



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 150585

SCH No. To Be Determined

**SUBJECT: North City Presbyterian Church:** CONDITIONAL USE PERMIT (CUP) to amend CUP No. 545-PC, a SITE DEVELOPMENT PERMIT, and a PLANNED DEVELOPMENT PERMIT, and a to demolish an existing building allow for the expansion of the existing religious facility. Phase I would construct an approximately 7,039-square-foot, one-story, 414-seat sanctuary (proposed Building B). Phase II would demolish a 2,059-square-foot office building (Building C) and remodel the existing fellowship building (Building E) by reducing the square footage from 1,666 square feet to 779 square feet and construct a 16,083-square-foot, two-story, 516-seat sanctuary (proposed Building A). Once construction of Building A is complete, Building B (Phase One sanctuary) would be used as a Fellowship Hall and multi-purpose gymnasium. The project also proposes a Multi-Habitat Planning Area (MHPA) Boundary Line Correction through removal of approximately 0.48-acre area previously developed area in conjunction with Conditional Use Permit 545-PC would be corrected out of the MHPA and approximately 0.27-acre would be added back to the northern portion of the site (MHPA). Various site improvements would be constructed that include associated hardscape, retaining walls, and landscape. The 7.39-acre project site is located at 11717 Poway Road. The site is designated Institutional and Open Space, as well as zoned AR-1-1 within the Sabre Springs Community Plan area. Additionally, the site is within the Affordable Housing Parking Demand (High), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas – Review Area 2 (MCAS Miramar), FEMA Floodways and Flood Plains (FP-500, FP-100, and FW-100), Brush Management – 100 Foot Setback, Brush Management – 300-foot Buffer Zone, Very High Fire Hazard Severity Zone, the Outdoor Lighting Zone (Lighting Zone 3 (Medium)), and the Residential Tandem Parking Overlay Zone. (APN: 316-040-36-00). APPLICANT: Grace Presbyterian Church dba North City Presbyterian Church.

**UPDATE:** July 26, 2018. Revisions and/or minor corrections have been made to the final document when compared to the draft Mitigated Negative Declaration. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of



a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~striketrough~~ and/or underline format.

**I. PROJECT DESCRIPTION:**

See attached Initial Study.

**II. ENVIRONMENTAL SETTING:**

See attached Initial Study.

**III. DETERMINATION:**

The City of San Diego (City) conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Land Use (MSCP), Historical Resources (archaeology), Noise (construction) and Tribal Cultural Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

**IV. DOCUMENTATION:**

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

**V. MITIGATION, MONITORING AND REPORTING PROGRAM:**

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

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD; plans, specification, details, etc.) to ensure the Mitigation Monitoring and Reporting Program (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 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 PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Paleontological Monitor.

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

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division, 858-627-3200.**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360.**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 150585 and/or Environmental Document Number 150585, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).  
  
**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
  3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**



4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

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



## C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

### Biological Resources (Protections During Construction)

#### I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, 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.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including 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.
- E. **Avian Protection Requirements:** To avoid any direct impacts to raptors in the MSCP, 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 raptors 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 and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging 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. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of



monitoring, and immediately in the case of any undocumented condition or discovery.

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

### III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, 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.

### Land Use (Multi-Habitat Planning Area Land Use Adjacency Guidelines)

#### I. Prior to Permit Issuance

- A. Prior to issuance of any construction permit, the DSD Environmental Designee (ED) shall verify the Applicant has accurately represented the project's design in the Construction Documents (CDs) that are in conformance with the associated discretionary permit conditions and Exhibit "A," and also the City's MSCP Land Use Adjacency Guidelines for the MHPA, including identifying adjacency as the potential for direct/indirect impacts where applicable. In addition, all CDs where applicable shall show the following:
  - 1. **Land Development/Grading/Boundaries:** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. The ED shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA.
  - 2. **Drainage/Toxins:** All new and proposed parking lots and developed area 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.



2. **Staging/Storage, Equipment Maintenance, and Trash:** All areas for staging, storage of equipment and materials, trash, equipment maintenance, and other construction related activities are within the development footprint. Provide a note on the plans that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative to ensure there is no impact to the MHPA."
4. **Barriers:** All new development within or adjacent to the MHPA shall provide fencing or other City approved barriers along the MHPA boundaries to direct public access to appropriate locations, to reduce domestic animal predation, and to direct wildlife to appropriate corridor crossing. Permanent barriers may include, but are not limited to, fencing (6-foot black vinyl coated chain link or equivalent), walls, rocks/boulders, vegetated buffers, and signage for access, litter, and educational purposes.
5. **Lighting:** All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
6. **Invasive Plants:** Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non-invasive. Landscape plans shall include a note that states: "The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA."
7. **Brush Management:** All new development adjacent to the MHPA is set back from the MHPA to provide the required Brush Management Zone 1 area (LDC Sec. 142.0412) within the development area and outside of the MHPA. Brush Management Zone 2 may be located within the MHPA and the Brush Management Zone 2 management shall be the responsibility of the City.
8. **Noise:** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as the California Gnatcatcher (March 01 – August 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. When applicable, adequate noise reduction measures shall be incorporated.



COASTAL CALIFORNIA GNATCATCHER (Federally Threatened): Prior to the issuance of any grading permit 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. 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 coastal California gnatcatchers are present, then the following conditions must be met:
  - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California 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.



## **Historical Resources (Archaeology)**

### **I. Prior to Permit Issuance**

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

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

#### **B. Letters of Qualification have been submitted to ADD**

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

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

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

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.



B. PI Shall Attend Precon Meetings

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



### III. During Construction

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

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

#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.



3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of



the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC



5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,

- c. In order to protect these sites, the Landowner shall do one or more of the following:
  - (1) Record the site with the NAHC;
  - (2) Record an open space or conservation easement on the site;
  - (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
- 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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

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

- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- 2. The following procedures shall be followed.
  - a. No Discoveries – In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the



information on the CSVr and submit to MMC via fax by 8AM of the next business day.

- b. Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
  - c. Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction:
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
  - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.



- b. Recording Sites with State of California Department of Parks and Recreation – The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification



shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

**D. Final Monitoring Report(s)**

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**Noise (Construction-Related)**

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, whichever is applicable; the applicant shall ensure the following construction noise abatement is implemented, to the satisfaction of Development Services Department environmental designee:

- a. Construction activities, including the arrival or departure of construction vehicles, shall occur during the daytime hours;
- b. Construction equipment utilizing internal combustion engines shall be muffled with the equipment manufacturer's muffler or with one providing similar sound suppression;
- c. Construction staging areas shall be located as far as practicable from sensitive biological areas;
- d. Temporary barriers or suspension of mobile curtains shall be utilized to provide screening of sensitive biological areas during construction should construction activities exceed 60 dBA when occurring between March 1 through August 15

**Tribal Cultural Resources**

Impacts to Tribal Cultural Resources would be reduced to below a level of significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).



VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal

U.S. Fish and Wildlife Service (23)

State

California Department of Fish and Wildlife (32)

State Clearinghouse (46A)

Native American Heritage Commission (56)

Department of Toxic Substance Control (39)

City of San Diego

Mayor's Office (91)

Councilmember Kersey, District 5 (MS 10A)

Development Services Department

EAS

Planning Review

Landscaping

Engineering

Transportation Development

Geology

Fire-Plan Review

PUD- Water & Sewer

DPM

Planning Department

Park and Recreation

MSCP

Plan-Facilities Financing

Library Department - Government Documents (81)

Central Library (81A)

Carmel Mountain Ranch Branch (81E)

Rancho Penasquitos Branch Library (81BB)

Historical Resources Board (87)

Environmental Services Department (93A)

Facilities Financing (MS 93B)

City Attorney's Office (93C)

Other Organizations, Groups and Interested Individuals

City of Poway (103)

SANDAG (108)

Metropolitan Transit System (112)

Metropolitan Transit Systems (115)

Sierra Club (165)

San Diego Audubon Society (167)

San Diego Audubon Society (167A)



Other Organizations, Groups and Interested Individuals - continued

California Native Plant Society (170)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution [Notice Only] (225A-S)  
Clint Linton, Ilipay Nation of Santa Ysabel  
Lisa Cumper, Jamul Indian Village  
Ray Teran, Viejas Tribal Government  
Destiny Colocho, Rincon Band of Luiseno Indians  
Sabre Springs Planning Group (406A)  
North City Presbyterian Church, Applicant

VII. RESULTS OF PUBLIC REVIEW:

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

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



E. Shearer-Nguyen  
Senior Planner  
Development Services Department

April 25, 2018  
Date of Draft Report

July 30, 2018  
Date of Final Report

Analyst: Shearer-Nguyen



Attachments: Initial Study Checklist  
Figure 1: Regional Location  
Figure 2: Project Vicinity Map  
Figure 3: Existing Site Development  
Figure 4: Proposed Site Plan





Edmund G. Brown Jr.  
Governor

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



Ken Alex  
Director

Notice of Preparation

RECEIVED

APR 30 2018

Development Services

April 26, 2018

To: Reviewing Agencies

Re: North City Presbyterian Church  
SCH# 2018041061

Attached for your review and comment is the Notice of Preparation (NOP) for the North City Presbyterian Church draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

City staff response(s) to the State of California Governor's Office of Planning and Research State Clearinghouse and Planning Unit comment(s) letter for North City Presbyterian Church, Project No. 150585

1. The City Acknowledges receipt of the State Clearinghouse's transmittal letter that specifies those responsible agencies that were distributed the draft environmental document. The State Clearinghouse letter inaccurately identifies the environmental document as a draft Environmental Impact Report; however, the City of San Diego, as Lead Agency, prepared a Mitigated Negative Declaration.



Document Details Report  
State Clearinghouse Data Base

**SCH#** 2018041061  
**Project Title** North City Presbyterian Church  
**Lead Agency** San Diego, City of

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**Type** NOP Notice of Preparation  
**Description** CONDITIONAL USE PERMIT (CUP) to amend CUP No. 545-PC, a SITE DEVELOPMENT PERMIT and a PLANNED DEVELOPMENT PERMIT to demolish an existing building allow for the expansion of the existing religious facility. Phase I would construct an approximately 7,039-square-foot, one-story, 414-seat sanctuary. Phase II would demolish a 2,509-square-foot office building and remodel the existing fellowship building by reducing the square footage from 1,666 to 779 square feet and construct 16,083-square foot, two -story, 516-seat sanctuary.

