City of
San Diego
PLANNING
DEPARTMENT

Environmental & Resource
Analysis Division
619-235-5200

FINAL
MITIGATED NEGATIVE DECLARATION

Project No. 356059
SCH# 2015051023

SUBJECT: Black Mountain Access Road Repair: SITE DEVELOPMENT PERMIT (SDP) to remove existing concrete headwalls and detention basins, and install a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. Erosion from overflow of the Black Mountain Reservoirs has created an incised gully along the western branch of the Black Mountain Access Road and threatens to expose three San Diego County Water Authority (CWA) underground 108-inch aqueducts located approximately 15 feet below grade. After installation of the 36-inch drainage pipe is complete, all previously eroded areas would be re-contoured and restored with a native upland restoration plant palette. Staging and access would remain on urban/developed habitats within the existing access road when practicable; however, unavoidable temporary impacts to native vegetation would occur during construction in order to safely access all areas within the construction footprint. The revegetated energy dissipater consists of the proposed rock channel and vegetation that will be planted within channel. The contract drawings show an energy dissipater (SDRSD D-41) that is separate from and will be installed next to and upstream from the rock channel. City of San Diego Public Utilities Department employees will maintain the proposed energy dissipater (SDRSD D-41) as of part of normal preventative maintenance for utility operation.

Update 12/18/2014:

Minor revisions have been made to the Final Mitigated Negative Declaration (MND) which are shown in a strikeout and underlined format. In accordance with California Environmental Quality Act (CEQA) Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation measures identified. The mitigation measures for biological resources impacts have been revised per comments received from the California Department of Fish and Wildlife. An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.

APPLICANT: City of San Diego – Public Utilities Department

PROJECT LOCATION: The project is located directly southeast of the intersection of Black Mountain Road and Carmel Valley Road and occupies the approximate center of Assessor's Parcel Number 312-292-04, which is owned by the City of San Diego and is located in the Black Mountain Open Space Park on the Black Mountain Access Road. The project lies predominantly inside the City's Multi-Habitat Planning Area (MHPA).

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study, which determined that the proposed project could have a significant environmental effect in the following areas(s): **Biological Resources.**

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

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 Biologist

   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) 356059, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's 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 responsible agency.

   1602 Fish & Game Code Streambed Alteration Agreement
   Clean Water Act Section 404 Permit
   Clean Water Act Section 401 Permit

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

Issue Area	*Document submittal*	*Associated Inspection/Approvals/Note*
General	Monitor Qualification Letter	Prior to Construction
General	Monitoring Exhibit	Prior to Construction
Biology	Gnatcatcher Survey Report	Prior to Construction
Biology	General Bird Nesting Survey	Prior to Construction
Biology	Monitoring Reports	During/Post Construction
Biology	Final MMRP	Final MMRP Inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

B. BIOLOGICAL RESOURCE PROTECTION

I. Prior to Construction

A. **Mitigation Verification** - Prior to the start of construction, notice of which will be provided by the PM, the DSD Environmental Designee (ED) shall verify that the following conditions have occurred to mitigate direct impacts to 0.19 acre of Diegan coastal sage scrub habitat and 0.038 acre of non-wetland waters of the U.S./Streambed:

1. The applicant shall allocate 0.19 acre of upland credits at the Canyon View Mitigation Project. The total allocation of 0.19 acres of upland credits would satisfy the required mitigation ratio of 1:1 for Diegan coastal sage scrub.
2. The applicant shall allocate 0.038 acre of non-wetland waters of the U.S./Streambed credits at the Rose Canyon Mitigation Project. Total allocation of 0.038 acre of non-wetland waters/Streambed credits would satisfy the required mitigation ratio of 1:1 for non-wetland waters of the U.S./Streambed.

B. **Biologist Verification** -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

C. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

D. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

E. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in D. above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

F. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

G. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological

habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

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

II. During Construction

A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. Wildlife ladders for reptiles and small mammals as appropriate will be provided as a measure to prevent entrapment of these species in the construction trenches. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

C. **See MSCP SUBAREA PLAN -LAND USE ADJACENCY GUIDELINES below for requirements on the Coastal California Gnatcatcher.**

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law.

The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

C. MSCP SUBAREA PLAN -LAND USE ADJACENCY GUIDELINES

I. Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporated into leases on publicly owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

E. **Invasives**- No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

F. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: California Gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit (FOR PUBLIC UTILITY PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PUBLIC REVIEW DISTRIBUTION:

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

United States Government
- U.S. Army Corps of Engineers (16)
- U.S. Fish and Wildlife Service (23)

State of California
- California Department of Fish and Wildlife (32A)
- Regional Water Quality Control Board (44)
- State Clearinghouse (46)

City of San Diego
- Mayor's Office (MS 11A)
- Council Member Kersey, District 5
- City Attorney (MS 56A)
  - Shannon Thomas (MS 93C)
- Public Utilities Department
  - Dirk Smith (MS 901A)

Eric Rubalcava (MS 901A)
Planning Department
Rebecca Malone
Myra Herrmann
Jeff Harkness (MS 413)
Jeanne Krosch (MS 413)
Historical Resources Board (MS 87)
Development Services Department
Helene Deisher (MS 301)
Joseph Stanco Jr. (MS 501)
Jack Canning (MS 501)
Park and Recreation Department
Laura Ball
Library Dept.-Gov. Documents MS 17 (81)
Rancho Penasquitos Branch Library (81BB)

Other

Black Mountain Ranch—Subarea I (226C)
Sierra Club (165)
San Diego Audubon Society (167)
Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitat League (182 and 182A)
Carmen Lucas (206)
Clint Linton (215b)
Ron Christman (215)
Louie Guassac (215A)
Frank Brown (216)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Society (225)
Native American Distribution (225 A-S)
Kumeyaay Cultural Heritage Preservation (223)

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 5, 2015
Date of Draft Report

Aug. 5, 2015
Date of Final Report

Analyst: Rebecca Malone

Figure 1- Location Map
Figure 2- Project Site Plan
Initial Study Checklist

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

June 8, 2015

Rebecca Malone
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: Black Mountain Access Road Repair
SCH#: 2015051023

Dear Rebecca Malone:

A-1

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on June 5, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

STATE CLEARINGHOUSE (JUNE 8, 2015)

A-1 Comment acknowledged.

Document Details Report
State Clearinghouse Data Base

SCH# 2015051023
Project Title Black Mountain Access Road Repair
Lead Agency San Diego, City of

Type MND Mitigated Negative Declaration

Description The project consists of the removal of existing concrete headwalls and detention basins, and the installation of a below grade 36-inch drainage pipe and revegetated downstream energy dissipator. Erosion from overflow of the Black Mountain Reservoirs has created an incised gully along the western branch of the Black Mountain Access Road and threatens to expose three San Diego County Water Authority (CWA) underground 108-inch aqueducts located approximately 15 feet below grade. After installation of the 36-inch drainage pipe is complete, all previously eroded areas would be re-contoured and restored with a native upland restoration plant palette. Staging and access would remain on urban/developed habitats within the existing access road when practicable; however, unavoidable temporary impacts to native vegetation would occur during construction in order to safely access all areas within the construction footprint.

