



Land Development  
Review Division  
(619) 446-5460

## Mitigated Negative Declaration

Project No. 78309

**SUBJECT:** Baja Freight Park SITE DEVELOPMENT PERMIT (SDP) to allow for the construction of a five year temporary truck park and storage container facility on 11.5 acre site. The proposed project improvements would be contained to a previously graded 4.13 acre portion of the site. Permanent improvements would include the creation of 105 truck parking spaces, four vehicular parking spaces, and an office trailer. The project site is located at 6852 Calle De Linea within the Industrial Subdistrict of the Otay Mesa Development District in the Otay Mesa Community Plan Area (Lot 16 International Business Center, Map No. 12202). Applicant: Baja Freight Forwarders, INC.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

General measures which must be completed prior to any authorization to proceed:

1. The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following MMRP requirements are shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "Baja Freight Park" is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 78309)."



2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, applicant designee, and the City's Mitigation Monitoring Coordination (MMC) Section.

**LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)**

Portions of the Baja Freight Park project are located in close proximity to the Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines shall be made conditions of project approval.

1. Prior to initiation of any ground disturbing activities, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
2. Prior to the start of construction, the construction limits shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of trenching activities and/or ground disturbing activities.
3. Prior to the issuance of any construction permit, the Environmental Designee shall review the landscape plans to ensure that no invasive non-native plant species have been proposed for areas adjacent to the MHPA.
4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
5. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; No equipment maintenance shall be conducted within or near the adjacent open space.
6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.
7. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.
8. Prior to the preconstruction meeting, the Environmental 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 GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
  - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
  - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE



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

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

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ENVIRONMENTAL DESIGNEE 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.

## VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government  
U.S. Fish and Wildlife Service (23)  
State of California  
California Department of Fish and Game (32A)  
City of San Diego  
Councilmember Hueso, District 8  
Planning Department, John Kovac (MS 5A)  
Development Services Department  
Permit Planning, Corey Braun (MS 501)  
Project Manager, William Zounes (MS 401)  
Library Government Documents (81)  
Other  
Wetland Advisory Board (91A)  
Sierra Club, San Diego Chapter (165)  
San Diego Audubon Society (167)  
California Native Plant Society (170)  
Center for Biological Diversity (176)  
Endangered Habitats League (182)  
Otay Mesa Chamber of Commerce (231A)  
Otay Mesa Development Council (230)  
Otay Mesa Planning Committee (235)  
Miguel Perez, Baja Freight Forwarders INC., (Applicant)  
Toby Hallal, TRH INC., (Agent)

## VII. RESULTS OF PUBLIC REVIEW:

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

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

  
Myra Herrmann, Senior Planner  
Development Services Department

November 9, 2006  
Date of Draft Report

December 11, 2006  
Date of Final Report

Analyst: Jeffrey Szymanski



City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
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INITIAL STUDY  
Project No. 78309  
SCH No. N/A

SUBJECT: Baja Freight Park SITE DEVELOPMENT PERMIT (SDP) to allow for the construction of a five year temporary truck park and storage container facility on 11.5 acre site. The proposed project improvements would be contained to a previously graded 4.13 acre portion of the site. Permanent improvements would include the creation of 105 truck parking spaces, four vehicular parking spaces, and an office trailer. The project site is located at 6852 Calle De Linea within the Industrial Subdistrict of the Otay Mesa Development District in the Otay Mesa Community Plan Area (Lot 16 International Business Center, Map No. 12202). Applicant: Baja Freight Forwarders, INC.

#### I. PURPOSE AND MAIN FEATURES:

The proposed Site Development Permit would allow for the construction of a five year temporary truck park and storage container facility on a 11.5 acre site (Figure 1). The project would provide 105 truck parking spaces and four employee/visitor totaling 109 vehicular parking spaces. The proposed project would also have the option of using the facility as an auto park and storage facility. In addition to the parking spaces a prefabricated office trailer would be located on site. The office trailer would meet the approval of the California Department of Housing for commercial trailers. The boundaries for the parking and storage lot would be delineated by an eight-foot high chain link fence with green shade cloth attached for screening purposes. All of the on-site development would be located on a portion of the site that has been previously graded.