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**Lead Agency Contact**

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

---

**Project Location**

**County** San Diego  
**City** San Diego  
**Region**  
**Cross Streets** Poway Rd/ Springhurst Dr  
**Lat / Long** 32.892669° N / -117.223649W° W  
**Parcel No.**  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** I-15  
**Airports** MCAS Miramar  
**Railways**  
**Waterways**  
**Schools**  
**Land Use**

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**Project Issues** Archaeologic-Historic; Biological Resources; Noise; Traffic/Circulation; Vegetation; Other Issues

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**Reviewing Agencies** Resources Agency; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 11; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9; San Diego River Conservancy

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**Date Received** 04/26/2018 **Start of Review** 04/26/2018 **End of Review** 05/25/2018

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## NOP Distribution List

County: San DiegoSCH# 2018041061Resources Agency
☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Lisa Johansen

☐ Dept. of Conservation  
Crina Chan

☒ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herota

☐ Office of Historic Preservation  
Ron Parsons

☒ Dept. of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☒ Dept. of Water Resources  
Resources Agency  
Nadell Gayou
Fish and Game
☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region
Other Departments
☐ California Department of Education  
Lesley Taylor

☒ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☐ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
Independent Commissions, Boards
☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
Cal State Transportation Agency CalSTA
☒ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
Dept. of Transportation
☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi - North

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake
Cal EPAAir Resources Board
☐ Airport & Freight  
Jack Wursten

☐ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Sue O'Leary

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances  
Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator
Regional Water Quality Control Board (RWQCB)
☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☒ San Diego  
Conservancy

Last Updated 2/01/18

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# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2018041061

Project Title: North City Presbyterian Church

Lead Agency: City of San Diego

Contact Person: Elizabeth Shearer-Nguyen

Mailing Address: 1222 First Avenue, MS 501

Phone: (619) 446-5369

City: San Diego, CA

Zip: 92101

County: San Diego

Project Location: County: San Diego

City/Nearest Community: City of San Diego/ Sabre Springs

Cross Streets: Poway Road / Springhurst Drive

Zip Code: 92122

Lat. / Long.: 32.892669 N / -117.223649W

Total Acres: approx. 7.39 acres

Assessor's Parcel No.:

Section: Twp.: Range: Base

Within 2 Miles: State Hwy #: I-15

Waterways:

Airports: MCAS Miramar

Railways:

Schools:

## Document Type:

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec ☐ (Prior SCH No.) ☐ Draft EIS ☐ Other  
☒ Mit Neg Dec ☐ Other ☐ FONSI

## Local Action Type:

☐ General Plan Update ☒ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Coastal Permit  
☒ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Site  
Development Permit, Planned Development Permit, Conditional Use Permit

## Development Type:

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ ☐ Water Facilities: Type \_\_\_\_\_ MGD  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW  
☐ Educational \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Recreational \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: Church Expansion

## Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation  
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality  
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater  
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian  
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Wildlife  
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Growth Inducing  
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Land Use  
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Cumulative Effects  
☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: See attached Public Notice

Project Description: (please use a separate page if necessary) See attached Public Notice

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May 9, 2018

RECEIVED

MAY 16 2018

Development Services

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

Also sent via e-mail: DSDEAS@sanidiego.gov

RE: SCH# 2018041061, North City Presbyterian Church Project, City of San Diego; San Diego County, California

Dear Ms. Shearer-Nguyen:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

City staff response(s) to the State of Native American Heritage Commission comment(s) letter for North City Presbyterian Church, Project No. 150585

2. For clarification purposes, The Native American Heritage Commission letter inaccurately identifies the environmental document as a draft Environmental Impact Report; however, the City of San Diego, as Lead Agency, prepared a Mitigated Negative Declaration.

The comment letter submitted provides information pertaining to CEQA amendments made to in 2014 pertaining to Tribal Cultural Resources. As demonstrated in the draft Mitigated Negative Declaration, in accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego provided formal notification to the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area, requesting consultation via email on June 29, 2017. Both Native American Tribes responded within the 30-day formal notification period and consultation took place on July 14, 2017. Both Native American tribes concluded the consultation process on July 14, 2017. As concluded in the draft Mitigated Negative Declaration, impacts to Tribal Cultural Resources were determined to be less than significant with mitigation.



AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

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cont

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).
- This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

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## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation:** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

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- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

*Gayle Totton*

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

cc: State Clearinghouse

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Matthew Rodriguez  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
5796 Corporate Avenue  
Cypress, California 90630



Edmund G. Brown Jr.  
Governor

May 21, 2018

RECEIVED

MAY 25 2018

Development Services

Ms. Elizabeth Shearer-Nguyen  
Senior Planner  
Development Services Department  
City of San Diego  
1222 First Avenue, MS-501  
San Diego, California, 92101  
[EShearer@Sandiego.gov](mailto:EShearer@Sandiego.gov)

NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR NORTH CITY PRESBYTERIAN CHURCH PROJECT, LOCATED AT  
11717 POWAY ROAD, SAN DIEGO, SAN DIEGO COUNTY (SCH# 2018041061

Dear Ms. Shearer-Nguyen:

The Department of Toxic Substances Control (DTSC) has reviewed the subject NOP. The following project description is stated in the NOP: "he project would require a CONDITIONAL USE PERMIT to amend Conditional Use Permit No. 545-PC and a SITE DEVELOPMENT PERMIT (SDP) to allow for the expansion of the existing religious facility. The project would be constructed in two phases. Phase I would construct a 7,039-square foot, one-story, 414-seat sanctuary (proposed Building B). Phase II would demolish a 2,059 square-foot office building (Building C) and remodel the existing fellowship building (Building E) by reducing the square footage from 1,666 square feet to 779 square feet and construct a 16,083-square-foot, two-story, 516-seat sanctuary (proposed Building A). Once construction of Building A is complete, proposed Building B (Phase One sanctuary) would be used as a Fellowship Hall and multi-purpose gymnasium."

Based on the review of the submitted document, DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions.

- 3 As outlined within the draft Mitigated Negative Declaration, a search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. The search did not identify any open or closed sites within 2000 feet of the project site. Thus, no impact would occur.

2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
4. If planned activities include building modifications/demolitions, lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be investigated and mitigated/disposed of in accordance with all applicable and relevant laws and regulations. In addition, evaluate whether polychlorinated biphenyls (PCBs) containing materials is present in onsite buildings and address as necessary to protect human health and the environment.
5. If the site was used for agricultural or related activities, residual pesticides may be present in onsite soil. DTSC recommends investigation and mitigation, as necessary, to address potential impact to human health and environment from residual pesticides.
6. DTSC recommends evaluation, proper investigation and mitigation, if necessary, of onsite areas with current or historic PCB-containing transformers.
7. If soil contamination is suspected or observed in the project area, then excavated soil should be sampled prior to export/disposal. If the soil is contaminated, it should be disposed of properly in accordance with all applicable and relevant laws and regulations. In addition, if the project proposes to import soil to backfill the excavated areas, proper evaluation and/or sampling should be conducted to make sure that the imported soil is free of contamination.
8. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted and the appropriate government agency to provide regulatory oversight.

3.  
cont

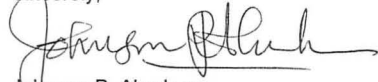
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Ms. Elizabeth Shearer-Nguyen  
May 21, 2018  
Page 3

If you have any questions regarding this letter, please contact me at (714) 484-5380 or by email at [Johnson.Abraham@dtsc.ca.gov](mailto:Johnson.Abraham@dtsc.ca.gov).

Sincerely,



Johnson P. Abraham  
Project Manager  
Brownfields Restoration and School Evaluation Branch  
Site Mitigation and Restoration Program – Cypress

kl/sh/ja

cc: Governor's Office of Planning and Research (via e-mail)  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044  
[State.clearinghouse@opr.ca.gov](mailto:State.clearinghouse@opr.ca.gov)

Mr. Dave Kereazis (via e-mail)  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

Mr. Shahir Haddad, Chief (via e-mail)  
Brownfields Restoration and School Evaluation Branch  
Site Mitigation and Restoration Program - Cypress  
[Shahir.Haddad@dtsc.ca.gov](mailto:Shahir.Haddad@dtsc.ca.gov)

CEQA# 2018041061

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

Environmental Review Committee

6 May 2018

**RECEIVED**

**MAY 10 2018**

**Development Services**

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

Subject: Draft Mitigated Negative Declaration  
North City Presbyterian Church  
Project No. 150585

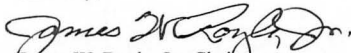
Dear Ms. Shearer-Nguyen:

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 DMND and initial study for the project, we concur with the mitigation program defined in the DMND.

SDCAS appreciates the opportunity to participate in the public review of this project's environmental documents.

Sincerely,

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

cc: SDCAS President  
File

City staff response(s) to the san Diego County Archaeological Society, Inc. comment(s) letter for  
North City Presbyterian Church, Project No. 150585

4. Comment noted.

4.



# VIEJAS

TRIBAL GOVERNMENT

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

Phone: 6194453810  
Fax: 6194455337  
viejas.com

May 3, 2018

RECEIVED

MAY 07 2018

Development Services

E. Shearer-Nguyen  
Environmental Planner  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

RE: North City Presbyterian Church

Dear Mr. Shearer-Nguyen,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains. 5.

Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314 or email, [teran@viejas-nsn.gov](mailto:teran@viejas-nsn.gov) or [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov), for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS

City staff response(s) to the Viejas Band of Kumeyaay Indians comment(s) letter for North City Presbyterian Church, Project No. 150585

5. The requirement for Native American monitoring is included in Section V. of the Mitigated Negative Declaration, which identifies the need for monitoring during grading activities along with a native American Monitor. The City of San Diego Historical Resources Guidelines do not specifically identify the requirement of a Kumeyaay Cultural Monitor; however, typically a Kumeyaay monitor is utilized.

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

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



RECEIVED

MAY 29 2018

Development Services

May 10, 2018

E. Shearer-Nguyen  
The City of San Diego  
Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

Re: North City Presbyterian Church Project No. 150585

Dear Ms. Shearer-Nguyen:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the North City Presbyterian Church Project No. 150585. 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,

Destiny Colocho  
Director  
Rincon Cultural Resources Department

City staff response(s) to the Rincon Band of Luiseno Indians comment(s) letter for North City  
Presbyterian Church, Project No. 150585

6. The requirement for Native American monitoring is included in Section V. of the Mitigated Negative Declaration, which identifies the need for monitoring with during grading activities along with a native American Monitor. The City of San Diego provides draft environmental documents to Native American Tribes from San Diego County when a cultural resources report has been prepared and/or archaeological monitoring is required.

6.

.Bo Mazzetti  
Tribal Chairman

Tishmall Turner  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member



## INITIAL STUDY CHECKLIST

1. Project title/Project number: **North City Presbyterian Church / 150585**
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California, 92101
3. Contact person and phone number: Elizabeth Shearer-Nguyen / (619) 446-5369
4. Project location: 11717 Poway Road, San Diego CA 92064
5. Project Applicant/Sponsor's name and address: North City Presbyterian Church, 11717 Poway Road, Poway, CA 92064
6. Community Plan designation: Institutional/Utilities and Open Space
7. Zoning: AR-1-1
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project would require a CONDITIONAL USE PERMIT to amend Conditional Use Permit No. 545-PC and a SITE DEVELOPMENT PERMIT (SDP) to allow for the expansion of the existing religious facility. The project would be constructed in two phases. Phase I would construct a 7,039-square foot, one-story, 414-seat sanctuary (proposed Building B). Phase II would demolish a 2,059 square-foot office building (Building C) and remodel the existing fellowship building (Building E) by reducing the square footage from 1,666 square feet to 779 square feet and construct a 16,083-square-foot, two-story, 516-seat sanctuary (proposed Building A). Once construction of Building A is complete, proposed Building B (Phase One sanctuary) would be used as a Fellowship Hall and multi-purpose gymnasium.