Lead Agency Contact

Name Rebecca Malone
Agency City of San Diego
Phone 619 446 5371 Fax
email
Address 1222 First Avenue, MS-501
City San Diego State CA Zip 92101

Project Location

County San Diego
City
Region
Lat / Long 32° 9.54' N / 117° 1.30' W
Cross Streets Southeast corner of Black Mountain Road and Carmel Valley Road
Parcel No. 312-292-04
Township 14S Range 2W Section 8 Base SBB&M

Proximity to:

Highways
Airports
Railways
Waterways
Schools Oak Valley MS; Black Mountain MS; Willow Grove PS
Land Use GP: Open Space
Z: Agricultural

Project Issues Archaeologic-Historic; Biological Resources; Drainage/Absorption; Soil Erosion/Compaction/Grading; Vegetation; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Caltrans, District 11; Air Resources Board; Regional Water Quality Control Board, Region 9; Native American Heritage Commission

Date Received 05/07/2015 Start of Review 05/07/2015 End of Review 06/05/2015

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

STATE CLEARINGHOUSE, CONT.

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RINCON BAND OF LUISENO INDIANS (MAY 13, 2015)

RINCON BAND OF LUISEÑO INDIANS
Culture Committee

May 13, 2015

Rebecca Malone
The City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Re: **Black Mountain Access Road Repair Project No. 356859**

Dear Ms. Malone:

B-1

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Black Mountain Access Road Repair Project No. 365059. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

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,

Rose Duro
Chairman
Rincon Culture Committee

Bo Mazzetti — Tribal Chairman | Stephanie Spencer — Vice Chairwoman | Steve Stallings — Council Member | Laurie E. Gonzalez — Council Member | Alfonso Kolb — Council Member

B-1 Comment noted. All culturally affiliated tribal groups in the San Diego County area and other members of the Native American community (as noted on the public notice distribution list) were sent a copy of the public notice for the Draft MND in accordance with the provisions of CEQA, the City's General Plan, and the Land Development Code, CEQA Implementation Procedures. This was the only letter received from any tribal group.

San Diego County Archaeological Society, Inc.

Environmental Review Committee

17 May 2015

To: Ms. Rebecca Malone
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Black Mountain Access Road Repair Project
Project No. 356059

Dear Ms. Malone:

C-1

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

Based on the information contained in the initial study and DMND, we agree that the project is unlikely to have significant impacts on cultural resources, and that cultural resources mitigation measures are not necessary.

SDCAS appreciates being afforded the opportunity to review and comment upon this project's environmental documents.

Sincerely,

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

cc: SDCAS President
File

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

SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY, INC. (MAY 17, 2015)

C-1 Comment acknowledged.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (JUNE 5, 2015)

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

June 5, 2015

Ms. Rebecca Malone, Environmental Planner
City of San Diego
Development Services Center
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Comments on the Draft Mitigated Negative Declaration for the Black Mountain Access Road Repair Project, City of San Diego, San Diego County, California (Project No. 356059; SCH #2015051023)

Dear Ms. Malone:

D-1

The California Department of Fish and Wildlife (Department) has reviewed the draft Mitigated Negative Declaration (MND) dated May 8, 2015, for the Black Mountain Access Road Repair Project. The comments provided herein are based on information provided in the draft MND and associated documents (including the Biological Letter Report for the Black Mountain Access Road Repair project, prepared by Merkel & Associates, Inc., dated August 26, 2014), our knowledge of sensitive and declining vegetation communities in the City of San Diego, and our participation in regional conservation planning efforts.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code §2050 et seq.), Fish and Game Code Section 1600 et seq., and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program. The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The proposed project consists of repairing an incised gully that was created as a result of a water release from the Black Mountain Reservoir. The project is located southeast of the intersection of Black Mountain Road and Carmel Valley Road within the City's Black Mountain Open Space Preserve. The majority of the project area is designated as Multi-Habitat Planning Area (MHPA), as defined in the City's MSCP SAP. The associated erosion within the gully threatens to expose three San Diego County Water Authority (CWA) underground 108-inch aqueduct pipelines. The restoration of the affected area would consist of removing existing concrete headwalls and detention basins, installation of a below grade 36-inch drainage pipe, and revegetation of an energy dissipater. Three vegetation/land cover types (Diegan coastal sage scrub, non-native vegetation, and urban/developed) were identified to be potentially impacted by the construction activity. Upon completing the installation of the 36-inch drainage pipe, all previously eroded areas would be recontoured and restored with native plant species. According the project description, the majority of the work activity would occur within an existing CWA utility easement.

Conserving California's Wildlife Since 1870

D-1 Comment noted.

The Department offers the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with ongoing regional habitat conservation planning efforts.

D-2

1. Based on the project description and associated figures, the location of the 36-inch drainage pipe outfall is not clear nor is it evident whether modification to the energy dissipator is necessary at the outfall location. According to the project description, a "revegetated downstream energy dissipator" is proposed, whereas within the body of the initial study, a reference to "construction of the energy dissipator" is provided. We recommend the project description be revised in the final MND to clarify this issue. The initial study should provide supplemental discussion with a corresponding figure illustrating the location and amount of permanent impacts should the project include a new energy dissipator (including any corresponding mitigation obligations for direct impacts). Additionally, the project description should include information on whether there are any obligations to maintain the dissipator or other components of the project.

D-3

2. The Biological Letter Report (BLR) identifies that project construction would result in temporary and permanent direct impacts of 0.19 acre of disturbed Diegan coastal sage scrub from implementation of the Black Mountain Access Road Repair Project. Neither the BLR nor initial study includes an explanation for the distinction between temporary and permanent impacts, or whether this is in accordance with the standards defined in the City's Biology Guidelines. The BLR should include additional discussion to distinguish between temporary and permanent direct impacts.

D-4

3. The BLR states that an evaluation of the potential for sensitive flora species was conducted and a complete listing of sensitive plant species that were detected or evaluated for the potential to occur on site is included in Appendix 5. We attempted to review Appendix 5, however the attachment that was provided was entitled *Black Mountain Access Road Repair Project Mitigation Assignment* and does not contain any sensitive plant species information. Please provide the Department with a copy of the sensitive plant species that could potentially occur within the project footprint as identified in the BLR. This information should be prepared in accordance with the City's Biology Guidelines and included in technical appendices of the final MND.

D-5

4. The Mitigation, Monitoring, and Reporting Program (MMRP) language cites the applicant shall allocate 0.19 acre of upland vegetation credits at the Canyon View Mitigation site. Please provide further guidance (including supporting documents) demonstrating when this mitigation site was approved by the City's MSCP Program. Please ensure the information associated with this mitigation site (including debited credits) is carried forward as a discussion item the City's annual MSCP report.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, CONT.