The proposed project site is located in an area designated for industrial uses and is consistent with the Otay Mesa Community Plan. The site consists of approximately 2.27 acres of the City of San Diego Multi-Habitat Planning Area (MHPA) of the Multiple Species Conservation Program (MSCP) Subarea Plan area, 5.71 acres of designated open space, and 3.52 acres of a graded construction pad. The construction pad is located on a mesa top at the southern section of the site, the open space is in the center of the site, and the MHPA is at the very north end of the project area. The temporary truck park and container storage facility would be located on the mesa top and since this area has been previously graded only 785 cubic yards of soil would be excavated and 2,700 cubic yards of fill would be used to level the site. The proposed project landscaping has been reviewed for compliance with all applicable City of San Diego landscape regulations and standards. The proposed landscape concept plan provides landscape improvements in unpaved and undeveloped areas and would include, but is not limited to a combination of trees (Toyon, Incense Cedar, and Desert Willow), shrubs (San Diego Sun Flower, Lantana, and Indian Hawthorne), and groundcover (Myoporum). No work is proposed in the canyon or within the MHPA.



## II. ENVIRONMENTAL SETTING:

The proposed project site is located at 6852 Calle De Linea in the Industrial Subdistrict of the Otay Mesa Development District within the Otay Mesa Community Plan Area (Figure 2). As noted above, the proposed development is located on the previously graded mesa top and devoid of vegetation. The MHPA and opens space area located within close proximity to the proposed project site, contain disturbed chaparral (with scattered mature lemonade berry and toyon), disturbed sage scrub and a patch of riparian woodland at the bottom of the drainage. The open space easement is within a drainage of Spring Canyon. Currently the project site is surrounded by industrial uses on the south, east and west. Open space and MHPA are located to the north and to the northwest of the proposed project site.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

## IV. DISCUSSION:

The following issue was analyzed and determined to be potentially significant: **Land Use (Multiple Species Conservation Program)**

### **Land Use (Multiple Species Conservation Program)**

The project lies in close proximity to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). Due to the adjacency of the MHPA, the project development is required to conform to the applicable Land Use Adjacency Guidelines (Sections 1.4.3) of the MSCP Subarea Plan. The project footprint is not allowed to encroach into the MHPA. Issues pertaining to lighting, drainage, and brush management must not adversely affect the MHPA. Specifically, all proposed lighting should be directed away from the MHPA, and shielded if necessary. Drainage should be directed away from the MHPA. No invasive non-native plants shall be planted in or adjacent to the MHPA. Because of the potential to impact such resources, the Mitigation, Monitoring and Reporting Program (MMRP) detailed in Section V of the Mitigated Negative Declaration (MND) is required. Implementation of this MMRP would reduce the project's impacts to below a level of significance.

Due to the site's proximity to coastal sage scrub within the MHPA, noise impacts related to construction would need to be avoided during the breeding season of the California gnatcatcher (3/1-8/15). Therefore, a MMRP, as detailed in Section V of the MND, shall be implemented to minimize noise impacts to the MHPA to levels below significance. As a condition of the MMRP, if grading is proposed the breeding season, a survey would be required to demonstrate the presence/absence of the California gnatcatcher. If the survey results show that no gnatcatchers are present, no additional measures would be required. If the gnatcatchers are present, measures to minimize noise impacts would be required and include temporary walls/berms. If a survey is not conducted, presence would be assumed and temporary walls/berms would be required.

The following environmental issue were considered during review of the project and determined NOT to be significant.

### **Water Quality**

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is



developed, impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the stormwater drain system.