To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, approximately 0.48-acre area previously developed in conjunction with Conditional Use Permit 545-PC would be corrected out of the MHPA and approximately 0.27-acre would be added back to the northern portion of the site (MHPA).

Vehicular access to the site would primarily continue to occur from both Poway Road and Springhurst Drive. The existing church driveway on Poway Road would be removed and relocated approximately 300-feet easterly. With the relocation of the Poway Road driveway, eastbound lanes, between Springhurst Drive and the driveway would be restriped. The existing driveway on Springhurst Drive would be reconfigured to allow for two-way traffic through incorporation of a flare for a 60-foot right-turn-lane. Phase I would include 146 parking spaces while Phase II would provide 172.

All landscaping, brush management, and irrigation would conform to the requirements of the City of San Diego (City) Landscape Regulations (Municipal Code) and the City of San Diego Land Development Manual, City of San Diego Landscape Standards. Drainage would also be provided consistent with the City's Storm Water Regulations and would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Grading operations would entail approximately 3,800 cubic yards of cut at a maximum depth of 2.8 feet, with approximately 2,450 cubic yards of fill relocated onsite while the remaining 1,350 cubic yards would be exported to an appropriate disposal location. All construction-staging areas would be located within areas designated as disturbed/developed and at least 50 feet from sensitive vegetation. The project would implement best management practices (BMPs) during construction activities in accordance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code.

9. Surrounding land uses and setting:

The approximate developed 7.39-acre project site is at 11717 Poway Road. The western portion of the site is developed with approximately 11,748 square feet within six structures (Building C – offices, 2,059 square feet; Building D – Preschool, 3,581 square feet; Building E – fellowship center, 1,666 square feet; Building F – nursery, 1,604 square feet; Building G – worship, 2,639 square feet; and Building H – storage, 199 square feet), landscaping, and surface parking. The south and southeastern portions of the site is undeveloped with natural vegetation and the Multi-Habitat Planning Area (MHPA) open space is mapped over this area. Topography is generally flat to gently south sloping with moderate slopes descending to the southwest-trending drainage. Elevations at the site range from 425 to 395 feet above mean sea level in the western portion of the site, and approximately 430 to 395 feet above mean sea level in the eastern portion. The existing land uses within the vicinity include residential across Poway Road to the north of the project site, open space and residential to the east, MHPA open space to the south, and residential across Springhurst Drive to the west.

The parcel is designated Institutional and Open Space, as well as zoned AR-1-1 per the Sabre Springs Community Plan. In addition, the project site is within the Affordable Housing Parking Demand (High), Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), Airport Influence Area – Review Area 2 (MCAS Miramar), FEMA Floodways (FW) and Floodplains (FP) (FP-500, FP-100, and FW-100), Brush Management – 100 Foot Setback, Brush Management – 300-foot Buffer Zone, Very High Fire Hazard Severity Zone, the Outdoor Lighting Zone (Lighting Zone 3 (Medium)), and the Residential Tandem Parking Overlay Zone. Furthermore, the project site is located in a developed area currently served by existing public services and utilities.

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

N/A



11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego engaged the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area. These tribes were notified via certified letter and email on June 29, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation. Consultation took place on July 14, 2017. Both Native American tribes concurred with the staff's determination of requiring archaeological monitoring during ground-disturbing activities, with a Native American monitor present. Both Native American tribes concluded the consultation process.

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

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

## DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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



## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS – Would the project:

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

The Sabre Springs Community Plan does not specifically identify any 'designated' public view corridors or scenic vistas.

Within the project's view shed area, potential views consist of Penasquitos Creek open space located to the south and southeast of the project site. The project would occur within an already developed portion of the site and, therefore, would not affect the visual quality or character within this view shed area. Therefore, the project would have a less than significant effect on a scenic vista.

- |                                                                                                                                                         |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is not located within or adjacent to a state scenic highway and therefore would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings.

- |                                                                                                     |                          |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

In its existing state, the project site contains six structures and associated paved parking area. The proposed changes visible from surrounding areas consist of the construction of a 30-foot high, two-story sanctuary building, relocated driveway on Springhurst Drive, as well as resurfacing the existing surface parking lot, and additional landscaping. The new construction design would be compatible with the existing land uses on-site, as well as off-site and would not result in a degradation of character or quality.

The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

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

The project would comply with the outdoor lighting standards contained in Municipal Code Section 142.0740 (*Outdoor Lighting Regulations*) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

The project would comply with Municipal Code Section 142.0730 (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The



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structures would consist of stucco and brick exterior with glass areas that contain a grid pattern as well as glazing.

The project would have a less than significant glare impact.

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

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

Based on the most recent Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map, the project site is classified as 'Urban and Built Up Land.' As such, the project would not convert farmland to a non-agricultural use, resulting in no impact.

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

The project site is zoned Agricultural-Residential (AR-1-1); the project site is not under a Williamson Act Contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract, resulting in no impact.

- |                                                                                                                                                                                                                                                                                            |                          |                          |                          |                                     |
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| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is zoned Agricultural-Residential (AR-1-1); the project site is not within an area zoned as forest land, timberland, or for timberland production, resulting in no impact.

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

The project site contains an existing religious facility and does not contain any forest land as defined by Public Resources Code Section 12220(g). Therefore, the project would not result in the loss of forest land or convert forest land to non-forest use, resulting in no impact.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is classified as 'Urban and Built Up Land' on the most recent Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map, does not contain any forest land as defined by Public Resources Code Section 12220(g), and does not contain any active agricultural operations. The existing environment surrounding the project site includes residential development, open space/conservation lands, and public facilities including major roadways. There are no active agricultural operations or forest land within the vicinity of the project site; therefore, the project would not result in the conversion of farmland to a non-agricultural use or convert forest land to a non-forest use, resulting in no impact.

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

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

The San Diego Air Pollution Control District (SDAPCD) is the agency that regulates air quality in the San Diego Air Basin, in which the project site is located. The SDAPCD prepared the Regional Air Quality Strategy (RAQS) in response to the requirements set forth in the California Clean Air Act (CAA) Assembly Bill (AB) 2595 (SDAPCD 1992) and the federal CAA. As such, the RAQS is the applicable regional air quality plan that sets forth the SDAPCD's strategies for achieving the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the general plan would not conflict with the RAQS.

The project site is located in the Sabre Springs Community Plan and would be consistent with the Institutional-Utilities / Open Space designation that allows religious uses. As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation and no impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The following discussion is based on the Air Quality Technical Report prepared by KD Anderson & Associates (February 19, 2013). In accordance with the City's significance determination thresholds



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(City 2011), the City utilizes the following SDAPCD trigger levels (Table 1) to determine if the project would contribute to an air quality violation:

Table 1 Air Quality Impact Screening Levels			
Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day (ppd)	Tons/Year
NO <sub>x</sub>	25	250	40
SO <sub>x</sub>	25	250	40
CO	100	550	100
PM <sub>10</sub>	--	100	15
Lead	--	3.2	0.6
VOC, ROG	--	137	15
PM <sub>2.5</sub> <sup>a</sup>	--	67	10
SOURCE: Air Quality Report <sup>a</sup> The City does not specify a threshold for PM <sub>2.5</sub> . Threshold here is based on SDAPCD, Rules 20.1, 20.2, 20.3 NO <sub>x</sub> = oxides of nitrogen; SO <sub>x</sub> = oxides of sulfur; CO = carbon monoxide; PM <sub>10</sub> = 10-micron particulate matter; VOC = volatile organic compounds; ROG = reactive organic gas; PM <sub>2.5</sub> = 2.5-micron particulate matter			

The project would generate emissions during construction and operation of the project. Construction and operation air emissions were calculated using California Emissions Estimator Model (CalEEMod). Below is a summary of findings.

#### Construction Emissions

Construction emissions would be short term and result from fugitive dust, equipment exhaust, and indirect effects associated with construction workers and deliveries. Construction emissions for the project were modeled in two phases. Projects construction emissions are provided below in Tables 2 and 3.

Table 2 Summary of Construction Emissions Phases 1 (pounds per day)						
	Pollutant					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum Daily Emissions</b>	<b>84.78</b>	<b>28.61</b>	<b>18.49</b>	<b>0.03</b>	<b>8.16</b>	<b>2.75</b>
<i>Significance Threshold</i>	<i>137</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>67</i>
SOURCE: Air Quality Report ROG = reactive organic gas; NO <sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO <sub>x</sub> = oxides of sulfur; PM <sub>10</sub> = 10-micron particulate matter; PM <sub>2.5</sub> = 2.5-micron particulate matter						

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 3 Summary of Construction Emissions Phases 2 (pounds per day)						
	Pollutant					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum Daily Emissions</b>	<b>80.96</b>	<b>7.25</b>	<b>8.29</b>	<b>0.02</b>	<b>2.47</b>	<b>1.31</b>
<i>Significance Threshold</i>	<i>137</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>67</i>
SOURCE: Air Quality Report ROG = reactive organic gas; NO <sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO <sub>x</sub> = oxides of sulfur; PM <sub>10</sub> = 10-micron particulate matter; PM <sub>2.5</sub> = 2.5-micron particulate matter						

As shown in Tables 2 and 3, project construction would not exceed the City's thresholds of significance. Therefore, as project construction emissions would be below these limits, project construction would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations.

#### Operational Emissions

Operational emissions from the project would result from area and energy sources (consumer products, landscape maintenance, architectural coatings, natural gas use, etc.), as well as mobile sources (vehicle traffic). The project would result approximately 307 weekday average daily trips (ADTs) and 1,228 Sunday ADTs. Project operational emissions are provided in Table 4 below.

Table 4 Summary of Project Operational Emissions (pounds per day)						
	Pollutant					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Phases 1 and 2 Total</b>	<b>4.84</b>	<b>1.38</b>	<b>5.76</b>	<b>0.02</b>	<b>1.98</b>	<b>0.11</b>
<i>Significance Threshold</i>	<i>137</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>67</i>

As shown in Table 4, project operations would not exceed the City's CEQA Significance Determination Thresholds. Therefore, as project operational emissions would be below these limits, project operation would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, the project would result in a less than significant impact.

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

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The San Diego Air Basin (SDAB) is classified as attainment for all criterion pollutants except ozone, 10-micron particulate matter (PM<sub>10</sub>), and 2.5-micron particulate matter (PM<sub>2.5</sub>). The SDAB is non-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attainment for the 8-hour federal and state ozone standards. Ozone is not emitted directly but is a result of atmospheric activity on precursors. Oxides of nitrogen (NO<sub>x</sub>) and reactive organic gases (ROG) are known as the chief “precursors” of ozone. These compounds react in the presence of sunlight to produce ozone.