D-2 The 36-inch drainage pipe is shown on the contract drawings for the proposed project as well as the energy dissipater and rock channel. The permanent impact area contains the energy dissipater and the rock channel, while the temporary impact area contains the 36-inch drainage pipe. The permanent impact area also contains a headwall next to and upstream of the 36-inch drainage pipe. These impact areas are also shown on Figure 3A of the Biological Letter Report.

The comment also mentions it is not evident whether modification to the energy dissipater is necessary at the outfall location. The energy dissipater is being proposed where one did not exist before unless the comment is referring to the existing rock that was placed just upstream of the proposed energy dissipater. The existing rock is not functioning to adequately dissipate upstream storm flows; therefore, energy dissipater (SDRSD D-41) is proposed based on current engineering standards to adequately dissipate the storm flows.

The project description in the Biological Letter Report is revised as follows in this response to comment: The revegetated energy dissipater consists of the proposed rock channel and vegetation that will be planted within the channel. The contract drawings show an energy dissipater (SDRSD D-41) that is separate from and will be installed next to and upstream from the rock channel. This Final MND and Initial Study have also been revised to make this clarification. The rock channel and energy dissipater were both part of the impact analysis in the Biological Letter Report so no new impacts will occur related to this clarification.

City of San Diego Public Utilities Department employees will maintain the proposed energy dissipater as of part of normal preventative maintenance for utility operation.

D-3 Figure 3A shows the distinction between the temporary and permanent impacts. To make this clear the Biological Letter Report is revised as follows in this response to comment: The area outside the existing non-vegetated channel (shown in blue on Figure 3A) and designated as permanent in red hatch in Figure 3A that consists of the rock channel and energy dissipater (SDRSD D-41) is the permanent impact to Diegan coastal sage scrub. All the other areas outlined in red in Figure 3A are considered temporary. That is the areas upstream of the rock channel and energy dissipater and the access path north of the rock channel.

5. The initial study checklist (Biological Resources) describes impacts to unvegetated streambed (0.03 acre) from the removal and fill of existing headwalls and detention basins (requiring 0.038 acre of mitigation). Wetland creation is being proposed at a 1:1 ratio within the Public Utilities Rose Canyon Mitigation site. The MMRP language includes a condition for the project applicant to provide evidence of permits from other responsible agencies, however the obligation for wetland creation (including anticipated ratio) cited in the initial study was not carried forward into the MMRP language. We recommend the MMRP be revised to include the wetland creation and permitting obligations identified in the initial study.

D-6

6. The BLR's discussion of potential impacts to special status species states "...orange-throated whiptail may occur in the patches of Diegan coastal scrub habitat and the unvegetated drainage located within the proposed project work area." Additionally, the BLR identifies a list of other common amphibians and reptiles that could occur within the study area.

We believe that there is a potential for species-specific impacts to the orange-throated whiptail (*Aspidoscelis hyperythra*) from construction actions associated with additional trenching/grading, stockpiling of fill, refilling of gullied areas, and moving vehicles along the corridor during construction and inspections. Therefore, a more targeted mitigation strategy should be adopted to address potential impacts to the orange-throated whiptail. Appropriate mitigation measures to address impacts to this species (along with other reptiles and small mammals occurring in the area) should include biological monitoring during construction activities and ensuring that all trenches or excavations are covered at all times except when being actively utilized. If trenches or excavations cannot be covered, exclusion fencing (i.e., silt fence) shall be installed and maintained around trenches or excavations, in order to prevent entrapment of wildlife (i.e., reptiles and small mammals). Open trenches, or other excavations that could entrap wildlife, should be inspected by a qualified biologist at a minimum of three times per day and immediately before backfilling. An inspection under all vehicles and equipment should be conducted for the presence of wildlife prior to moving. If wildlife is observed, no vehicles or equipment should be moved until the animal has voluntarily left or is relocated by a biologist with the appropriate qualifications and permit authority.

D-7

7. The BLR's discussion outlining the revegetation proposal includes a 25-month performance standard. According to the City's Biology Guidelines, a 5-year monitoring time-line (or until the 5th year performance/success criteria is met) is typically required. Absent further explanation to support the 25-month performance standard, we suggest the final MND adhere to the 5-year performance criteria (with the option to reduce monitoring times should success criteria be met). Furthermore, the details of the conceptual revegetation plan were limited to a single figure (i.e., Figure 4). The general outline for revegetation plans (per the City's Biology Guidelines) includes considerably more details than what was provided in Figure 4. For example, qualitative and quantitative monitoring are typically included within the conceptual plan. The Department recommends that a revegetation plan adhering to the City's Biology Guidelines be prepared for the project.

D-8

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, CONT.

D-4 The Biological Letter Report has been revised to address this comment. Appendix 6 – Occurrence or Potential of Special Status Species on the Project Site was added.

D-5 The mitigation site was approved by the City when they approved the conceptual mitigation plan dated February 12, 2009. Planning Environmental Staff and MCSP approved the debited credit for this project at the mitigation site when they finished their review period that allowed the issuance of the Draft MND for public review.

D-6 The MMRP has been revised to include the wetland creation and permitting obligations that that have been identified in the Initial Study.

D-7 Monitoring protocol for sensitive habitat is covered in the Biological Letter Report and for sensitive species in the Mitigated Negative Declaration (MND). The biological monitor will be on-site during construction and will have the discretion based on current site conditions of how many monitoring visits are necessary to ensure compliance with the MND. The City in consultation with Merkel and Associates will provide wildlife ladders appropriate for reptiles and small mammals as a measure to prevent entrapment of these species.

D-8 The City's mitigation obligation is discussed in the Biological Letter Report, Mitigated Negative Declaration, and the Initial Study. The mitigation will occur off-site at two separate locations where the 5-year monitoring and maintenance performance/success criteria are required; therefore, the City is only obligated to meet the 25-month performance standard to restore those areas that were impacted on-site. The Temporary Erosion Control and Planting Plan on page C-9 of the Contract Drawings provide additional detail for the proposed on-site revegetation.

D-9

We appreciate the opportunity to comment on the draft MND for the project and to assist the City in further minimizing and mitigating project impacts to biological resources. If you have question or comments regarding this letter, please contact Paul Schlitt/NCCP at either (858) 637-5510 or via e-mail at Paul.Schlitt@wildlife.ca.gov.