Comprehensive permanent post construction water quality Best Management Practices (BMPs), consistent with those shown on Exhibit "A," and detailed in the water quality technical report titled, *Water Quality Technical Report, Baja Truck Parking* (K&S Engineering, May 2005) would be incorporated into the project plans to reduce the amount of pollutants (e.g., oil, grease, heavy metals) and sediments discharged from the site, satisfactory to the City Engineer. Compliance with the City of San Diego's Storm Water Standards and the recommendations from the water quality technical report would preclude direct and cumulatively considerable water quality impacts.

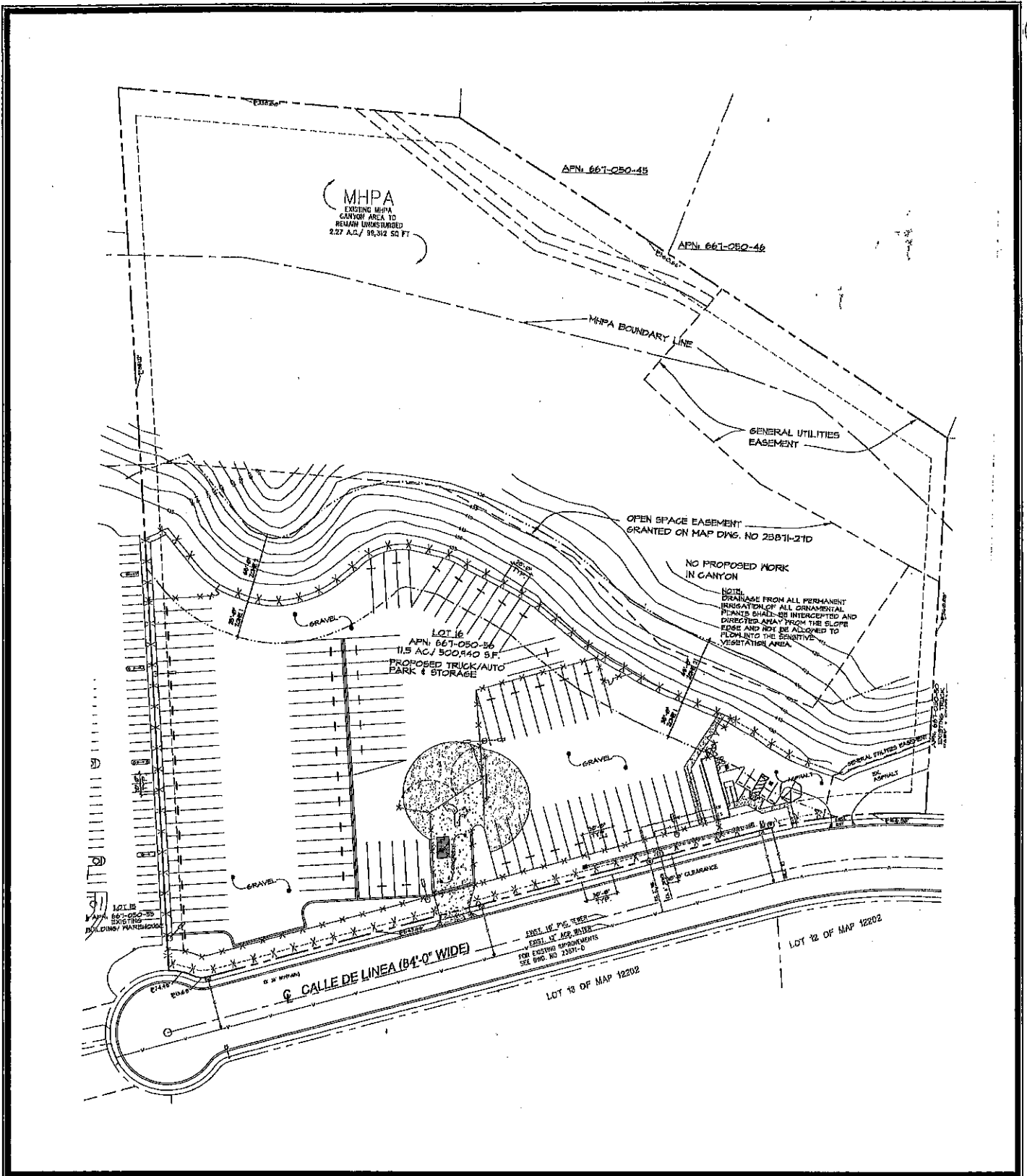
#### V.RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a **NEGATIVE DECLARATION** should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A **MITIGATED NEGATIVE DECLARATION** should be prepared.
- ☐ The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be required.