As shown in Tables 2 and 4 (Section III(b) above), emissions of ozone precursors (ROG and NO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub> from construction and operation would be below the City’s thresholds of significance. Therefore, the project would not result in a cumulatively considerable net increase in emissions of ozone, PM<sub>10</sub>, or PM<sub>2.5</sub>, and impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The following analysis is based on the Air Quality Technical Report prepared by KD Anderson & Associates (February 19, 2013). Sensitive receptors in the vicinity of the project include residential uses adjacent to the northwest project boundary and to the north of Poway Road.

#### Construction

Construction of the project would result in the generation of diesel-exhaust diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities and on-road diesel equipment used to bring materials to and from the project site. However, construction of the project would be short-term in duration, and with ongoing implementation of U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB) requirements for cleaner fuels; off-road diesel engine retrofits; and new, low-emission diesel engine types, the diesel particulate matter emissions of individual equipment would be substantially reduced over time as project construction continues. Therefore, project construction would not expose sensitive receptors to substantial pollutant concentration.

#### Operational Phase (CO Hot Spots)

Localized carbon monoxide (CO) concentration is a direct function of motor vehicle activity at signalized intersections particularly during peak commute hours and meteorological conditions. The SDAB is a CO maintenance area under the federal CAA. According to the CO Protocol, in maintenance areas, only projects that are likely to worsen air quality necessitate further analysis. The CO Protocol indicates projects may worsen air quality if they worsen traffic flow, defined as increasing average delay at signalized intersections operating at level of service (LOS) E or F, or causing an intersection that would operate at LOS D or better without the project to operate at LOS E or F. Based on the Transportation Impact Analysis discussed in XVI below, the project would not result in a signalized intersection to operate at LOS E or worse, and, therefore, is not anticipated to result in a CO hot spot. Therefore, localized air quality impacts to sensitive receptors would be less than significant.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include heavy industrial or agricultural uses that are typically associated with odor complaints. Thus, once operational, the project would not be a significant source of odors. During construction, diesel equipment may generate some nuisance odors. Sensitive receptors near the project site include residential uses to the northwest and north of the project site; however,



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exposure to odors associated with project construction would be short term and temporary in nature. Once operational, the project would not be a significant source of odors. 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

A field survey and a biological technical report was prepared by Helix Environmental Planning, Inc. (February 2016) in order to assess the vegetation communities on site and determine what impacts would result through project implementation. The project site lies within the boundaries of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea. Furthermore, the Multi-Habitat Planning Area (MHPA) is mapped onsite. Site reconnaissance surveys were initiated in 2006, 2007, 2013, and lastly 2016 that included vegetation mapping of the entire property as well as updated vegetation mapping.

Approximately 7.76 acres of sensitive habitat and land cover were identified in the study area that include the following: coastal sage scrub (0.29 acre), disturbed coastal sage scrub (0.13 acre); eucalyptus woodland (0.39 acre); southern willow riparian forest (1.56 acres of that includes 1.29 acres of southern willow scrub and 0.27 acre of streambed); coast live oak woodland (0.28 acre); ornamental planting (0.16 acre); disturbed/ruderal habitat (1.61 acres); and developed/landscaped (3.23 acres).

Common reptile species observed during the surveys of the property include western fence lizard (*Sceloporus occidentalis*). Common bird species observed during the surveys of the property include: red-tailed hawk (*Buteo jamaicensis*), western scrub jay (*Aphelocoma coerulescens*), California towhee (*Pipilo crissalis*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaidura macroura*), Anna's hummingbird (*Calypte anna*), bushtit (*Psaltirparus minimus*), house finch (*Carpodacus mexicanus*), and black phoebe (*Sayornis nigricans*). Common mammal species observed during the multiple surveys of the property include desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*).

Special status plant species were not observed and therefore are unlikely to occur on the site. Several special status species that may occur on the site include: western spadefoot toad (*Spea hammondi*), coast (San Diego) horned lizard (*Phrynosoma coronatum blainvillei*), coastal California gnatcatcher (*Poliioptila californica californica*), coastal western whiptail (*Aspidoscelis tigris stejnegeri*), Coronado skink (*Eumeces skiltonianus interparietalis*), orange-throated whiptail (*Aspidoscelis hyperythra*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego woodrat (*Neotoma lepida intermedia*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), two-striped garter snake (*Thamnophis hammondi*), white-tailed kite (*Elanus leucurus*), and various bat species including Mexican long-tongued bat, big and pocketed free-tailed bat, western mastiff, and Yuma myotis.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As previously mentioned, the MHPA lands are mapped onsite. Approximately 0.90-acre of the project site overlaps the existing MHPA. To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, of the 0.90-acre mapped, approximately 0.48-acre of developed area (in conjunction with Conditional Use Permit No. 545-PC) would be corrected out, while the remaining undeveloped 0.42-acre would remain within the MHPA. Additionally, the project proposes to add 0.27-acre to the northern portion of the site. The area to be corrected out of the MHPA would be comprised of developed/landscape areas, eucalyptus woodland, and disturbed ruderal; whereas the areas corrected in would be comprised of southern willow riparian forest, coast live oak woodland, and Euclayptus woodland.

Due to the presence of the MHPA, edge effects could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers and brush management that can indirectly affect adjacent habitat and wildlife species. The project would be required to comply with the MHPA Land Use Adjacent Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA. Therefore, indirect impacts to the MHPA would be avoided through implementation of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City's MSCP Subarea Plan (Section 1.4.3). Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity.

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. The riparian habitat associated with Los Penasquitos Creek on the southern portion of the site is designated as MHPA and could potentially provide a suitable movement corridor for local wildlife species. However, the site is already developed with the existing facility, therefore the corridor is currently bordered by residential and commercial development. No impact would result.

Brush Management Zones One and Two would be implemented with the project. Brush Management One would occur within the development footprint and would result in approximately 3.51 acres of impacts to Eucalyptus Woodland (0.14 acre), Disturbed/Ruderal (0.34 acre), and Developed/Landscaped (2.54 acres) outside of the MHPA. None of these habitats/land covers are considered sensitive per the City's Biology Guideline's and would therefore not required mitigation. Brush Management Zone 2 is considered "impact neutral" as identified per the City's Biology Guidelines. Furthermore, brush management activities would not occur within the wetland area.

The project would not result in direct impacts to special-status plant or wildlife species, nor would sensitive upland habitat impact result as proposed development would occur within those portions of the site that have been previously disturbed/developed during construction of the exiting church facilities, therefore mitigation would not be required.

Wetlands are considered sensitive and regulated by local, state, and federal agencies and the direct impacts to these jurisdictional areas are considered significant. No impacts would occur to the wetlands. The functions and values of the wetlands would not be diminished as the project proposes a wetland buffer that varies from 5 to 80 feet in width. More specifically, the Phase I

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building would reduce the width of the existing buffer between Poway Road and the wetland area; however, a 45- to 65-foot buffer would be established that would improve the quality of the buffer through planting the area with drought-tolerant, native species plant palette. The Phase I parking lot (located on the northeastern portion of the property) would have a wetland buffer ranging from 5 to 80 feet. Impacts to wetlands would not occur.

Project impacts would occur to habitats (eucalyptus woodland, disturbed/ruderal, and developed/landscaped) categorized as Tier IV habitats) that are not considered sensitive per the City's Biology Guidelines and therefore would not require mitigation.

Overall, the project would not result in direct or indirect impacts to sensitive biological habitats; however, due to the potential for raptors to forage and nest within the Eucalyptus trees onsite, thus preconstruction surveys would be required to determine absence or presence.

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

- |                                                                                                                                                                                                                                      |                          |                          |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

See IV(a) above. Impacts to riparian or other sensitive habitat would occur, therefore impacts would be less than significant.

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

Although wetlands are present onsite, the project site would not have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. The project would not impact the resources onsite as development would occur in previously developed portions of the site. As such, the project would result in no impact to wetlands.

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel.

The riparian habitat associated with Los Penasquitos Creek on the southern portion of the site is designated as MHPA and could potentially provide a suitable movement corridor for local wildlife species. However, the site is already developed with the existing facility, therefore the corridor is currently bordered by residential and commercial development. The expansion would not interfere within the movement of any native resident or migratory species, impact an existing wildlife corridor, or impede the use of a native wildlife nursery site, resulting in no impact.

- |                                                                                                                                     |                          |                          |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

As discussed in Section IV(a), the project impacts would be limited to the existing development footprint. The project would have no impact to protected biological resources.

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

The project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. The City's Multi-Habitat Planning Area (MHPA) is mapped onsite. MHPA Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. A field survey and a biological technical report was prepared by Helix Environmental Planning, Inc. (July 20, 2016) in order to assess the vegetation communities on site and determine what impacts would result through project implementation. Refer to Section IV.a., Biological Resources discussion for further details.

To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, approximately 0.90-acre of the project site overlaps the existing MHPA. To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, of the 0.90-acre mapped, approximately 0.48-acre of developed area (in conjunction with Conditional Use Permit No. 545-PC) would be corrected out, while the remaining 0.42-acre would remain within the MHPA. Additionally, the project proposes to add 0.27-acre to the northern portion of the site. The area to be corrected out of the MHPA would be comprised of developed/landscape areas, eucalyptus woodland, and disturbed ruderal; whereas the areas corrected in would be comprised of southern willow riparian forest, coast live oak woodland, and Eucalyptus woodland. Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MHPA CORRECTION (acres)					
Habitat Type	Existing MHPA	MHPA Corrected Out	Subtotal (Remaining Habitat)	MHPA Added In	TOTAL
Southern willow riparian forest	0.09	-0.00	0.09	+0.21	<b>0.30</b>
Coast live oak woodland	0.15	-0.00	0.15	+0.01	<b>0.16</b>
Diegan coastal sage scrub	0.09	-0.00	0.09	+0.00	<b>0.09</b>
Eucalyptus woodland	0.02	-0.10	-0.08	+0.04	<b>-0.04</b>
Disturbed/ruderal	0.42	-0.01	0.41	+0.01	<b>0.42</b>
Ornamental	0.13	-0.00	0.13	+0.00	<b>0.13</b>
Developed/landscape	0.00	-0.37		+0.00	<b>-0.37</b>
<b>TOTAL</b>	<b>0.90</b>	<b>-0.48</b>	<b>0.42</b>	<b>+0.27</b>	<b>0.69</b>

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

More specifically, drainage would be directed away from the MHPA, and/or would not drain directly into these areas. Light would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Landscape plantings would consist of only native plant species. Brush Management Zone One would occur outside of the MHPA and within the development footprint. Brush Management Zone Two would occur within the MHPA and comply with the requirements that only 50 percent of the existing native vegetation be thinned. In addition, no staging/storage area would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. With respect to grading, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those area delineated. Additionally, the project does not anticipate establishment of any new barriers that would affect the normal functioning of wildlife movements in the adjacent MHPA.

Lastly, due to the sites proximity to sensitive habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). The California Coastal gnatcatcher, a federally listed threatened species, and an MSCP covered species can typically be found within the coastal sage scrub habitat community.