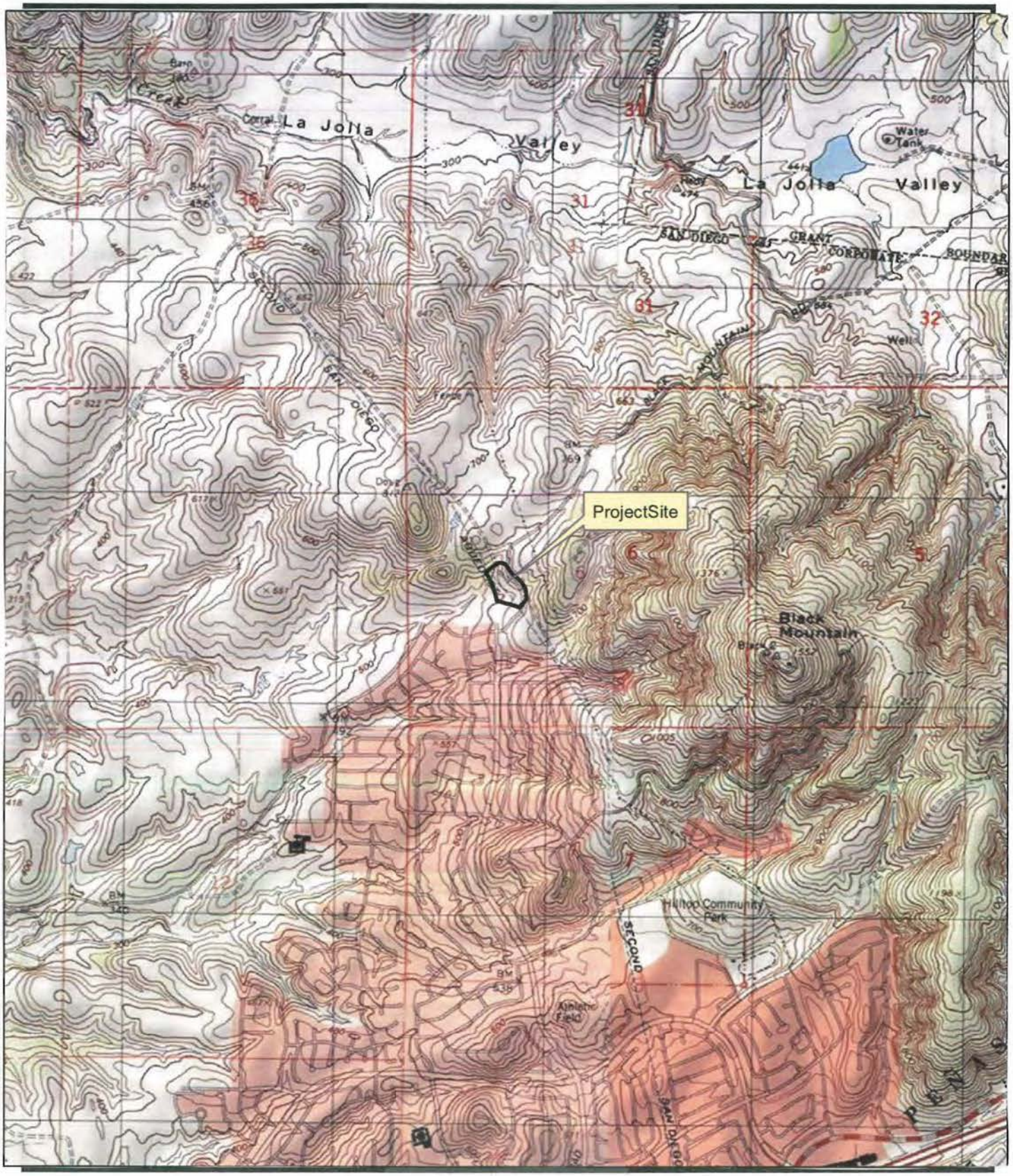
Sincerely,

Gail K. Sevrens
Environmental Program Manager
South Coast Region

ec: State Clearinghouse, Sacramento
David Zoutendyk, U.S. Fish and Wildlife Service, Carlsbad

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, CONT.

D-9 Comment noted.



