plan.

_ Site Specific Report: _____

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

X Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X 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:_____.

XIII. Population / Housing

_ City of San Diego Progress Guide and General Plan.

X Community Plan.

_ Series 8 Population Forecasts, SANDAG.

_ Other:_____.

XIV. **Public Services**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. **Recreational Resources**

_ City of San Diego Progress Guide and General Plan.

X Community Plan.

_ Department of Park and Recreation

_ City of San Diego - San Diego Regional Bicycling Map

_ Additional Resources:_____.

XVI. **Transportation / Circulation**

_ City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

_ San Diego Region Weekday Traffic Volumes, SANDAG.

_ Site Specific Report:_____.

XVII. **Utilities**

_ _____.

XVIII. **Water Conservation**

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