With implementation of the MHPA Land Use Adjacency Guidelines through conditions of approval, indirect impacts related to Land Use/MSCP would not result. The project as designed would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would not 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The existing buildings were constructed in conjunction with Conditional Use Permit No. 545-PC, approved in 1977. The structures have been developed consistent with the Conditional Use Permit between 1978 and 1982 and therefore are not over 45 years, and not subject to evaluation under the California Environmental Quality Act (CEQA) or the City of San Diego criteria for listing as historical resources. As a result, implementation of the project would have no impact on a significant historical resource.

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

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

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more and as previously identified. Because the project is located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps, qualified City staff conducted a records search of the California Historic Resources Information System (CHRIS) digital database. The search identified several previously recorded historic and prehistoric sites in the project vicinity. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project.

Therefore, an archaeological survey and report was completed by Affinis (June 2010), which included literature review, record search, Native American Consultation, and completion of a pedestrian field survey (May 26, 2010) of the entire project site, per the City's requirements. Additionally, qualified



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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City staff conducted an updated California Historical Resources Information System (CHRIS) records search in June of 2017. The results and conclusions of the technical report are summarized below.

Information retrieved as part of the literature review and record search revealed that there are no previously recorded sites within the project site. Although no recorded sites within the project site were identified, there are several recorded sites within a half-mile radius of the project site. The recorded sites are all in close proximity of the project site.

The project property has been impacted by prior development and historical resources were not observed in these areas. In portions of the project site, ground visibility was good. In the area of proposed Building A, landscaping severely limited ground visibility. Although two areas of possible bedrock milling were noted, it could not be positively identified due to the extensive weathering and exfoliation of the rock surface. The field survey conducted did not discover any and archaeological resources.

However, because of the proximity of a recorded archaeology sites and the lack of ground visibility in the areas of proposed Building A, there is a potential for buried prehistoric and historic resources to be encountered during ground-disturbing activities (demolition and grading activities). Therefore, monitoring would be required.

Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented. With implementation of the mitigation measure, potential impacts on historical resources would be reduced to a less than significant impact.

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

Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Impacts to paleontological resources may occur during grading activities associated with project construction where excavation would be done in previously undisturbed geologic deposits/formations/rock units. According to the Geotechnical Investigation, the project area is underlain by the artificial fill, alluvium/slopewash, and granodiorite, which all have been categorized as having a low to zero sensitivity rating for paleontological resources.

The project would involve approximately 6,250 cubic yards of cut and would excavate to a maximum depth of 6 feet. Considering the low to zero paleontological sensitivity rating for underlying geology, the project grading activities would not have the potential to disturb or destroy paleontological resources. Therefore, in accordance with the City of San Diego's Significance Determination Thresholds, projects that would grade in formation with a zero to low sensitivity rating would not require monitoring. No impact would result.

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|-----------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb and human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No cemeteries, formal or informal, have been identified on or adjacent to the project site. While there is a very low possibility of encountering human remains during subsequent project construction activities, it is noted that activities would be required to comply with state regulations that are intended to preclude impacts to human remains. Per CEQA Section 15064.5(e), the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required. Considering compliance with regulations would preclude significant impacts to human remains, impacts would not result.

#### VI. GEOLOGY AND SOILS – Would the project:

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

The following technical report and addendums were prepared for the project: Geotechnical Investigation Report, dated September 5, 2008; Response to City Cycle Issues, dated July 7, 2010, and Preliminary Percolation Test Results and Update Geotechnical Recommendations, dated June 8, 2016, for the project. The following geology and soils analysis is based on the report and addendums.

There are six known active faults located within a 50-mile radius of the project site. The closest known active fault nearest the project site is the Rose Canyon Fault, located approximately 12 miles west of the project site. Earthquakes that generate from this fault or from other faults within southern California are potential generators of significant ground motion at the project site. However, any construction associated with the project would be required to be built in accordance with the applicable California Building Code guidelines which reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Therefore, impacts would be less than significant.

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|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Refer to Section VI(a)(i).

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|--------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Liquefaction generally occurs in areas where four criteria are met: the site is subject to seismic activity; on-site soil consists of cohesionless soil or silt and clay with low plasticity; groundwater is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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encountered within 50 feet of the surface; and soil relative densities are less than 70 percent. Seismically induced settlement can occur whether the potential for liquefaction exists or not. Within the project site, the potential for liquefaction or seismically induced settlement is considered to be very low, due to the dense nature of the existing dense soils and moderately to well-indurated granodiorite located underneath the project site. Construction associated with the project would be required to be built in accordance with the applicable California Building Code guidelines which reduce impacts to people or structures to an acceptable level of risk. Therefore, impacts would be less than significant.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Landslides have not been mapped on the site nor were they encountered during field exploration. As such, the project is not anticipated to subject people or structures to landslides; therefore, no impacts would result.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate best management practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required post-construction consistent with the City's regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil, therefore 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed in Section VI(a) and VI(b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The soils and geologic units underlying the site are considered to have a "very low" to "medium" expansion potential. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts due to expansive soils are expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Based on boring tests completed on-site, the materials underlying the project site are expected to have a "very low" to "medium" expansion potential. In addition, the project design would be required to comply with all applicable California Building Codes, thereby ensuring risks associated with



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansive soils are minimized. As such, impacts due to expansive soils are expected to be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would be served by existing sewer infrastructure, resulting in no impact.

#### VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

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

### CAP Consistency Checklist

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

Under Step 1 of the CAP Checklist, the project is consistent with the existing General Plan, Community Plan designations as well as zoning for the site. Therefore, the project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes project features consistent with the energy

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and water efficient buildings strategy, as well as bicycling, walking, transit, and land use strategy. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

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

b) Conflict with the City's Climate Action Plan or another applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to Section VII(a). 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Therefore, the project would not create a significant hazard to the public or environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project does not propose any use that would involve the routine transport, use, or disposal of significant hazardous materials. While operational maintenance activities may involve small amounts of solvents, cleaners, paint, oils and fuel for equipment, and pesticides/herbicides. There are adequate regulations in place to protect public safety, including the Clean Air Act, Clean Water Act, Comprehensive Environmental Response, Compensation and Liability Act, and the Toxic Substances Control Act. At the local level, the City Fire Department and County of San Diego (County) Health Department screens inventories and inspects sites permitted to use or store hazardous materials regularly. The County also reviews Hazardous Materials Business Plans and the Air Pollution Control District regulates projects with possible toxic emissions. Given the application of these federal, state and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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local regulations, the project would have a less than significant risk to the public related to hazardous materials.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is within 0.19-mile (1,000 feet) of an existing elementary school. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Furthermore, the project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste during operations. Therefore, impacts would be less than significant.

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

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. The Geotracker record search did not any sites on or within 1,000 feet of the project site identified four cases were reported for remediation; however, the cases were closed, and the database identified they no longer represent a threat to human health or safety. No other hazardous materials sites were identified on-site. Thus, no hazard to the public or environment would result from project implementation.

- |                                                                                                                                                                                                                                                                 |                          |                          |                                     |                          |
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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is within the Airport Land Use Compatibility Overlay Zone and the Airport Influence Area (Review Area 2) of MCAS Miramar Airport Land Use Compatibility Plan (ALUCP; 2011). Per the ALUCP, only airspace protection and overflight policies and standards apply within Review Area 2.

Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight areas depicted on the associated maps in this chapter. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. The



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional function of this area is to define where various mechanisms to alert prospective property owners about the nearby airport are appropriate. Within Review Area 2, only land use actions for which the height of objects is an issue are subject to ALUC review. Furthermore, none of the action items listed in Policy 2.6.2(a)(2) would not be applicable to the project. Therefore impacts would be less than significant.

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project is not within the vicinity of private airstrip.

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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project does not include any off-site changes to existing roadways and would not impact access to the site. Therefore, the project would not impair or interfere with an adopted emergency response plan or emergency evacuation plan.

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

Brush management is required for development that is adjacent to any highly flammable area of native or naturalized vegetation. Brush management is a comprehensive program required to reduce fire hazards around all structures by providing an effective firebreak between structures and contiguous area of flammable vegetation. The firebreak is required to consist of two distinct brush management zones (BMZs): a 35-foot-wide BMZ-1 and a 65-foot-wide BMZ-2, which are required per the Land Development Code (LDC). Per the LDC Section 142.0412(i), the Fire Chief may modify the requirements of this section if the following conditions exist:

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

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Both the City's Landscape and Fire Review Sections have reviewed the modified brush management compliance, designed in accordance with the City's Landscape Regulations, and concluded that it adequately addresses the fire safety potentially affecting the project site. Therefore, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- |                                                                         |                          |                          |                                     |                          |
|-------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the City's Storm Water Requirements Applicability Checklist, the project is considered to be a Priority Development Project and therefore prepared a Storm Water Quality Management Plan (SWQMP) to identify and implement required structural best management practices (BMP) for storm water pollutant control (BMP Design Manual Chapter 5, Part 1 of Storm Water Standards) as well as low impact development source control BMPs. These requirements would be implemented during construction and post-construction. These requirements have been reviewed by qualified staff and would be re-verified during the ministerial process. Adherence with the standards would ensure that water quality standards are not violated and also preclude a cumulatively considerable contribution to water quality; therefore, a less than significant impact would result.

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

The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level in that the project does not require the construction of wells or the use of groundwater. The project is located in an urban neighborhood where all infrastructures exist. The project would connect to the existing public water system. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the Drainage Study, in the post-project condition, the drainage characteristics (i.e., overall area, impervious area, flow pattern) would remain similar as compared to the pre-project condition. The project would add approximately 0.47 acre of impervious area. The northeastern portion of the development would drain into a new biofiltration basin and its flow would be connected to the existing 48-inch RCP. The southwestern portion would drain into a second new biofiltration basin and then directed into the existing RCP.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While grading would be required, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

- |                                                                                                                                                                                                                                                                            |                          |                          |                                     |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

As indicated in Section IX(c), the project would not alter the existing drainage pattern of the site or significantly alter runoff volumes. The project would not substantially alter the impervious area and runoff would continue to be discharged into the storm drain system. Thus, the project would result in a less than significant impact.

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

Refer to Section IX(d).

- |                                                   |                          |                          |                                     |                          |
|---------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is considered to be a Priority Development Project, and is, therefore, required to implement structural BMPs for storm water pollutant control (BMP Design Manual Chapter 5, Part 1 of Storm Water Standards). The project would implement both structural best management as well as low impact development source control BMPs. With the implementation of BMPs, the project would not substantially degrade water quality. Impacts would be less than significant.

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

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

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

The site is located within the 100-year floodplain fringe according to Federal Management Administration (FEMA), Flood Insurance Rate Map (FIRM) Panel No. 1354G. The site lies within Zone AE which is defined as a Special Flood Hazard Area inundated by 100-year flooding. Because the



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is proposing new construction, as a condition of approval in accordance with the City's Environmentally Sensitive Lands Regulations (§143.0146), any development within the floodplain fringe would be required to have the lowest floor, elevated at least two feet above the base flood elevation. Therefore, the project would not place structures within a 100-year floodplain area that would impede or redirect flood flows, therefore impacts would be less than significant.