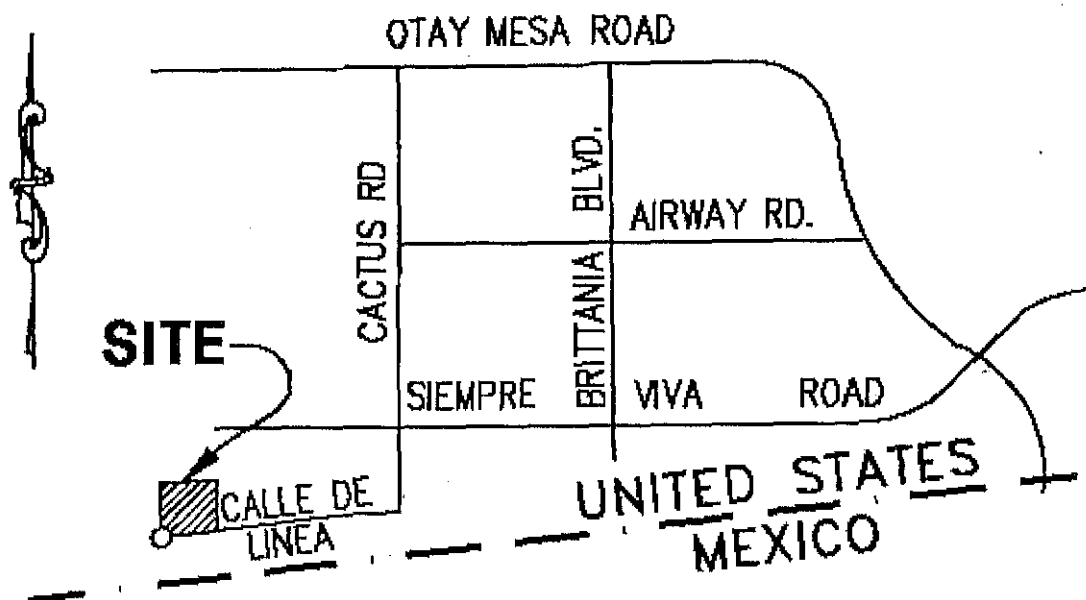
PROJECT ANALYST: Jeffrey Szymanski

Attachments: Figure 1 Site Plan  
Figure 2 Vicinity Map  
Initial Study Checklist



**Site Plan**  
**Environmental Analysis Section Project No. 78309**  
**CITY OF SAN DIEGO · DEVELOPMENT SERVICES**





## Location Map

Environmental Analysis Section Project No. 78309  
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

**2**

## Initial Study Checklist

Date: November 11, 2005

Project No.: 78309

Name of Project: Baja Freight

### III. ENVIRONMENTAL ANALYSIS:

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

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>The proposed project is to construct and operate a vehicle/truck parking and storage facility. No such obstruction to vistas or scenic views would occur</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?<br><u>See I-B</u>  | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The project does not exceed any City standards in terms of size, grading or setbacks.</u>   | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?<br><u>See I-C.</u>   | — | — | <u>X</u> |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?<br><u>There is no landmark or mature stands of trees on site.</u>   | — | — | <u>X</u> |