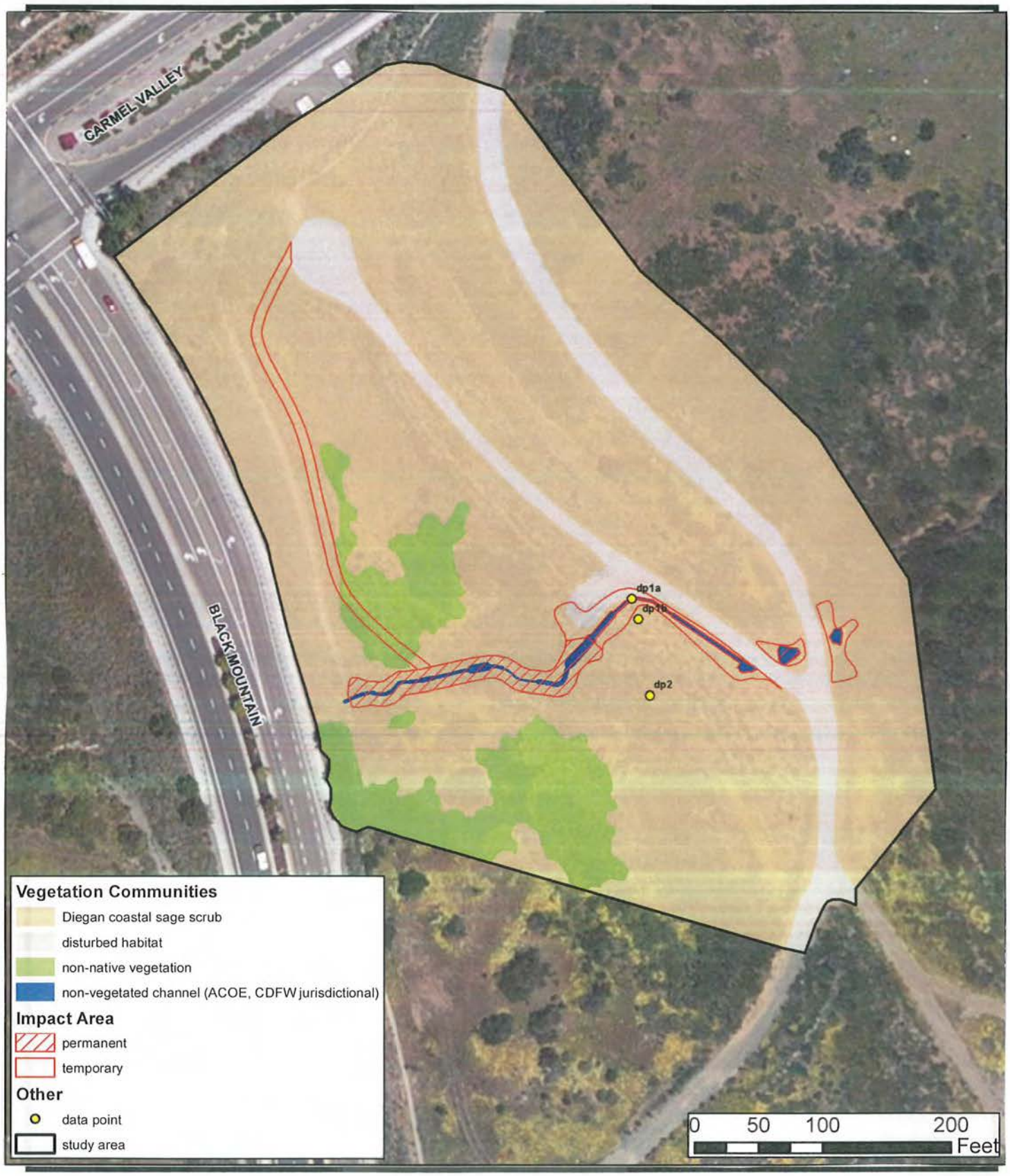
Location Map

Black Mountain Access Road Repair / Project No. 356059

City of San Diego – Planning Department

FIGURE

No. 1



Project Site Map

Black Mountain Access Road Repair / Project No. 356059

City of San Diego – Planning Department

FIGURE No. 2

INITIAL STUDY CHECKLIST

1. Project Title/Project number: 356059/Black Mountain Access Road Repair Project

2. Lead agency name and address: City of San Diego, Planning Department, 1222 First Avenue, MS 501, San Diego, CA 92101

3. Contact person and phone number: Rebecca Malone, Associate Planner, 619-446-5371

4. Project location: The project area is located directly southeast of the intersection of Black Mountain Road and Carmel Valley Road and occupies the approximate center of Assessor's Parcel Number 312-292-04, which is owned by the City of San Diego and is located in the Black Mountain Open Space Park on the Black Mountain Access Road. The project lies predominantly inside the City's Multi-Habitat Planning Area (MHPA).

5. Project Applicant/Sponsor's name and address: City of San Diego Public Utilities Department, 9192 Topaz Way, San Diego, CA 92123. Contact: Dirk Smith, (858) 614-5722.

6. General Plan designation: Open Space

7. Zoning: AR-1-1

8. Description of project: SITE DEVELOPMENT PERMIT (SDP) to remove existing concrete headwalls and detention basins, and install a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. Erosion from overflow of the Black Mountain Reservoirs has created an incised gully along the western branch of the Black Mountain Access Road and threatens to expose three San Diego County Water Authority (CWA) underground 108-inch aqueducts located approximately 15 feet below grade. After installation of the 36-inch drainage pipe is complete, all previously eroded areas would be re-contoured and restored with a native upland restoration plant palette. Staging and access would remain on urban/developed habitats within the existing access road when practicable; however, unavoidable temporary impacts to native vegetation would occur during construction in order to safely access all areas within the construction footprint. The revegetated energy dissipater consists of the proposed rock channel and vegetation that will be planted within channel. The contract drawings show an energy dissipater (SDRSD D-41) that is separate from and will be installed next to and upstream from the rock channel. City of San Diego Public Utilities Department employees will maintain the proposed energy dissipater (SDRSD D-41) as of part of normal preventative maintenance for utility operation. The City has quantified expected impacts associated with excavation, grading, staging, and access.

   All work would occur within public open space. ~~the public right-of-way (ROW)~~. Active work hours would occur during the daytime Monday through Saturday.~~Friday~~. The project would comply with the requirements described in the *Standard Specifications for Public Works Construction*, ~~and California Department of Transportation's *Manual of Traffic Controls for Construction and Maintenance Work Zones*. A traffic control plan would be prepared and implemented in accordance with the *City of San Diego Standard Drawings Manual of Traffic Control for Construction and Maintenance Work Zones*.~~

9. Surrounding land uses and setting: The proposed project location lies within City Park and Recreation Department managed land in the Black Mountain Open Space Park within the MHPA. The majority of the proposed repair work occurs within an existing CWA easement that includes three 108-inch aqueducts located approximately 15 feet below grade. The proposed headwall located on the eastern edge of the project, in addition to the energy dissipater and downstream rock-lined channel located on the west edge of the project, are located outside of the CWA easement. The CWA easement and associated infrastructure is located within and/or surrounded by the greater Black Mountain Open Space Park, which encompasses nearly 2,352 acres of both natural and developed recreational areas. Trails within the park are used primarily for walking, hiking, and cycling. The park is surrounded by the communities of Rancho Peñasquitos to the west and Carmel Mountain to the east. The project lies predominately inside the City of San Diego's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): U.S. Army Corps of Engineers & the Regional Water Quality Control Board (dredge or fill in Waters of the U.S.), & the California Department of Fish and Wildlife (Streambed Alteration).

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.

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☐	Recreation
☒	Biological Resources	☐	Land Use/Planning	☐	Transportation/Traffic
☐	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Geology/Soils	☐	Noise	☒	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 components are proposed underground or at ground level. No designated scenic vistas have been located on the project site and project components would not have the potential to impact existing views. No impact would result.				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
See I.a. No direct impacts to scenic resources would occur and project implementation would not result in impacts to these resources. The project site is not located within a state scenic highway. No impact would result.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

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

The project area would be revegetated per a detailed revegetation plan once the pipe installation and the construction of the energy dissipater are complete. As such, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. No impact would result.

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. Additionally, the project work would occur mostly underground or at level with the ground, and once completed, a revegetation plan would be implemented. As such, project implementation would not create a new source of light or glare that would adversely affect day or nighttime views in the area. No impact would result.

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

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

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. No impact would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

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

Please see II.a. No impact would result.

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))? ☐ ☐ ☐ ☒

The project site is not zoned as forest land, and no forest land exists on -site. Therefore, the project would not conflict with existing zoning for forest land. No impact would result.

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

See II.c. No impact would result.

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? ☐ ☐ ☐ ☒

The project would not involve changes in the existing environment, and thus, would not impact farmland or forestland. No impact would result.

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? ☐ ☐ ☒ ☐

The project would not generate a substantial amount of emissions as a result of the proposed use (e.g., vehicle miles traveled, etc.). The project proposes to remove existing concrete headwalls and detention basins, and install a below grade 36-inch drainage pipe and revegetated downstream energy dissipater, all of which would have negligible emissions during operations. An increase in emissions would occur during construction; however, this increase would be temporary and minimal and would not conflict with implementation of the applicable air quality

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

plan. During grading activities, dust suppression methods would be included. Impacts would be less than significant.

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

Please see III.a. The project would not generate a substantial amount of emissions as a result of the proposed use. The project would remove existing concrete headwalls and detention basins, and install a below grade 36-inch drainage pipe and revegetated downstream energy dissipater, all of which would have negligible emissions during operations. An increase in emissions would occur during construction; however, this increase would be temporary and minimal. This increase in emissions would not violate any air quality standard or contribute substantially to any air quality violations. Impacts would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☒ ☐

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 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. Impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

The project site is located within open space with Black Mountain Road to the west, Carmel Valley Road to the north, two water reservoirs to the east, and residential uses to the south. The project would not emit substantial pollutant concentrations to these receptors. The project proposes to remove existing concrete headwalls and detention basins, and install a below grade 36-inch drainage pipe and revegetated downstream energy dissipater, all of which would have

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

negligible emissions during operations. As such, project implementation would not expose sensitive receptors to substantial concentrations of pollution. Impacts would be less than significant.