X. LAND USE AND PLANNING – Would the project:

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

The project proposes an additional 23,122 square feet of religious space within the existing church facilities. The project area is zoned AR-1-1, and the project would be consistent with the allowed uses under the zoning designation as well as the land use designation (Institutional and Open Space). As such, the project would not physically divide an established community, resulting in no impact.

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

The project would occur within an urbanized neighborhood with similar development. Furthermore, the project would not 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, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with both the land use and zoning designations. No Impact would result.

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

As previously identified, the project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. The City's Multi-Habitat Planning Area (MHPA) is mapped onsite. MHPA Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. A field survey and a biological technical report was prepared by Helix Environmental Planning, Inc. (July 20, 2016) in order to assess the vegetation communities on site and determine what impacts would result through project implementation. Refer to Section IV.a., Biological Resources discussion for further details.

To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, approximately 0.90-acre of the project site overlaps the existing MHPA. To allow the development as proposed, a Boundary Line Correction (BLC) would be required. More specifically, of the 0.90-acre mapped, approximately 0.48-acre of developed area (in conjunction with

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit No. 545-PC) would be corrected out, while the remaining 0.42-acre would remain within the MHPA. Additionally, the project proposes to add 0.27-acre to the northern portion of the site. The area to be corrected out of the MHPA would be comprised of developed/landscape areas, eucalyptus woodland, and disturbed ruderal; whereas the areas corrected in would be comprised of southern willow riparian forest, coast live oak woodland, and Eucalyptus woodland. Those portions of the project site mapped with MHPA lands would require a Covenant of Easement be placed over them to protect the area in perpetuity.

MHPA CORRECTION (acres)					
Habitat Type	Existing MHPA	MHPA Corrected Out	Subtotal (Remaining Habitat)	MHPA Added In	TOTAL
Southern willow riparian forest	0.09	-0.00	0.09	+0.21	<b>0.30</b>
Coast live oak woodland	0.15	-0.00	0.15	+0.01	<b>0.16</b>
Diegan coastal sage scrub	0.09	-0.00	0.09	+0.00	<b>0.09</b>
Eucalyptus woodland	0.02	-0.10	-0.08	+0.04	<b>-0.04</b>
Disturbed/ruderal	0.42	-0.01	0.41	+0.01	<b>0.42</b>
Ornamental	0.13	-0.00	0.13	+0.00	<b>0.13</b>
Developed/landscape	0.00	-0.37		+0.00	<b>-0.37</b>
<b>TOTAL</b>	<b>0.90</b>	<b>-0.48</b>	<b>0.42</b>	<b>+0.27</b>	<b>0.69</b>

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

More specifically, drainage would be directed away from the MHPA, and/or would not drain directly into these areas. Light would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Landscape plantings would consist of only native plant species. Brush Management Zone One would occur outside of the MHPA and within the development footprint. Brush Management Zone Two would occur within the MHPA and comply with the requirements that only 50 percent of the existing native vegetation be thinned. In addition, no staging/storage area would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. With respect to grading, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those area delineated. Additionally, the project does not anticipate establishment of any new barriers that would affect the normal functioning of wildlife movements in the adjacent MHPA.

Lastly, due to the sites proximity to sensitive habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). The California Coastal gnatcatcher, a federally listed threatened

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species, and an MSCP covered species can typically be found within the coastal sage scrub habitat community.

With implementation of the MHPA Land Use Adjacency Guidelines through conditions of approval, indirect impacts related to Land Use/MSCP would not result. The project as designed would not conflict any applicable habitat conservation plan or natural community conservation plan. Impacts would not result.

XI. MINERAL RESOURCES – Would the project:

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

The project site is located within an area designated as MRZ-3 per the California Geologic Survey Mineral Resource Map. MRZ-3 zones are areas that require further exploration to determine if mineral resources are present that could warrant a reclassification to an MRZ-2 designation (areas that contain significant mineral resources). The areas around the project are not being used for the recovery of mineral resources and are not designated by the General Plan, community plan, or other local, state, or federal land use plan for mineral resources recovery; therefore, the project would not result in the loss of mineral resources, resulting in no impact.

- |                                                                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to Section XI(a).

XII. NOISE – Would the project result in:

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

Bollard Acoustical Consultants prepared a Noise Assessment for the project dated September 13, 2016. The assessment discusses potential noise impacts from the construction and operation of the project. The following analysis is based on the technical report.

The City of San Diego Noise Abatement and Control Ordinance (Ordinance) contains the regulations governing construction and operational (stationary) noise levels within the City. The Ordinance prohibits construction activities between the hours of 7:00 p.m. and 7:00 a.m. that create disturbing, excessive or offensive noise. The Ordinance also prohibits construction activities from generating an average noise sound level greater than 75 dB from 7:00 a.m. to 7:00 p.m. at or beyond the property lines of any property zoned residential.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction activities would generally occur between 7:00 a.m. and 7:00 p.m. on weekdays. Construction noise levels could potentially exceed the 75 dB at adjacent sensitive receptor (sensitive biological area). While construction noise exposure would be temporary, mitigation would be required in order to be in compliance with the applicable regulation of 75 dB.

Operational noise is generated from mobile sources entering/exiting the project site, as well as stationary sources located within the project area. The project would result in a less than 1 dB increase in traffic noise over the existing condition along all affected roadway segments. This increase in noise level would be less than perceptible; thus, the project would not contribute to a substantial increase in traffic noise. Furthermore, the project is not anticipated to exceed noise levels, as noise levels associated with operation of the project would comply with the City Municipal Code Section 59.5.0401, on-site generated noise impacts would be less than significant.

Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented. With implementation of the monitoring program, potential impacts on noise (construction) would be reduced to a less than significant impact.

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

Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. As such, the project would not result in the exposure of persons to excessive ground borne vibration or noise, and no impact would result.

- |                                                                                                                                |                          |                          |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Operational phase of the project involves a religious facility and the project would not introduce a new land use. Although the project would result in a slight increase in intensity and additional trips, post-construction noise levels and traffic would be generally unchanged as compared to noise associated with the existing uses. The project would contribute to less than 3 dB increase in the noise levels. Thus, the project would result in a less than perceptible change in noise levels. As a result, the project would result in a less than significant impact.

- |                                                                                                                                     |                          |                                     |                          |                          |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Refer to XII(a).

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

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

Although the project site is located within the MCAS Miramar Airport Land Use Compatibility Plan (Airport Land Use Compatibility Overlay Zone and Airport Influence Area - Area 2), the project site is located outside of the noise contours. No impact would 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within the vicinity of 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project would not directly induce substantial population growth, as the project does not include housing and would not result in additional residents in the City beyond that already planned through the community plan and General Plan. The area is already urbanized, with utilities and other infrastructure available. The project would not result in increased infrastructure capacities or extensions that would allow for additional growth. Thus, the project would not induce substantial population growth within the community.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site does not contain existing housing, and the project would not displace housing. No impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would involve construction within the existing parcel currently developed with religious facilities and would not displace any people or housing. Thus, no impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### XIV. PUBLIC SERVICES

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

i) Fire protection ☐ ☐ ☐ ☒

The project would involve the construction of additional religious buildings within the existing parcel. Considering the proposed uses and location within an existing developed site, no additional fire protection services would be required as a result of the implementation of the project. As such, the project would not involve the provision or alteration of a new or existing fire protection facility. No impact would occur.

ii) Police protection ☐ ☐ ☐ ☒

The project would involve the construction of additional office religious buildings within the existing parcel. Considering the proposed uses and location within an existing developed site, no additional police protection services would be required as a result of the implementation of the project. As such, the project would not involve the provision or alteration of a new or existing police protection facility. No impact would occur.

iii) Schools ☐ ☐ ☐ ☒

The project would not have an impact on existing school facilities, as the project would not introduce a new population base that would require additional school facilities (see Section XIII(a)).

iv) Parks ☐ ☐ ☐ ☒

The project would not have an impact on existing park facilities, as the project would not introduce a new population base that would require additional park facilities (see Section XIII(a)).

v) Other public facilities ☐ ☐ ☐ ☒

The project would involve the construction of additional religious buildings within the existing parcel. As such, the project would have no impact on other public facilities, as the project would not introduce a new population base that would require additional public facilities.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐
☐
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☒

The project would not involve the provision or alteration of a new or existing park facility. The project would have no impact on existing recreation facilities, as the project would not introduce a new population base that would require additional recreation facilities (see Section XIII(a)).

- 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?

☐
☐
☐
☒

The project does not include recreational facilities or require the construction or expansion of recreational facilities, as the project would not introduce a substantial increase in the population base within the vicinity of the project area (see Sections XIII(a) and IV(a)). As such, the project would not have an adverse physical effect on the environment due to the construction of recreational facilities.

#### XVI. TRANSPORTATION/TRAFFIC – Would the project?

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

☐
☐
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As described under Number 8, Description of Project, the project proposes the expansion of an existing church facility. Average daily trips (ADTs) associated with the project are anticipated as follows:

**Estimated Trip Generation**

	ADT	AM		PM	
		In	Out	In	Out
Phase I – Weekday	110	4	1	5	5
Phase I – Sunday	440	94	9	0	0
Phase II – Weekday	197	6	2	8	8



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated		Less Than Significant Impact	No Impact	
	ADT	AM		PM		
		In	Out	In	Out	
	Phase II – Sunday	788	169	16	0	0
	TOTAL Phase I / Phase II – Weekday	307	10	3	13	13
	TOTAL Phase I / Phase II – Sunday	1,228	263	25	0	0

The roadways in the project area are Poway Road, Springhurst Drive, and Sabre Springs Parkway. Poway Road traverses is an east/west direction along the northern frontage of the project site and Springhurst Drive is along the western perimeter and traverses in a north/south direction; whereas Sabre Springs Parkway is situated directly west of the driveway off of Springhurst Drive. Poway Road from Springhurst Drive, east along the project frontage to the boundary of the City of Poway is classified as a six-lane major arterial. Springhurst Drive, from Sabre Springs Parkway to Poway Road is a 4-lane collector street. Sabre Springs Parkway, from Poway Road to Springhurst Drive, is a two-lane collector street.

On-street parking is not permitted along Poway Road whereas on-street parking is permitted on Springhurst Drive. All parking (approximately 173 parking spaces for both Phase I and II) associated with the project would occur onsite. The driveway off of Poway road would be relocated approximately 290 feet to the east to allow for the restriping of east-bound Poway Road in order to provide additional transition area. Additionally, the relocated Poway Road driveway would be converted to a two-way driveway along with the driveway on Springhurst Drive.

A traffic study, prepared by Federhart & Associates (January 3, 2017), was conducted in order to assess potential traffic impacts associated with the project. The analysis concluded that neither Phase I nor Phase II would result in significant impacts to level of service on existing roadway segments and/or intersections in the near-term or horizon years. Therefore, impacts were determined to be less than significant, and mitigation would not be required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- ☐
☐
☐
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The designated congestion management agency for the San Diego region is SANDAG. The SANDAG Regional Plan (RP) includes the Congestion Management Program (CMP) for the region of which the purpose is to monitor the performance of the transportation system, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips, and as noted previously the project would not generate these vehicle trips. Additionally, as discussed for XVI.a above, impacts are considered less than significant. Thus,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project would not conflict with the applicable CMP or the City's transportation standards and no impact would result.