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Substantial change in topography or ground surface relief features? <u>The project would require little grading as the lot has been previously graded.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such features are located on-site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The project is located in close proximity to the Multi-Habitat Planning Area, and night lighting impacts may occur; see Initial Study Discussion.</u>	—	<u>X</u>	—
I. Substantial shading of other properties? <u>See I-H.</u>	—	<u>X</u>	—
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project area is not suitable for mineral extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The proposed project would not be located on agricultural land.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The project would not result in any air quality impacts nor adversely affect implementation of the regional air quality plan.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>The proposed project would not result in substantial pollutants nor expose any sensitive receptors within the project vicinity.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>See III-B.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Any dust created by construction would be abated using standard dust control measures.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The project does not have the bulk and scale to significantly alter air movement.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III A.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>All site improvement would be contained to a previously graded lot. Therefore, the proposed project would not directly impact biological resources.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>Please see IV A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>The proposed project would conform to the City of San Diego's Landscaping requirements.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The proposed project would not affect the movement of any wildlife species with the implementation of the MMRP</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>Please see IV A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on or adjacent to the site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Please see IV A.</u>	—	<u>X</u>	—
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed Truck parking facility would not use excessive amounts of fuel energy or power.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The project is located in a geologic hazard category 53 which is level or sloping terrain and would be properly engineered so as to avoid geologic hazards.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would implement best management practices to control erosion during construction. After construction the site would be appropriately landscaped.</u>	—	—	<u>X</u>
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? <u>See VI A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>Grading would be limited to previously disturbed areas, impacts to historic archaeological sites would not occur.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No structures exist on site. See VII A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>There are no architecturally significant buildings on the proposed site or in the immediate surrounding area.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on the site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII A.</u>	—	—	<u>X</u>

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- |   |   |   |          |
|---|---|---|----------|
| A. Create any known health hazard (excluding mental health)?<br><u>The proposed project does not propose the use of any chemicals or practices that are known to create health hazards.</u>   | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?<br><u>The proposed project would not routinely transport, use or dispose of hazardous materials.</u>   | — | — | <u>X</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?<br><u>See VIII A.</u>  | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br><u>The proposed project would not interfere with any emergency response or evacuation plan.</u>   | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?<br><u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2004), no recorded hazardous materials sites exist on-site or within the proximity of the proposed project site.</u> | — | — | <u>X</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?<br><u>See VIII A.</u>   | — | — | <u>X</u> |

Yes      Maybe      No

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.<br><u>Best management practices would be implemented to eliminate any increased sedimentation during construction. Conformance with State and City stormwater water standards would preclude downstream impacts.</u> | — | — | <u>X</u> |
| B. An increase in impervious surfaces and associated increased runoff?<br><u>The proposed project would conform to the City of San Diego's current Stormwater standards and best management practices would be implemented during construction.</u>   | — | — | <u>X</u> |
| C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?<br><u>See IX B.</u>   | — | — | <u>X</u> |
| D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)?<br><u>See IX B.</u>   | — | — | <u>X</u> |
| E. A potentially significant adverse impact on ground water quality?<br><u>The project would not result in areas of ponded water.</u>   | — | — | <u>X</u> |
| F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?<br><u>Please see IX A.</u>   | — | — | <u>X</u> |



X. LAND USE – Would the proposal result in:

- |   |                         |
|---|-------------------------|
| <p>A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?<br/> <u>The project is consistent with the Otay Mesa Community Plan.</u></p>        | <p>—   —   <u>X</u></p> |
| <p>B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?<br/> <u>No such conflicts would occur.</u></p>  | <p>—   —   <u>X</u></p> |
| <p>C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?<br/> <u>The project is in close proximity to the MHPA please see the Initial Study Discussion.</u></p>               | <p>—   <u>X</u>   —</p> |
| <p>D. Physically divide an established community?<br/> <u>The proposed project would not divide an established community but would be an addition to the current structures in the neighborhood.</u></p>  | <p>—   —   <u>X</u></p> |
| <p>E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan (ALUCP)?<br/> <u>The proposed project is not located within any of the flight pattern areas listed according to the Airport Land Use Compatibility Plan (ALUCP).</u></p> | <p>—   —   <u>X</u></p> |