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

The project would not create objectionable odors as it is a road repair project. The 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. Impacts would be less than significant.

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?	☐	☒	☐	☐

In order to assess potential impacts associated with the project, a ~~biological assessment~~ biological letter report was prepared (Merkel & Associates, August 26, 2014). A qualified Consulting Biologist surveyed the project site on July 12, 2012 and again on April 5, 2013. The biological assessment is available for review at the offices of the Planning Department.

The assessment included surveys, vegetation mapping and review of satellite imagery. All plant and animal observations were noted, along with general site conditions. Plant identifications were either resolved in the field or were later determined through verification of voucher specimens. Wildlife species within the study area, which included areas outside the impact areas, were identified by direct observation or identification of their songs and calls, tracks, scat, and burrows.

Direct impacts to Diegan coastal sage scrub (0.19 acre), non-native vegetation (0.02 acre), disturbed land (0.01 acre), and an unvegetated streambed (0.038 acre) would result from implementation of this project. Staging, access, the removal of the existing concrete headwalls and detention basins, and installation of a below grade 36" drainage pipe would result in temporary impacts to habitat when vegetation is cleared for construction-related activities.

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

Construction of the energy dissipater and the installation of natural rock required to stabilize the current highly erosive drainage downstream of the dissipater would also result in permanent impacts. The area outside the existing non-vegetated channel (shown in blue on Figure 3A of the Biological Letter Report) and designated as permanent in red hatch in Figure 3A that consists of the rock channel and energy dissipater (SDRSD D-41) is the permanent impact to Diegan coastal sage scrub. All the other areas outlined in red in Figure 3A are considered temporary. That is the areas upstream of the rock channel and energy dissipater and the access path north of the rock channel.

The project is designed to minimize impacts to sensitive biological resources and limit the amount of ground disturbance necessary. Complete avoidance of sensitive resources is not possible and impacts would occur to Diegan coastal sage scrub, and a streambed.

According to the City of San Diego's Significance Determination Guidelines under CEQA, the direct impacts that would occur to 0.19-acre of disturbed Diegan coastal sage scrub habitat are significant and would require mitigation because the impact exceeds the threshold of 0.1-acre. No mitigation is required for Tier IV habitats (non-native vegetation, disturbed land). Mitigation for all sensitive upland impacts would occur in the form of upland restoration at a 1:1 ratio within Public Utilities' Canyon View Mitigation Project, located within Peñasquitos Canyon.

Wildlife ladders for reptiles and small mammals as appropriate will be provided as a measure to prevent entrapment of these species in the construction trenches.

Impacts to 0.038-acre of non-wetland waters of the U.S./Streambed resulting from the fill and removal of existing headwalls and detention basins that would be replaced with below-grade drainage piping would require 0.038-acre of mitigation. Off-site mitigation in the form of wetland creation would occur within the Peñasquitos watershed to mitigate for temporary and permanent impacts to jurisdictional resources. The anticipated wetland creation at a 1:1 ratio would occur within Public Utilities' Rose Canyon Mitigation Project.

Mitigation for the project would be completely satisfied off site, as described above. On-site habitat revegetation would be implemented post construction for erosion control and to provide habitat functions and values equivalent to what existed prior to temporary impacts. Erosion control devices such as straw wattles and hydroseed would be installed following construction. Native seed and container plants appropriate for the location would be installed to restore native habitats to previous functions. When implemented, the on-site habitat revegetation plan would be maintained for 25-months per the City of San Diego Municipal Code. Impacts would be less than significant with mitigation incorporated.

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

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

See IV.a. Impacts would be less than significant with mitigation incorporated.

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?	☐	☒	☐	☐

See IV.a. Impacts would be less than significant with mitigation incorporated.

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?	☐	☐	☒	☐

The biological assessment identifies the project as within the Black Mountain Open Space Reserve, which serves as a wildlife corridor. Wildlife corridors are important elements of viable habitat protection allowing for movement of animals and maintenance of genetic diversity. The project's impact areas are small, and the temporary impacts would be revegetated; therefore, the project would not significantly impact wildlife corridors. Impacts would be less than significant.

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

The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would result.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state	☐	☐	☐	☒

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

habitat conservation plan?

The project site lies within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan. As a part of the MSCP, MHPA areas are designated to preserve sensitive habitats, plants, and wildlife that are vital to sustain the unique biodiversity of the San Diego region. The City's MHPA is mapped both on and adjacent to the project site.

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

The project as designed would not conflict with the goals, policies and objectives of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would result.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☒	☐

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter14, 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 (CRHR), including archaeological resources, is considered to be historically or culturally significant.

A Cultural Resources Technical Report entitled, "Negative Cultural Survey Report Form (Appendix D) for the Black Mountain Access Road Repair Project, San Diego, California" (ASM Affiliates, March 2014) was conducted for the project. The archaeological survey did not identify any cultural resources within the project's parcel.

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

According to the Cultural Resources Survey Reports, no further consideration of cultural resources appears to be warranted in connection with the project. The portion of the project area within the limits of the repair is unlikely to contain surface deposits of prehistoric or historic resources due to deposition of colluvial and alluvial sources related to Black Mountain and associated reservoirs. In addition, no recommendation was received from the Native American Monitor concerning further work or monitoring.

The project area crosses the easement for a portion of the San Diego CWA 130-ft wide aqueduct easement. The CWA easement includes three pipeline alignments: Pipeline 3, a 69-in. welded steel pipeline (WSP); Pipeline 4, a 96-in. pre-stressed concrete cylinder pipe (PCCP); and Pipeline 5, a 108-in. WSP. Pipeline 3 was constructed between 1957 and 1960, and Pipeline 4 was constructed between 1968 and 1971 as part of the Second San Diego Aqueduct. The First San Diego Aqueduct (not in project area) has been evaluated by the Army Corps of Engineers and recommended eligible to the NRHP. The Second San Diego Aqueduct would likely be eligible as well. The pipelines are located between 5 and 12 feet below proposed ground disturbance. Consequently, the proposed project would not result in impacts to historical resources. Since no direct impacts to the resource are anticipated, construction monitoring and/or historical evaluation for the resource are not recommended. Impacts would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? See V.a. Impacts would be less than significant.	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

The construction area consists of Metasedimentary and Metavolcanic (Mzu) or Santiago Peak Volcanics and may also consist of Diorite Undivided (Kd) under the designation of the Peninsular Ranges Batholith. Under the Santiago Peak Volcanics designation, Metasedimentary has a moderate paleontological resources sensitivity, while Metavolcanic is not considered a sensitive geologic feature. The Peninsular Ranges Batholith also is not considered a sensitive paleontological resource. The project requires approximately 750 cubic yards of excavation to a depth of 6.5 feet. The City's Paleontological Guidelines identify a threshold of 2,000 cubic yards of excavation to a depth of10 feet for moderate sensitivity formations. Because the project would not exceed this threshold, monitoring is not required, and therefore, impacts would be less than significant.