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

The project would not result in a change to air traffic patterns in that the structures would be less than 30 feet in height, therefore, not creating a safety risk. No impacts would occur.

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

The project would include adequate sight distances at the project driveways, as well as access in accordance with the City's street design manual and Municipal Code regulations. No incompatible traffic would be generated by the project. No impact would occur.

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

The project would not result in inadequate emergency access because the site would remain accessible and would not impede emergency access to other surrounding parcels. As a result, no impact would occur related to emergency access.

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

The project would not alter the existing conditions of the site or adjacent facilities with regard to alternative transportation. The project would not result in design measures or circulation features that would conflict with existing policies, plans, or programs supporting alternative transportation. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

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

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

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

Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) could potentially be impacted through project implementation. Therefore, to determine significance of the resources, staff consulted with the Lipay Nation of Santa Isabel and the Jamul Indian Village, tribes traditionally and culturally affiliated with the project area in accordance with the requirements of Public Resources Code 21080.3.1. These tribes were notified via email on June 9, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation; subsequently, consultation took place on July 14, 2017.

During the consultation additional Tribal Cultural Resources were not identified. Both Tribes concurred with the staff's determination of archaeological monitoring with a Native American monitor present during ground-disturbing activities (as described in Section V(b), Cultural Resources), furthermore, supplementary mitigation measures were not necessitated; thus, concluding the consultation process.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, a Mitigation, Monitoring, and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented. With implementation of the monitoring program, potential impacts on tribal cultural resources would be reduced to a less than significant level.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board. Treatment of effluent from the site is anticipated to be routine and is not expected to exceed the wastewater treatment requirements of the Regional Water Quality Control Board. Existing sewer infrastructure exists within roadways surrounding the project site. The project would not substantially modify the design and operational characteristics of the existing sewer system or the outfall connection to the City sewer system. The project would not exceed the capacity of the wastewater collection system providing service for the area and has adequate capacity to serve the project. Thus, impacts related to wastewater treatment requirements would be less than significant.

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

Regarding the existing wastewater facilities existing on-site, the project would not substantially modify the design and operational characteristics of the existing sewer system or the outfall connection to the City sewer system. Existing sewer infrastructure exists within roadways surrounding the project site. The project would not exceed the capacity of the wastewater collection system providing service for the area and has adequate capacity to serve the project. Thus, impacts related to wastewater treatment requirements would be less than significant.

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

As discussed in Section IX, the drainage characteristics of the site would remain largely unchanged from the pre- to post-project drainage conditions. The project would not exceed the capacity of the existing storm water drainage systems and therefore would not require the construction of new or expansion of existing storm water drainage facilities, of which could cause significant environmental effects. The project was reviewed by qualified City staff and identified that the existing facilities (existing sizes and capacity of the existing storm water drainage facilities serving the site) are adequately sized to accommodate the proposed development. Impacts would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not meet the City's Significance Thresholds requiring the need for the project to prepare a water supply assessment. The existing project site currently receives water service from the City, and adequate services are available to serve the project without requiring new or expanded entitlements. No impact would result.

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

Refer to Section XVIII(a) and (b).

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

The project would comply with all federal, state, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts related to solid waste would be less than significant.

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

The applicable regulations related to solid waste disposal include: AB 341, which sets a policy goal of 75 percent waste diversion by the year 2020; the City's Recycling Ordinance, adopted November 2007, which requires on-site recyclable collection for residential and commercial uses; the City's Refuse and Recyclable Materials Storage Regulations indicates the minimum exterior refuse and recyclable material storage areas required at residential and commercial properties; the Construction and Demolition (C&D) Debris Deposit Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, or demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 50 percent of their waste by recycling, reusing, or donating reusable materials; and AB 1826 requires businesses in California to arrange for recycling services for organic waste including food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project has been designed and reviewed in accordance with these regulations; therefore, solid waste impacts would be reduced to below a level of significance regarding collection, diversion, and disposal of waste generated from C&D, grading, and occupancy.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

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

☐
☐
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The location of the proposed buildings within the project site would disturb approximately 0.83 acre of disturbed ruderal and 2.54 acres of developed/landscape. The project footprint would not disturb any of the open space area within the project boundaries. Grading and construction activities would occur outside of these habitat areas. As such, the project would not reduce the habitat of a fish or wildlife species eliminate a plant or animal community or cause a fish or wildlife population to drop below a self-sustaining level. A portion of the project site is mapped with MHPA-designated area; therefore, the project would be required to comply with the MHPA Land Use Adjacency Guidelines as conditions of the permit.

Furthermore, the project would comply with all applicable statutory regulations that work to protect the environment, such as storm water and runoff regulations under the City's Storm Water Regulations and would not disturb any native habitat areas or otherwise lead to the degradation of the surrounding environment, resulting in no impact.

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

☐
☐
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☐

Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the proposed project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the proposed project. The project would be located in a developed area that is largely

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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built out. No other construction projects are anticipated in the immediate area of the project.

As documented in this Initial Study, the project may have the potential to degrade the environment as a result of impacts to Cultural Resources (Historical/Archaeology), Noise (Construction), and Tribal Cultural Resources which may have cumulatively considerable impacts when viewed in connection with the effects of other potential projects in the area. As such, mitigation measures have been identified to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce potential impacts to less than significant, or to the extent possible.

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

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

**INITIAL STUDY CHECKLIST  
REFERENCES**

**I. Aesthetics / Neighborhood Character**

- ☒ City of San Diego General Plan (2008)
- ☒ Community Plan
- ☐ Local Coastal Program

**II. Agricultural Resources & Forest Resources**

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

**III. Air Quality**

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- ☐ Regional Air Quality Strategies (RAQS) - APCD
- ☒ Site Specific Report:
  - Air Quality Technical Report for the North City Presbyterian Church Expansion Project; prepared by KD Anderson & Associates, February 19, 2013.

**IV. Biology**

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines
- ☒ Site Specific Report:
  - Biological Resources Technical Report, North City Presbyterian Church, Project No. 150585; prepared by HELIX Environmental Planning, Inc., July 20, 2016.

**V. Cultural Resources (Historical Resources)**

- ☐ City of San Diego Historical Resources Guidelines
- ☒ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☒ Site Specific Report:
  - North City Presbyterian Church, Archaeological Survey, Project No. 150585, North City Presbyterian Church, 11747, Poway Road, Poway, California; prepared by Affinis, June 2010.



**VI. Geology/Soils**

- ☒ City of San Diego Seismic Safety Study Maps
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report:
- Preliminary Percolation Test Results and Update Geotechnical Recommendations, Proposed Improvements at North City Presbyterian, Phases 1 and 2, 1280 Springhurst Drive, San Diego, California; prepared by Construction Testing & Engineering, Inc., June 8, 2016.
- Response to City of San Diego Cycle Issues, dated June 5, 2009, Proposed Improvements at North City Presbyterian, Phases 1 and 2, 11717 Poway Road, San Diego, California; prepared by Construction Testing & Engineering, Inc., July 7, 2010.
- Preliminary Geotechnical Investigation, Proposed Improvements at North City Presbyterian, Phases 1 and 2, 11717 Poway Road, San Diego, California; prepared by Construction Testing & Engineering, Inc., September 5, 2008.

**VII. Greenhouse Gas Emissions**

- ☒ Site Specific Report:
- North City Presbyterian Church, Project No. 150585, CAP Consistency Checklist.

**VIII. Hazards and Hazardous Materials**

- ☐ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☐ City of San Diego Official Very High Fire Hazard Severity Zone Map
- ☐ Airport Land Use Compatibility Plan
- ☒ California Department of Toxic Substances Control EnviroStor Database
- ☐ Site Specific Report:

**IX. Hydrology**

- ☒ Flood Insurance Rate Map (FIRM)
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☒ Site Specific Report:
- Hydrology and Hydraulics Report for North City Presbyterian Church, Spear & Associates, Inc., June 7, 2016

**X. Land Use and Planning**

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

\_\_\_ Other Plans:

**XI. Mineral Resources**

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

**XII. Noise**

- \_\_\_ City of San Diego General Plan  
\_\_\_ Community Plan  
\_\_\_ San Diego International Airport - Lindbergh Field CNEL Maps  
\_\_\_ Brown Field Airport Master Plan CNEL Maps  
\_\_\_ Montgomery Field CNEL Maps  
☒ MCAS Miramar ALUCP Compatibility Policy Map: Noise  
\_\_\_ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes  
\_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG  
☒ Site Specific Report:  
Environmental Noise Assessment, North City Presbyterian Church, Poway, California (City of San Diego), BAC Job No. 2012-004; prepared by Bollard Acoustical Consultants, April 21, 2016.

**XIII. Paleontological Resources**

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

**XIV. Population / Housing**

- \_\_\_ City of San Diego General Plan  
\_\_\_ Community Plan  
\_\_\_ Series 11/12/13 Population Forecasts, SANDAG  
\_\_\_ Other:

**XV. Public Services**

- \_\_\_ City of San Diego General Plan  
\_\_\_ Community Plan  
\_\_\_ Site Specific Report:

**XVI. Recreational Resources**

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

**XVII. Transportation / Circulation**

- \_\_\_ City of San Diego General Plan
- \_\_\_ Community Plan
- \_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- \_\_\_ San Diego Region Weekday Traffic Volumes, SANDAG
- X Site Specific Report:
  - Focused Traffic Analysis for New Sanctuary Building Construction at North Presbyterian Church, Federhart & Associates, January 3, 2017.