XI. NOISE – Would the proposal result in:

- |  |                         |
|--|-------------------------|
| <p>A. A significant increase in the existing ambient noise levels?<br/> <u>A temporary increase in noise would occur during Construction. Construction noise would need to be monitored due to the project being within close proximity to the MHPA. Please see the Initial Study.</u></p> | <p>—   <u>X</u>   —</p> |
|--|-------------------------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The project would not expose people to noise levels which exceed the City's adopted noise ordinance.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted ALCUP? <u>See XI A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The proposed grading amounts do not exceed the threshold for impacts to paleontological resources. Monitoring would not be required.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING -- Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>No such effects would occur..</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>No such displacement would result.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>No such alterations would occur.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision 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 ratios, response times or other performance objectives for any of the public services:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Fire protection? <u>The proposed project would not result in the need for new facilities and/or cause significant impacts that would reduce performance objectives.</u>	—	—	<u>X</u>
B. Police protection? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Schools? <u>See XIV-A.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>See XIV-A.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposal would not result in the need for maintenance of public facilities.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed does not include recreational facilities or require the construction of recreational facilities.</u>	—	—	<u>X</u>
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? <u>The project does not include recreational facilities or require the expansion of recreational facilities.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The project would not generate traffic in excess of a community plan allocation.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>The proposed project includes the required parking amounts and would not create a demand for off-site parking.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>See XVI C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>No alterations are proposed.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would conform to City engineering safety standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>No such conflicts are proposed.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project site would be able to use existing public utilities and would not result in the need for additional utilities.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII A.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Water? <u>See XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XVII A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII A.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION -- Would the proposal result in:

A. Use of excessive amounts of water? <u>Standard consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>The project would comply with the City of San Diego's regulations regarding landscaping.</u>	—	—	<u>X</u>

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? <u>The proposed project is in close proximity to the MHPA; see the Initial Study Discussion.</u>	—	<u>X</u>	—
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>This project would not affect any environmental long- term goals in the area.</u>	—	—	<u>X</u>

Yes   Maybe   No

- C. Does the project have impacts which are individually limited, but cumulatively considerable?

(A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

—   —   X

The project would not have a cumulatively considerable effect on air quality, water quality, traffic, or any other environmental issue areas.

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

—   —   X

The project proposes no environmental effects which would cause substantial adverse effects on human beings.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

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

☒ City of San Diego Progress Guide and General Plan.

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

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

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

☐ Site Specific Report: \_\_\_\_\_.

#### **III. Air**

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

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

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

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

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

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report:
- V. Energy**

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- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report:
- VII. Historical Resources**
- City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:
- VIII. Human Health / Public Safety / Hazardous Materials**
- X San Diego County Hazardous Materials Environmental Assessment Listing, County Website.



- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.
- Site Specific Report:

**IX. Hydrology/Water Quality**

- Flood Insurance Rate Map (FIRM).
- X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- X Site Specific Report: *Water Quality Technical Report for Baja Truck Parking* (K & S Engineering, January 2006)
- Clean Water Act Section 303(b) list, dated July 2002, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**X. Land Use**

- X City of San Diego Progress Guide and General Plan.
- X Community Plan.
- X Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination

**XI. Noise**

- X Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- X Brown Field Airport Master Plan CNEL Maps.
- Montgomery Field CNEL Maps.

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

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

☐ City of San Diego Progress Guide and General Plan.

☐ Site Specific Report: \_\_\_\_\_.

## **XII. Paleontological Resources**

☒ City of San Diego Paleontological Guidelines.

☐ Demere, 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: \_\_\_\_\_.

## **XIII. Population / Housing**

☒ City of San Diego Progress Guide and General Plan.

☐ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

☐ Other: \_\_\_\_\_.

## **XIV. Public Services**

☐ City of San Diego Progress Guide and General Plan.

☐ Community Plan.

**XV. Recreational Resources**

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

**XVI. Transportation / Circulation**

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- X San Diego Region Weekday Traffic Volumes, SANDAG.
- Site Specific Report:

**XVII. Utilities**

- \_\_\_\_\_.

**XVIII. Water Conservation**

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