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

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

No buried human remains are known to exist within the project site. However, in the event that remains are encountered during construction, all work is required to stop, and a coroner called to assess any such findings in accordance with the City Greenbook standards and California state law. Compliance with City procedure detailed in the City Greenbook would assure that impacts are reduced 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. ☐ ☐ ☒ ☐

The City of San Diego Seismic Safety Maps do not indicate a fault in or near the project area. 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.

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

See VI.a.i.

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

See VI.a.i.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☒	☐
See VI.a.i.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

The project includes the removal of the existing concrete headwalls and detention basins, and installation of a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. Erosion control Best Management Practices (BMPs) as outlined in the Biological Assessment and the Contract documents developed for this project would be implemented to make sure no sediment leaves the work areas during construction. In addition, implementation of the Temporary Erosion Control and Planting Plan developed for the project outlines the seeding/planting measures that would be conducted to promote re-growth of native plants, protect soils, and prevent erosion. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

The City of San Diego Seismic Safety Maps indicate the project is located in Hazard Category 53, which is defined as level or sloping terrain, unfavorable geological structure, low to moderate risk. Even though the project is located is in an unfavorable geological structure area it is low to moderate risk for the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Furthermore, 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.

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?	☐	☐	☐	☒

The project is located on San Miguel-Exchequer rocky silt loams, which is not characterized as being expansive. In addition, please see VI.a.i. No impact would result.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal	☐	☐	☐	☒

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

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. No impact would result.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

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 (GHG) emissions. The emissions would be minimal and would fall under the 900 metric ton screening criteria. The project would not cause any significant increase in GHG emissions and no mitigation is required. Impacts would be less than significant.

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

See VII.a. The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases. Impacts would be less than significant.

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? ☐ ☐ ☒ ☐

The project when completed would 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

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

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. Impacts would be less than significant.

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? ☐ ☐ ☒ ☐

See VIII.a. No foreseeable upset and accident conditions involving the release of hazardous materials are anticipated for the project. Impacts would be less than significant.

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

See VIII.a. In addition, no schools are located within a one-quarter mile of the proposed project. No impact would result.

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? ☐ ☐ ☐ ☒

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. No impact would result.

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? ☐ ☐ ☐ ☒

There is not a public airport or a public use airport within two miles of the project. No impact would

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

result.

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. No impact would result.

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

The project includes the removal of the existing concrete headwalls and detention basins, and installation of a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. The project would not interfere with any emergency response or evacuation plans. No impact would result.

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? ☐ ☐ ☒ ☐

Invasive species colonizing the project area could alter the conditions for wildfire. To prevent this, all impacted areas would be revegetated following construction using native species compatible with the surrounding habitat. Monitoring and management of the revegetation areas would occur for 25 months following implementation to ensure survival of the native plants following success criteria identified in the habitat revegetation plan, and to prevent the establishment of non-native invasive species. Impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

A Water Pollution Control Plan (WPCP) would be prepared as part of the project that outlines storm water BMPs required for the proposed project. Prior to construction, storm water BMPs per the WPCP 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

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

water quality standards or discharge requirements while the project is under construction.

Once construction is completed the project would have a beneficial effect on water quality from that of the existing condition by channeling storm water through a pipe and into an energy dissipater. These facilities would be designed to prevent erosion of the access road and the exposure of County Water Authority transmission pipelines. Without the project, the project site would likely erode and result in sediment that would pollute the stream. With the proposed project, impacts would be less than significant.

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 nor would it impact groundwater during grading activities. Furthermore, the project would not introduce new impervious surfaces that could interfere with groundwater recharge. Therefore, the project would not deplete groundwater supplies or interfere substantially with groundwater recharge. No impact would result.

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 pursuant to the Water Pollution Control Plan that is required for this project to prevent erosion or siltation. The project area would be revegetated and would not substantially alter any existing drainage patterns. These facilities would be designed to prevent erosion of the access road and the exposure of County Water Authority transmission pipelines. The project would be designed to improve the existing drainage of the site, but would not substantially alter the existing pattern. No impact would result.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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..				
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?	☐	☐	☒	☐
The project is designed to direct runoff water through a pipe, into an energy dissipater, and over a rock-lined channel that drains into a storm water culvert under Black Mountain Road. The design of these facilities took into account the capacity of the culvert. Additionally, these facilities are designed to prevent erosion of the access road and exposure of the County Water Authority transmission pipelines. Without the project, the project site would continue to erode and result in sediment that would become polluted runoff. The project would not create or contribute to runoff water, but would improve the site's ability to convey existing runoff amounts. Impacts would be less than significant.				
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
See IX.a. through IX.e. No impact would result.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
The project does not propose any habitable structures. No impact would result.				
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒
The project does not propose any permanent structures within a 100-year flood hazard area that would impede or redirect flood flows. No impact would result.				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	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?	☐	☐	☐	☒

See IX.e. The project would not result in the exposure of people or structures to floods as a result of the failure of a levee or dam. The project site is not downstream from either a levee or dam. As such, no impact would occur.

j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project would not include any new features that would increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions. No impact would result.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

The project includes the repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines. The project site is located in an open space preserve and would not physically divide an established community. No impact would result.

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 project includes the repair of existing public infrastructure and is consistent with the policies, goals, and recommendations of the General Plan and the Black Mountain Ranch Subarea Plan. Therefore it would not be in conflict with any land use planning document for the community. The project is subject to the City's environmental regulations through the Site Development Permit process. As such, this Initial Study is being prepared to address all environmental effects for the purpose of avoiding or mitigating those effects. In addition, due to disturbance to a streambed the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife are involved under the Section 404 and 401 of the Clean Water Act, and Section 1600 of the State Fish and Game Code. The project would not conflict with these regulations.

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

Impacts would be less than significant.

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

The project is located mostly within the MultiHabitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). As specified in the MSCP Subarea Plan, existing utility lines, including maintenance access paths and drainage improvements, are considered a compatible use within the MHPA. Thus, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than significant.

XI. MINERAL RESOURCES – Would the project?

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒

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. No impact would result.

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. The project site and the surrounding area are not zoned for mineral resources. As such, project implementation would not result in the loss of availability of a locally important mineral resource. No impact would result.

XII. NOISE – Would the project result in:

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? ☐ ☐ ☐ ☒

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

The project includes the removal of the existing concrete headwalls and detention basins, and installation of a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. The project would not result in a permanent substantial increase in the existing noise environment. No impact would result.

b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☐ ☒

The project would not generate excessive ground borne vibration or ground borne noise, and therefore, would not result in people being exposed to excessive ground borne vibration or noise levels. No impact would result.

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

The project would not permanently generate noise, so the noise conditions that exist today would be the same as with the project. No impact would result.