**XVIII. Utilities**

- \_\_\_ City of San Diego Urban Water Management Plan 2015
- \_\_\_ Site Specific Report:

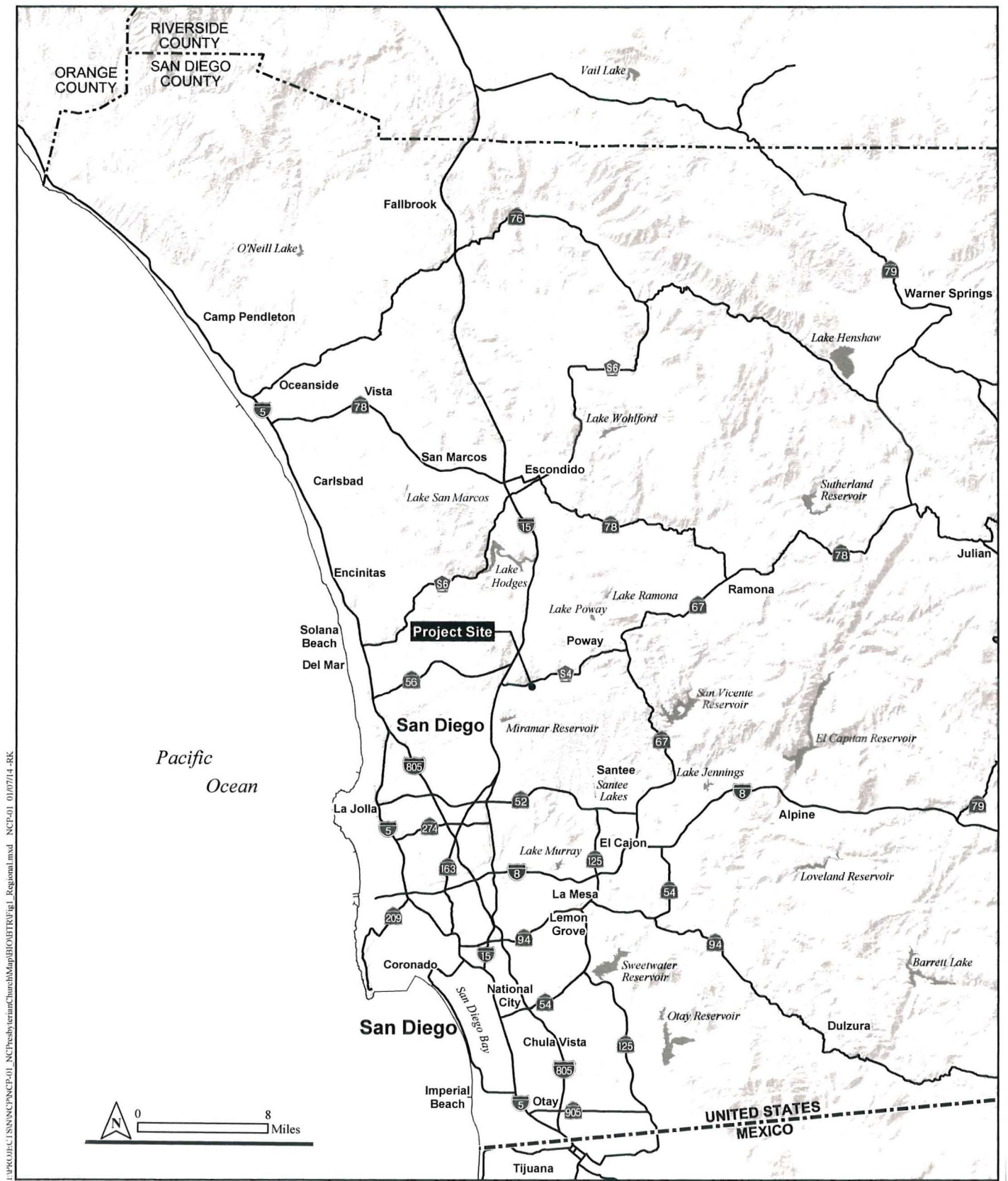
**XIX. Water Conservation**

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

**XX. Water Quality**

- \_\_\_ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- X Site Specific Report:
  - Priority Development Project Storm Water Quality Management Plan for the North City Presbyterian Church, Project No. 15085; prepared by Spear & Associates Inc., Civil Engineering & Land Surveying, August 25, 2016.

Revised: January 2018



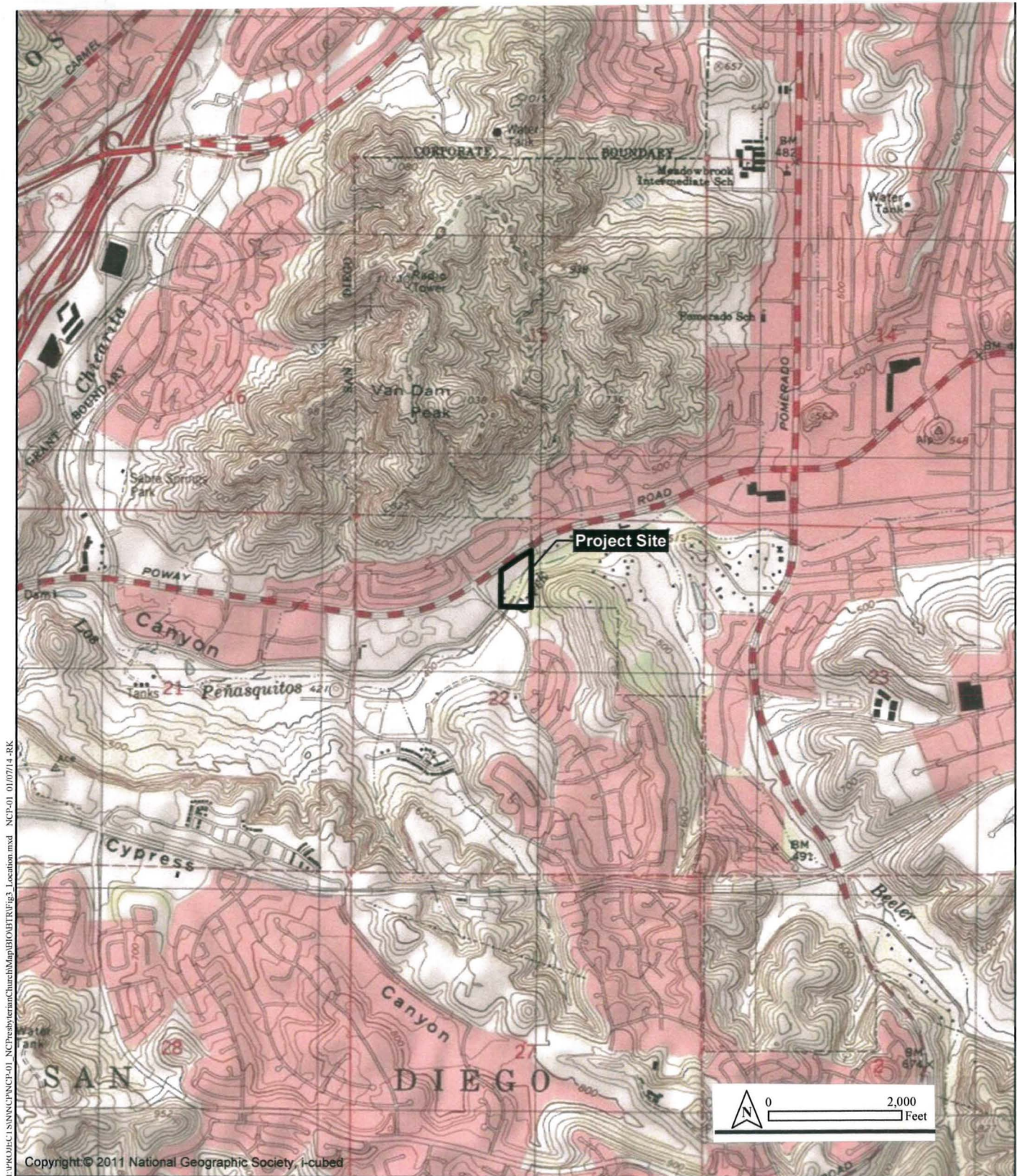
## Regional Location Map

North City Presbyterian Church - Project No. 150585

City of San Diego – Development Services Department

**FIGURE**  
**No. 1**





## Project Vicinity Map

North City Presbyterian Church - Project No. 150585  
City of San Diego – Development Services Department

**FIGURE  
No. 2**



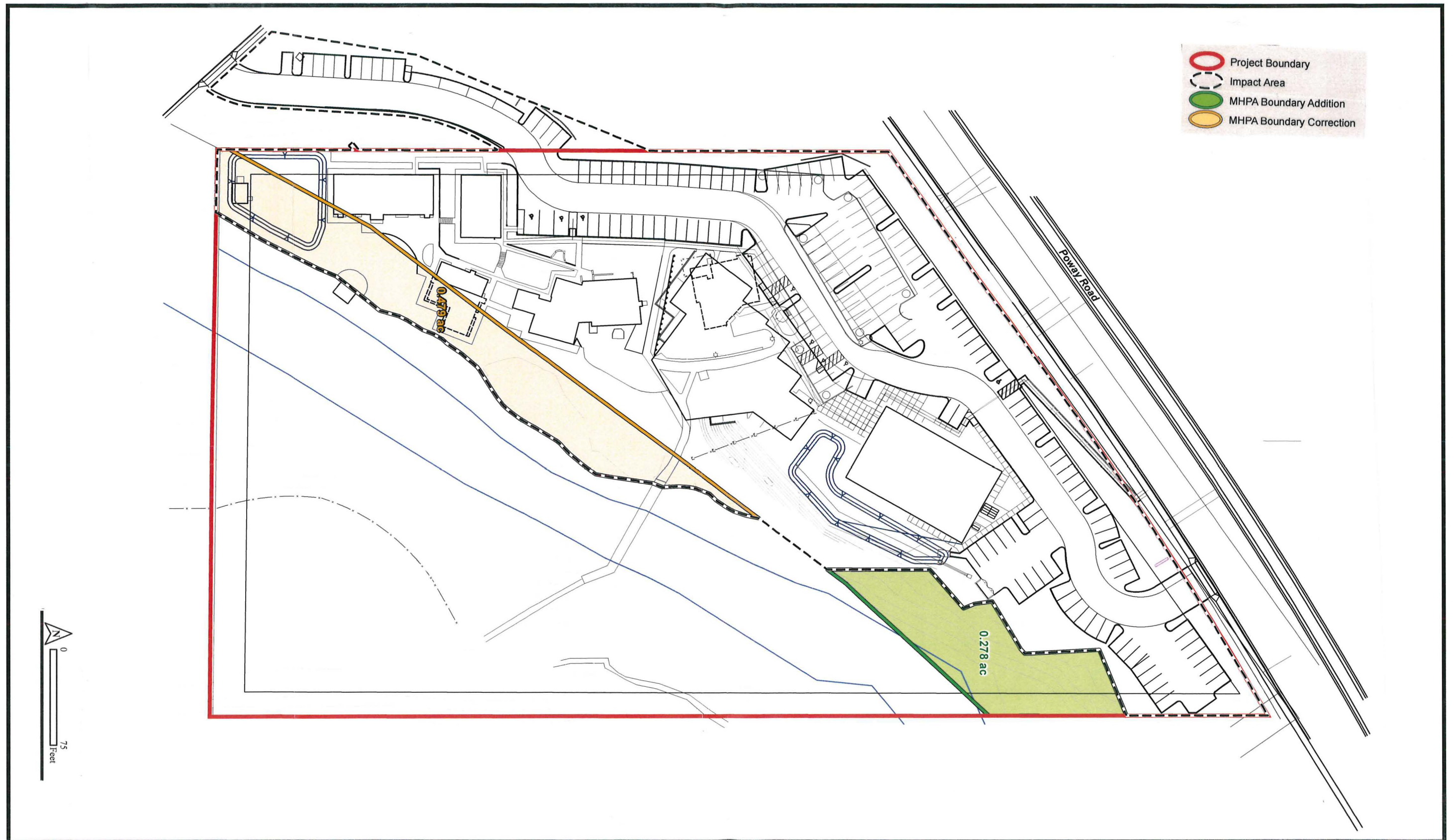


## Existing Site Development

North City Presbyterian Church - Project No. 150585  
City of San Diego - Development Services Department

**FIGURE  
No. 3**





# **Site Plan**

North City Presbyterian Church - Project No. 150585  
 City of San Diego Development Services Department

**FIGURE  
No. 4**