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

A temporary increase in noise would occur from the operation of construction equipment at the project site; however, this is not considered a substantial increase. The project area is approximately 450 feet from the nearest residence. This distance combined with the ambient vehicle noise from Black Mountain Road means the construction noise would not be substantial to the nearby residences. If construction is scheduled between February and August and active nests of listed species are detected within 300 feet of the project limits, noise reduction measures would be necessary. A biological monitor would be on-site during construction-related activities to ensure compliance with all applicable environmental regulations. Impacts would be less than significant.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? ☐ ☐ ☐ ☒

No public airports or public use airports are within two miles of the project. No impact would

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

result.

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; therefore, people residing or working in the area of the project would not be exposed to excessive airport noise from a private airstrip. No impact would result.

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. The project includes repair to a service access road to prevent future erosion and exposure of County Water Authority pipelines. No impact would result.

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. No impact would result.

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

See XIII.b. No impact would result.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i) Fire Protection	☐	☐	☐	☒
The repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines would not require any new or altered fire protection services. No impact would result.				
ii) Police Protection	☐	☐	☐	☒
The repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines would not require any new or altered police protection services. No impact would result.				
iii) Schools	☐	☐	☐	☒
The project would not result in the need to 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. No impact would result.				
v) Parks	☐	☐	☐	☒
The project would not physically alter any parks or create new housing. The project, also, would not create demand for new parks or other recreational facilities. No impact would result.				
vi) Other public facilities	☐	☐	☐	☒
The project would not result in the increased demand for electricity, gas, or other public facilities. This project includes the repair of a service access road to prevent future erosion to it and the exposure of County Water Authority pipelines, and would not impact any other public facilities. No impact would result.				
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities	☐	☐	☐	☒

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

such that substantial physical deterioration of the facility would occur or be accelerated?

The project would not result in the construction of residential units and would therefore not result in an increase in demand for recreational facilities. No impact would result.

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. The project includes the removal of the existing concrete headwalls and detention basins, and installation of a below grade 36-inch drainage pipe and revegetated downstream energy dissipater. It would not negatively affect a recreational facility nor require expansion of such facilities. No impact would result.

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? ☐ ☐ ☒ ☐

Repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines would not conflict with any transportation or traffic plans or ordinances.

Construction materials would only be delivered between 9:00 AM and 1:00 PM to avoid traffic from local school(s) drop-off and pick-up times, per the request of the Black Mountain Ranch Community Planning Group. Impacts would be less than significant.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand ☐ ☐ ☒ ☐

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

measures, or other standards established by the county congestion management agency for designated roads or highways?

See XVI.a. Impacts would be less than significant.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ☐ ☐ ☐ ☒

Repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines would not result in a change in air traffic patterns. No impact would result.

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

Repair of a service access road to prevent future erosion and exposure of County Water Authority pipelines would not substantially increase hazards due to a design feature or incompatible uses. No impact would result.

e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

Adequate emergency access would be maintained throughout construction. No impact would result.

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 adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would result.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

See IX.a. The project would not produce wastewater, and thus, would not exceed wastewater treatment requirements of the San Diego Regional Water Quality Control Board. No impact would result.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

The project is to repair a service access road to prevent future erosion and exposure of County Water Authority pipelines. The project would not generate population growth, and thus, would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. No impact would result.

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. The project would not result in a substantial change to the on-site drainage pattern. Runoff volume generated from the completed project would not be significantly different from the existing runoff volume; and therefore, the project would not require or result in construction of new storm water drainage facilities or the expansion of existing facilities based on a significant increase in run-off volume. Impacts would be less than significant.

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

The project is to repair a service access road to prevent future erosion and exposure of County Water Authority pipelines, and therefore, the availability of water is not a factor in the implementation of the project.

e) Result in a determination by the	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is to repair a service access road to prevent future erosion and exposure of County Water Authority pipelines, and therefore, treatment capacity is not a factor in the implementation of the project. No impact would result.

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 waste and, therefore, would not affect the permitted capacity of the landfill serving the project area. Impacts would be less than significant.

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. Impacts would be less than significant.

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?	☐	☒	☐	☐

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

A biological assessment was prepared for the project dated August 26, 2014. The report identified sensitive biological resources on the site, which include Diegan coastal sage scrub and a streambed. The remainder of the site consists of non-native vegetation and disturbed land. Project implementation would impact each of these habitats: 0.19 acre of Diegan coastal sage scrub and 0.038 acre of streambed. Impacts to Diegan coastal sage scrub would be mitigated at a 1:1 ratio by allocation of credit at the Canyon View Mitigation Project. Impacts to streambed would be mitigated at a 1:1 ratio by allocation of credit at the Rose Canyon Mitigation Project. No mitigation is required for non-native vegetation or disturbed land. A Conceptual Revegetation Plan has been prepared in accordance with the City's Land Development Code; the Temporary Erosion Control and Planting Plan that is part of the Contract Drawings would be implemented once construction is complete to revegetate the impacted areas. 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. As discussed above, with the exception of biological resources, it has been determined that the project would have no impacts, or impacts would be less than significant. Other impacts associated with the proposed project, including emissions, noise, and traffic generated by construction activities, would be temporary, largely localized to the project site itself, and less than significant. Given the temporary nature of the proposed project in both its implementation and impacts, any contribution it would have to a cumulatively considerable impact on the environment is considered less than significant.

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

As stated previously, potentially significant impacts have been identified for Biological Resources. The project is consistent with the planning objectives of the community in which it is located. Mitigation has been included in Section V of this MND to reduce impacts to below a level of significance. As such, project implementation would not result in substantial adverse impact to

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

human beings. No impact would result.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Local Coastal Plan.

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

_X_ City of San Diego General Plan.

_X_ 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.

_X_ 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.

_X_ City of San Diego, MSCP, "Multi-Habitat Planning Area" maps, 1997.

___ Community Plan - Resource Element.

_X_ California Department of Fish and Wildlife, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

_X_ California Department of Fish & Wildlife, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

_X_ City of San Diego Land Development Code Biology Guidelines.

X Site Specific Report: Biological Letter Report, Black Mountain Access Road Repair Project, Merkel & Associates, August 26, 2014.

V. CULTURAL RESOURCES (INCLUDES 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: Negative Cultural Survey Report Form (Appendix D) for the Black Mountain Access Road Repair Project, San Diego, California (ASM Affiliates, March 2014).

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.

X Clean Water Act Section 303(b) list, 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_ Community Plan. Black Mountain Ranch Community 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.

_X_ California Geological Survey - SMARA Mineral Land Classification Maps.

___ Site Specific Report:

XII. NOISE

_X_ 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.

_X_ City of San Diego General Plan.

___ 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.

_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:

XIV. POPULATION / HOUSING

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ Series 11 Population Forecasts, SANDAG.

___ Other:

XV. PUBLIC SERVICES

_X_ City of San Diego General Plan.

_X_ Community Plan.

XVI. RECREATIONAL RESOURCES

_X_ City of San Diego General Plan.

_X_ Community Plan.

___ 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.

_X_ 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.

_X_ 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: