City of San Diego
Development Services

Advance Planning & Engineering Division
(619) 446-5460

FINAL
MITIGATED NEGATIVE DECLARATION

Project No. 287806
SCH No. 2014071003

SUBJECT: Old Otay Mesa Road Improvements: A SITE DEVELOPMENT PERMIT, OPEN SPACE EASEMENT VACATION, and CITY COUNCIL ORDINANCE ~~RESOLUTION~~ (CITY CHARTER SECTION 55) for roadway improvements to a 3,700-foot long section of Otay Mesa Road between Hawken Drive and Crescent Bay Drive. The roadway improvements would include widening and realigning an existing 26-foot wide, two-lane, undivided road to a 36-foot wide modified two-lane local collector in accordance with the City of San Diego Street Design Manual; two striped ~~12~~ 11-foot wide vehicular travel lanes; two 2-foot buffers; two ~~6~~ 5-foot wide, Class II bicycle lanes; new sidewalks on each side of the roadway with curb and gutter; driveways; pedestrian ramps; street signage; utility relocations and adjustments; crib walls, faux-rock retaining walls, street lights, striping, and a new storm water drainage system. A guardrail and six-foot high, black vinyl-coated, chain-link fencing would be constructed along the sidewalk on the north side of Otay Mesa Road for pedestrian safety. Street lighting would be installed at 300-foot spacing. Disturbed areas would be revegetated with native plant species appropriate to the surrounding areas per the approved revegetation/erosion control plan.

The project is located south of State Route 905 and east of Interstate 805 along a portion of Otay Mesa Road extending east from the intersection of Hawken Drive and Otay Mesa Road and terminating just westerly of Crescent Bay Drive within the Otay Mesa Community Plan area (Council District 8). The project site is zoned AR-1-1 (Agricultural – Residential) and RM-2-4 (Residential – Multiple Unit). All work would occur within the City right-of-way and dedicated City open space. Legal Description: Portion of Government Lot 2, Section 31, Township 18 South, Range 1 West; and Section 36, Township 18 South, Range 2 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to official plat thereof (APNs 645-060-07 and 645-342-56).

UPDATE: 8/28/2014

Revisions and/or minor corrections have been made to this document when compared to the Draft Mitigated Negative Declaration (DMND). Minor additions have been made to the Final Mitigated Negative Declaration (FMND that clarifies the project descripton and includes an additional figure (Figure 11). The revisions are shown in a ~~strikethrough~~ underline format.

In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact. Modifications within the environmental document do not affect the environmental analysis or conclusions of the FEIR.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Biological Resources, Land Use (MHPA Land Use Adjacency), Paleontological Resources, and Archaeological Resources**. The project as presented now avoids or mitigates the potentially significant environmental effects identified and the preparation of an Environmental Impact Report (EIR) would not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP):

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

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.

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

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

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

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

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The 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:

   Biologist, Revegetation Contractor, Archaeologist, Native American Monitor, and Paleontologist.

   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 the **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 287806, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and 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 that any other agency requirements or permits have been obtained or are in process 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.
California Department of Fish and Wildlife (CDFW) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

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.

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/Note*
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Biology	Biology Report	Prior to Construction – Limits of Work (Verification – Project Site)
Biology	Otay Tarplant Translocation Plan	Prior to Construction – Otay Tarplant Seed Collection (June /July 2015) and Preservation of San Diego Barrel Cacti On-Site for Translocation (Verification) Prior to Translocation – Limits of Work (Verification – Translocation Site)
Archaeology	Archaeology Reports	Archaeology Observation
Paleontology	Paleontology Reports	Paleontology Observation
Final MMRP		Final MMRP Inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. BIOLOGICAL RESOURCES

I. Prior to the Notice to Proceed, which will be sent to DSD, the ADD Environmental Designee of the Entitlements Division shall verify that one of the following two conditions have occurred to mitigate direct impacts to 2.2 acres of Tier II habitat (i.e. 1.0 acre of Diegan coastal sage scrub and 1.2 acre of Diegan coastal sage scrub-lemonadeberry dominated) and 1.9 acres of Tier IIIB habit (i.e. non-native grasslands):

a. In order to mitigate for the impacts to uplands the applicant would be required to either:

1) Purchase mitigation credits for 2.2 acres of Tier II habitat to satisfy the 1:1 mitigation ratio within the MHPA and 1.6 acres of Tier IIIB habitat to satisfy the 0.5:1 (0.6 acre outside MHPA) and 1:1 (1.3 acre within MHPA) mitigation ratios at the Cornerstone Lands Conservation Bank; or

2) Use of mitigation credits available at the City's Wruck Canyon parcel for1.46 acres within the MHPA and 3.73 acres outside the MHPA consisting of 1.46 acre of Tier I habitat (i.e. maritime succulent chaparral) to satisfy the 1:1 mitigation ratio for 1.46 acre of Tier II habitat within the MHPA, 0.28 acre of Tier I habitat to satisfy the 2:1 mitigation ratio for 0.14 acre of Tier II habitat within the MHPA and mitigated for outside the MHPA, 0.9 acre of Tier I habitat to satisfy the 1.5:1 mitigation ratio for 0.6 acre of Tier II habitat outside the MHPA, 1.95 acres of Tier I habitat to satisfy the 1.5:1 mitigation ratio for 1.3 acre of Tier IIIB habitat within the MHPA mitigated for outside the MHPA, and 0.6 acre of Tier I habitat to satisfy the 1:1 mitigation ratio for 0.6 acre of IIIB habitat outside the MHPA.

II. Prior to Permit Issuance or Bid Opening/Bid Award the Applicant shall provide detailed revegetation/ restoration plans and specifications, satisfactory to the City Manager to mitigate for impacts to the Otay tar plant and San Diego barrel cactus. Specifications must be found to be in conformance with the conceptual restoration plan (Helix Environmental, November 2013)

Letters of Qualification Have Been Submitted to ADD

1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the Principal Qualified Biologist (PQB) and Qualified Biological Monitor (QBM) and the names of all other persons involved in the implementation of the biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
2. MMC will provide a letter to the applicant confirming the qualifications of the PQB /QBM and all City Approved persons involved in the biological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the biological monitoring of the project.
4. PBQ must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

II. Prior to Start of Construction

A. PQB Shall Attend Preconstruction (Precon) Meetings

1. Prior to beginning any work that requires monitoring:
   a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
   b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the biological monitoring program.
   c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/ restoration phase of the project, including site grading preparation.
2. When Biological Monitoring Will Occur
   a. Prior to the start of any work, the PQB shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
3. PQB Shall Contact MMC to Request Modification
   a. The PQB 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 other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

III. During Construction

A. PQB or QBM Present During Construction/Grading/Planting

1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, and excavation, in association with the construction of the project which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The QBM is responsible for notifying the PQB of changes to any approved construction plans, procedures, and/or activities. The PQB is responsible to notify MMC of the changes.**
2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVR). The CSVR's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
3. The PQB or QBM shall be responsible for maintaining and submitting the CSVR at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas. The PQB or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is

to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance.

5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats.
6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly
7. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVR.
8. PQB shall verify in writing on the CSVR's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.

B. Disturbance/Discovery Notification Process

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).

C. Determination of Significance

1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

IV. <u>General Bird Mitigation</u>

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the

Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) 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 precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the precon survey, no further mitigation is required.

B. LAND USE (MSCP LAND USE ADJACENCY GUIDELINES)

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

A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. Otay Mesa Road is a Community Circulation Element Road, which is a conditionally compatible use allowed within the MHPA. DSD Planning and/or MSCP staff shall ensure that all grading is in conformance with the development footprint as delineated on the City Council approved plans.

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

C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or may impact native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-

owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

D. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA, and would be subject to City Outdoor Lighting Regulations per the City of San Diego's Land Development Code, Section 142.0740.

E. **Barriers** - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot tall, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

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

G. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for California Gnatcatcher (3/1-8/15) and Least Bell's vireo (3/15-9/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/ absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. Please see below.

II. LEAST BELL'S VIREO (State Endangered/Federally Endangered)

I. Prior to the preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, 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 WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE LEAST BELL'S VIREO. SURVEYS FOR THE THIS SPECIES 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 CONSTRUCTION. IF THE LEAST BELL'S VIREO IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED LEAST BELL'S VIREO HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

2. BETWEEN MARCH 15 AND SEPTEMBER 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 LEAST BELL'S VIREO OR 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 ANY 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

3. 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 LEAST BELL'S VIREO. 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 (SEPTEMBER 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 LEAST BELL'S VIREO 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 15 AND SEPTEMBER 15 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR LEAST BELL'S VIREO TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

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

III. COASTAL CALIFORNIA GNATCATCHER (State Species of Special Concern/Federally Threatened)

I. Prior to the preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO MECHANIZED 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:

1. 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

2. 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:

1. 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.

2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO FURTHER MITIGATION MEASURES ARE NECESSARY.

C. HISTORICAL RESOURCES (ARCHAEOLOGY)

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

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

II. Prior to Start of Construction

A. Verification of Records Search
   1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
   2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
   3. The PI may submit a detailed letter to MMC requesting a reduction to the 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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
   The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
   b. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
   c. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
   After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based

on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
   b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
      (1) Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
   c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final

Monitoring Report. The letter shall also indicate that that no further work is required.

(1) Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.

(2) Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

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

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

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

IV. Discovery of Human Remains

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

A. Notification
   1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
   2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

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

C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
   c. To protect these sites, the landowner shall do one or more of the following:
      (1) Record the site with the NAHC;
      (2) Record an open space or conservation easement; or
      (3) Record a document with the County.
   d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and 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 the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
      a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
      b. Recording Sites with State of California Department of Parks and Recreation
         The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical

Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

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

D. PALEONTOLOGICAL RESOURCES

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

A. Entitlements Plan Check
1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the

requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD
   1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
   2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
   3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.

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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
      a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
   2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects) The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the paleontological monitoring program.
   3. Identify Areas to be Monitored
      a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits. Monitoring shall begin at depths below 10 feet from existing grade or as determined by the PI in consultation with MMC. The determination shall be based on site specific records search data which supports monitoring at depths less than ten feet.
      b. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
      c. MMC shall notify the PI that the PME has been approved.
   4. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

5. Approval of PME and Construction Schedule
After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Construction Schedule from the CM.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME that could result in impacts to formations with high and/or moderate resource sensitivity. **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 PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR'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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.

C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval of the program from MMC, MC

and/or RE. PRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.

(1) Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."

c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

(1) Note: For Pipeline Trenching Projects Only. If the fossil discovery is limited in size, both in length and depth; the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.

(2) Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources - Pipeline Trenching Projects
The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance.

1. Procedures for documentation, curation and reporting

a. One hundred percent of the fossil resources within the trench alignment and width shall be documented in-situ photographically, drawn in plan view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.

b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.

c. The PI shall be responsible for recording (on the appropriate forms for the San Diego Natural History Museum) the resource(s) encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum and included in the Final Monitoring Report.

d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Night and/or Weeekend 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 the RE via fax by 8AM on the next business day.

b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact the RE and MMC, or by 8AM on 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.

V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring,
   a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
   b. Recording Sites with the San Diego Natural History Museum
   The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

C. Curation of artifacts: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.

3. The RE or BI, as appropriate shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC of the approved report.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

United States Government
U.S. Fish & Wildlife Service (23)

State of California
California Department of Fish & Game (32)
Regional Water Quality Control Board, Region 9 (44)
State Clearinghouse (46)

City of San Diego:
Councilmember David Alvarez, District 8
Mayor's Office (MS 11A)
Shannon Thomas (MS 59)
Hilda Mendoza (MS 59)

Planning, Neighborhoods, and Economic Development
Cathy Winterrowd (MS 413)
Jeanne Krosch (MS 413)
Theresa Millette (MS 413)

Public Works – Engineering and Capital Projects
Abi Palaseyed (MS 908A)
Jong Choi (MS 908A)
Ali Alaeipour (MS 908A)
James Arnhart (MS 908A)

Development Services Department
Kerry Santoro (MS 501)
Helene Deisher (MS 501)
Jeff Szymanski (MS 501)
Gary Geiler (MS 501)
Don Weston (MS 501)
Ann Gonsalves (MS 501)
Patrick Thomas (MS 501)
Fred LePage (MS 501)

Real Estate Assets
Fred Reale (MS 51A)
Roger Bush (MS 51A)

Park and Recreation
Laura Ball (MS 5D)
Paul Kilburg (MS 5D)

Library Dept.-Gov. Documents MS 17 (81)
San Ysidro Branch Library MS 17 (81EE)

Other:

Otay Mesa Community Planning Committee (235)
San Ysidro Community Planning Group (433)
San Diego Unified School District (132)
Janet Vadakkumcherry (236)
Theresa Acerro (230)
San Diego Gas & Electric Co. (114)
San Diego Audubon Society (167)
Historical Resources Board (87)
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 (225 A-S) (Public Notice & Location Map Only)
Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182A)
Wetland Advisory Board (171)

VII. RESULTS OF PUBLIC REVIEW:

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

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

(x) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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

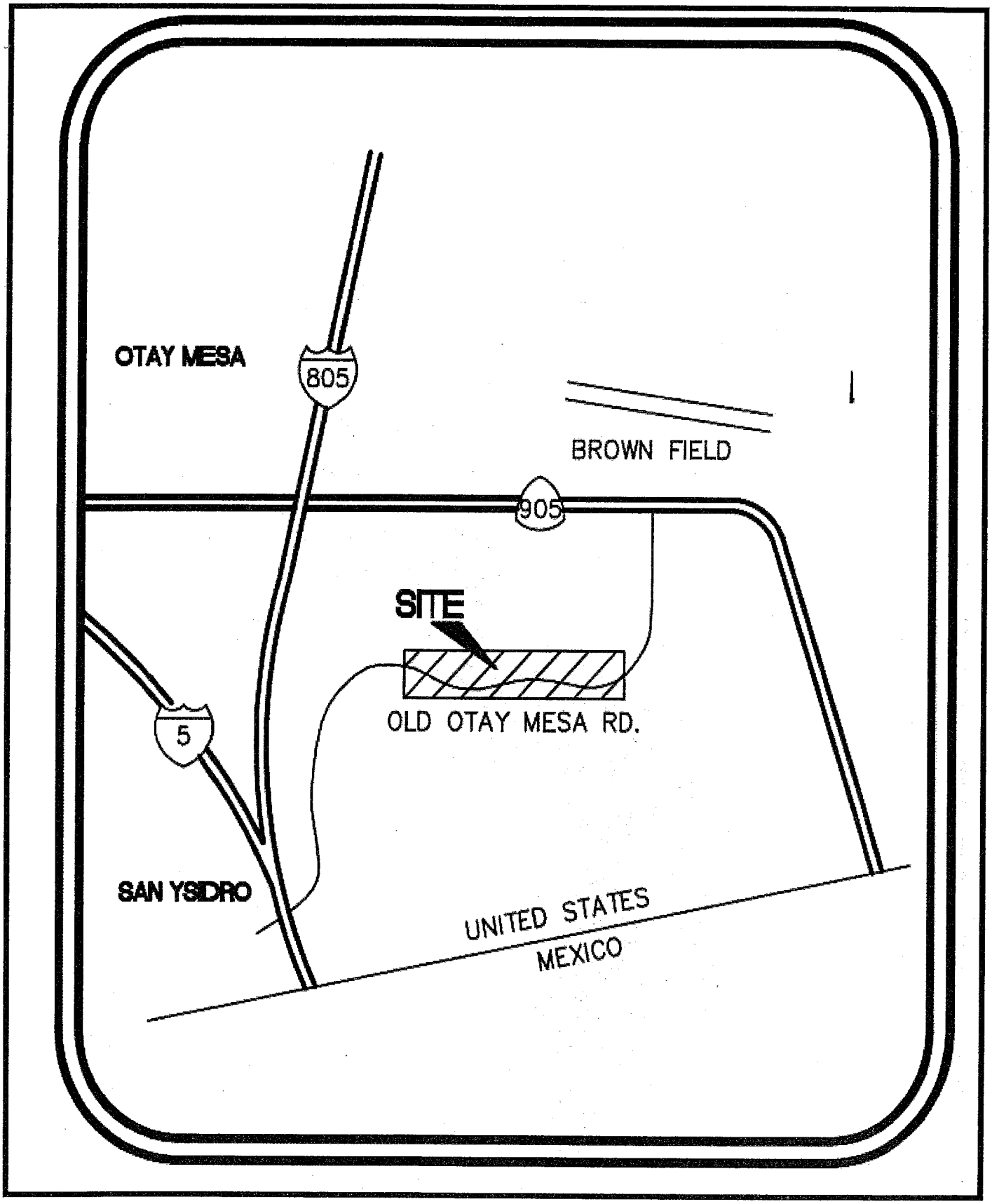
Jeff Szymanski, Senior Planner
Development Services Department

June 25, 2014
Date of Draft Report

August 28, 2014
Date of Final Report

Attachments:

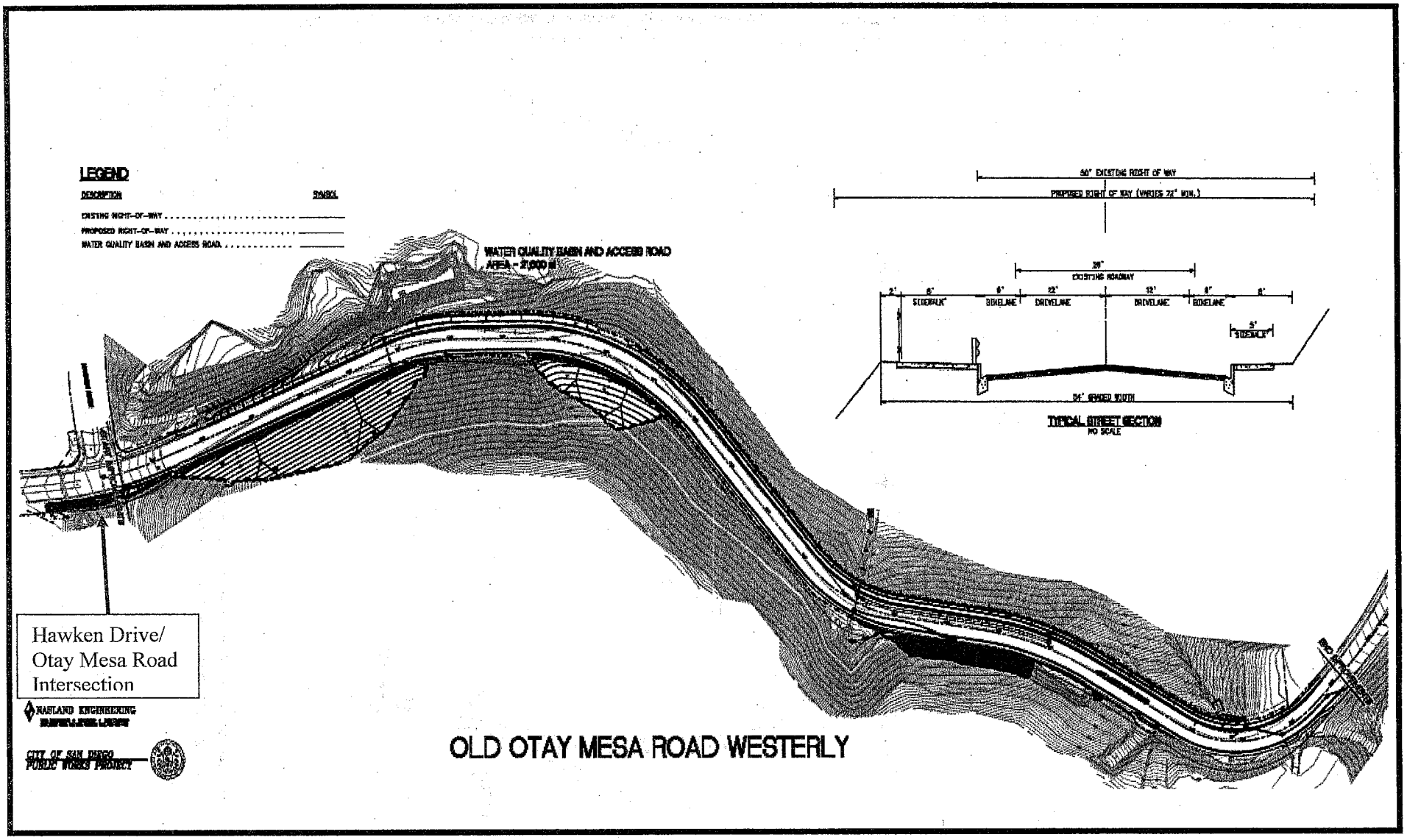
Initial Study Checklist
Figure 1 – Vicinity Map
Figure 2 – Location Map
Figures 3-9 – Site Plan
Figure 10 – ROW Easement Exhibit
Figure 11 – Retaining Wall Visual Simulation



Vicinity Map

Old Otay Mesa Road Improvements Project No. 287806
City of San Diego – Development Services Department

FIGURE
1



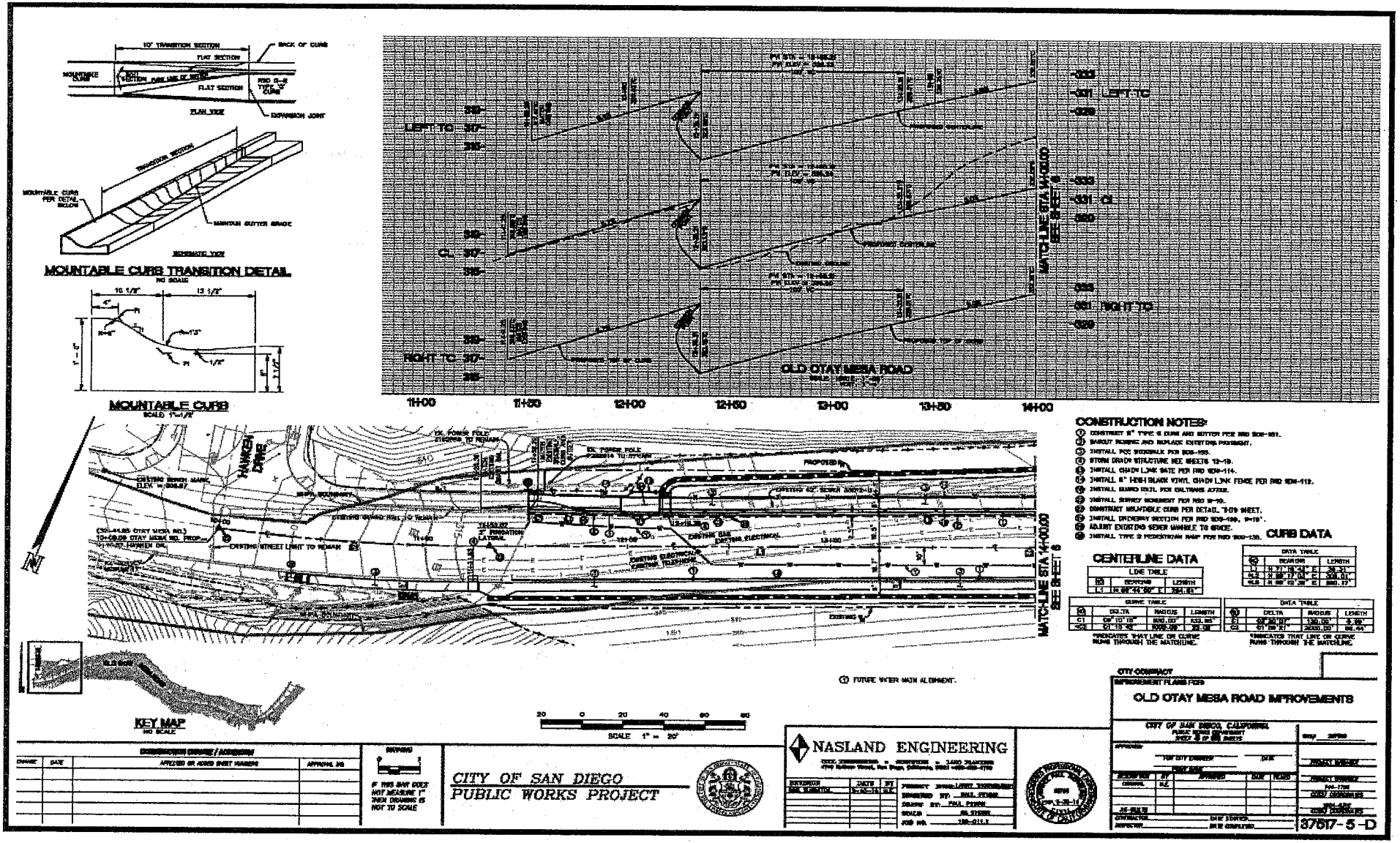
Location Map

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

2



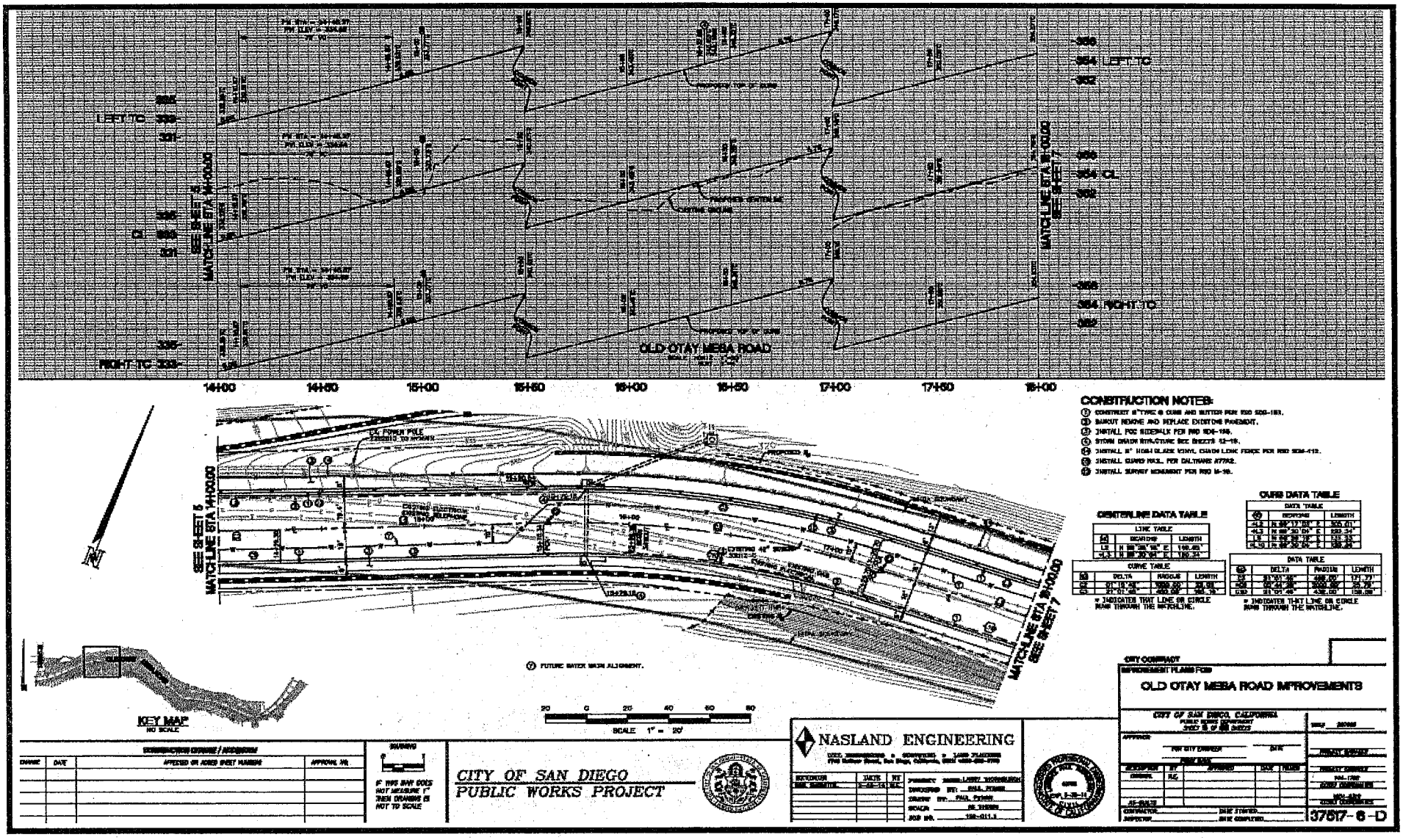
Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

3

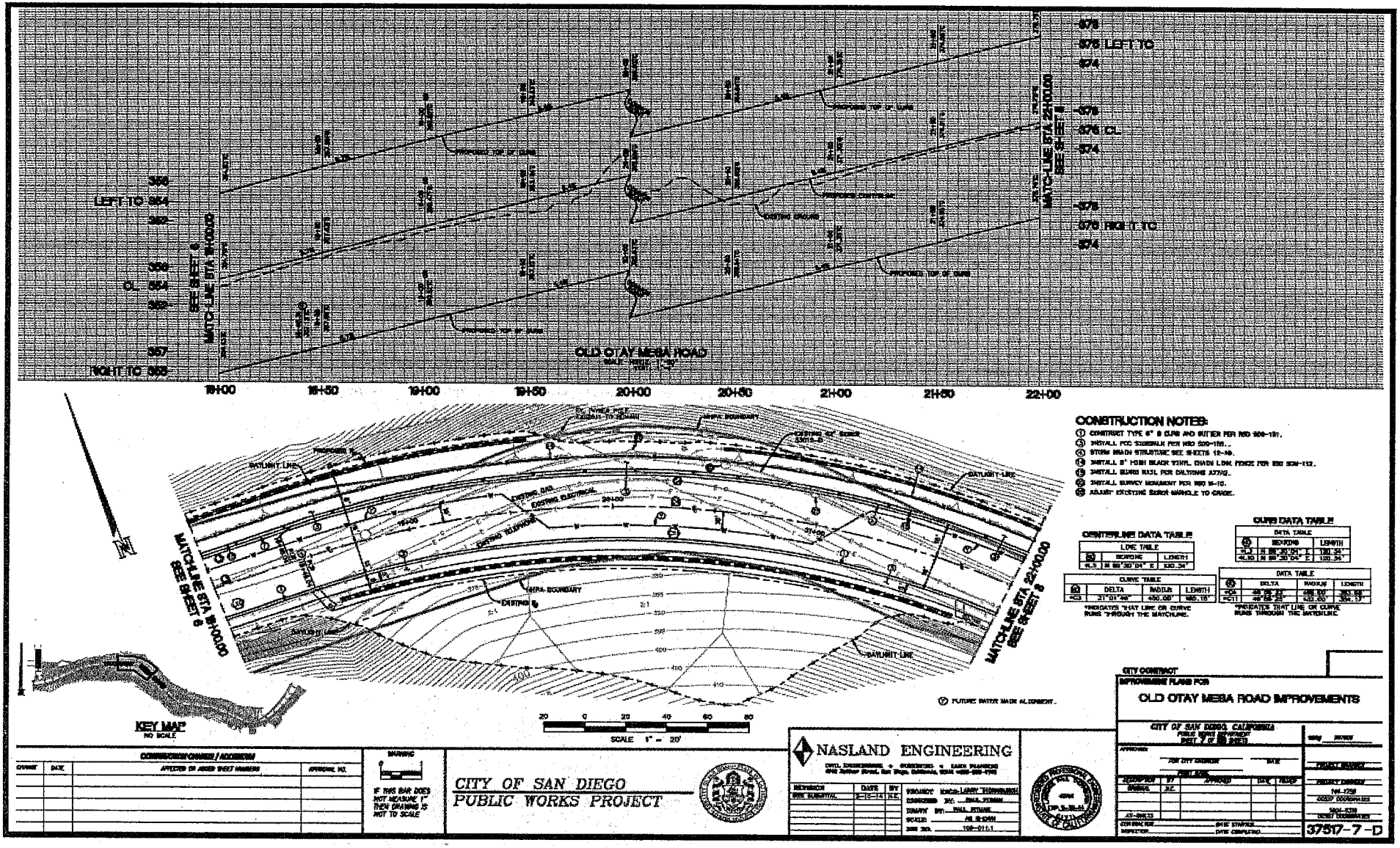


Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE 4



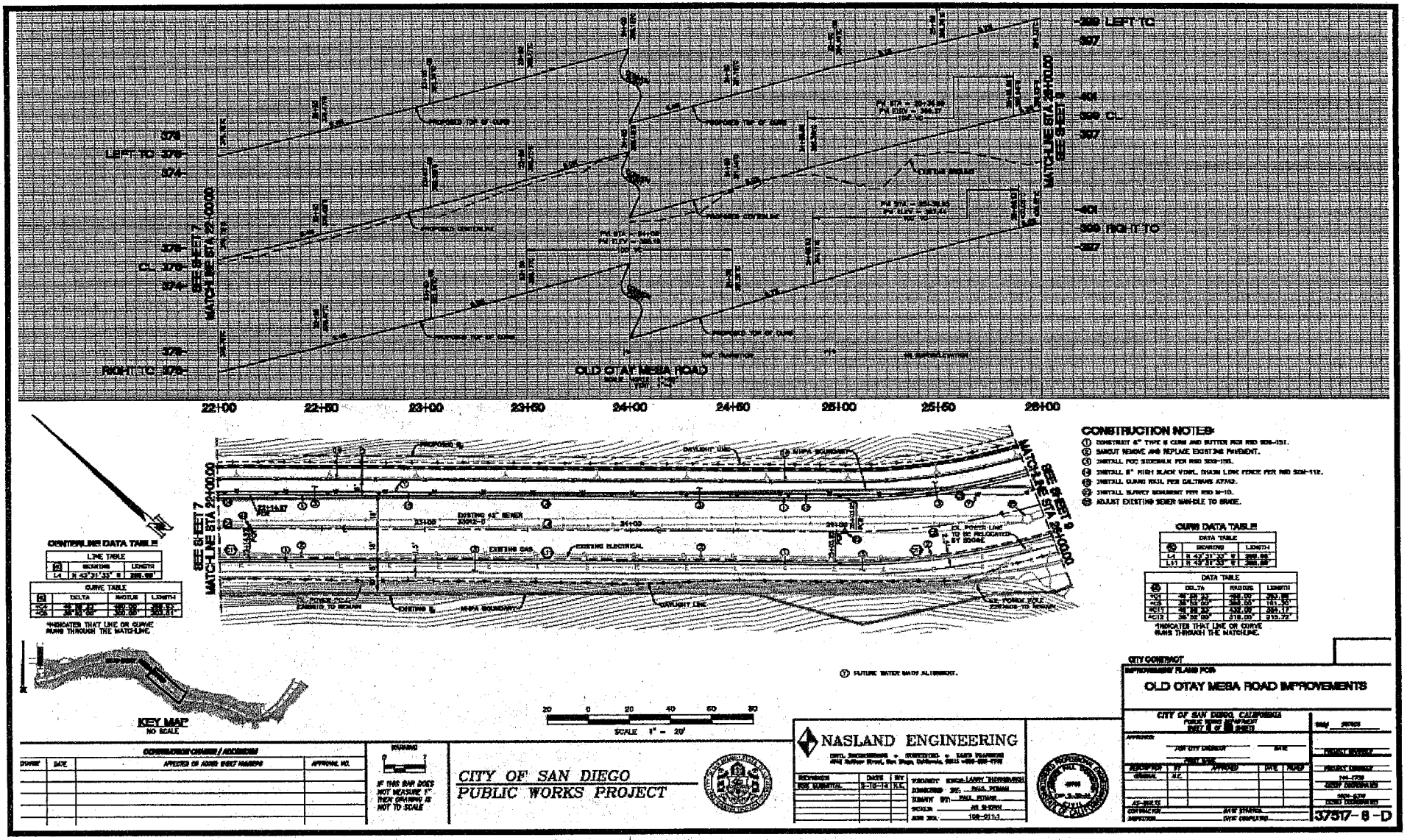
Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

5

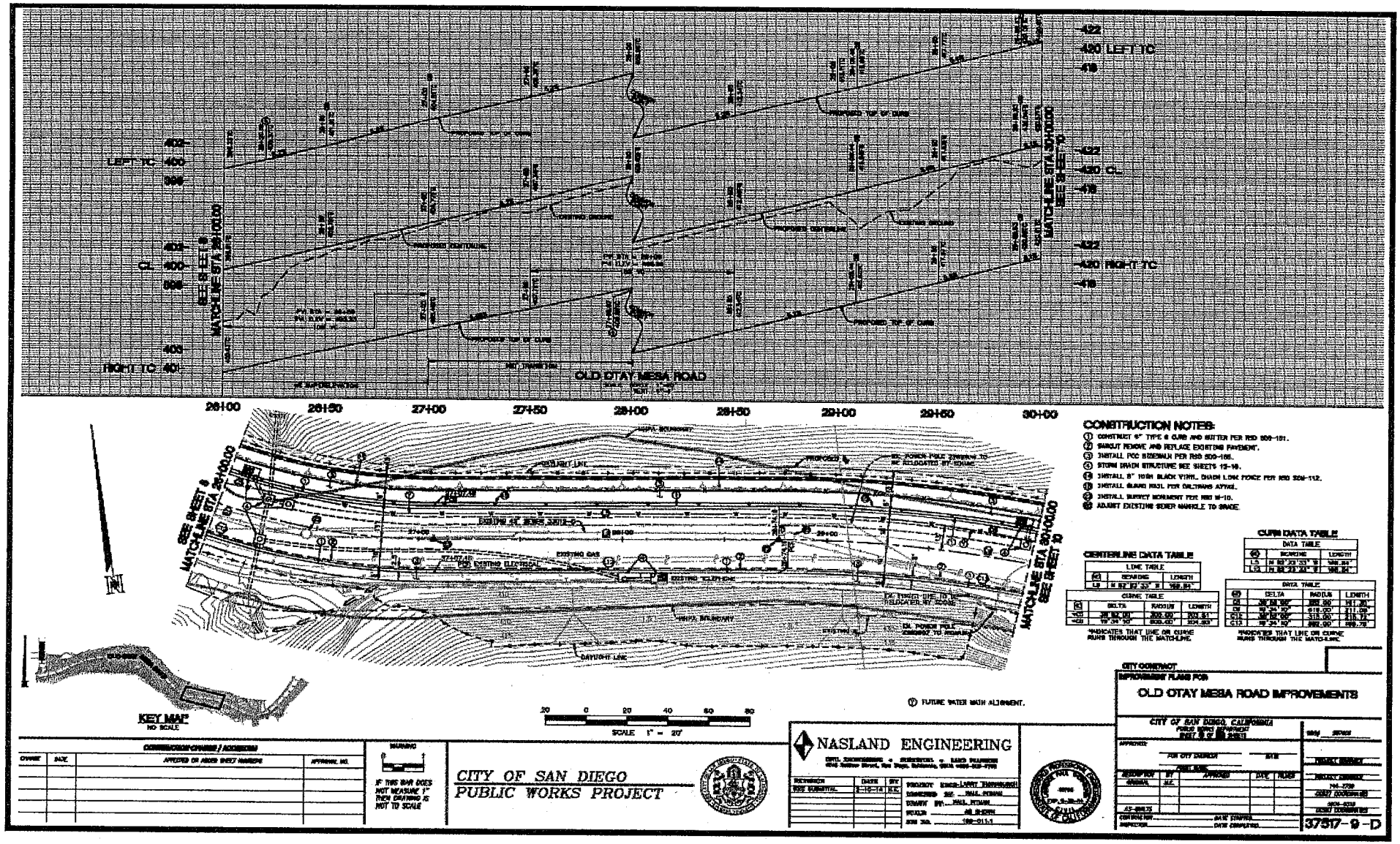


Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE 6



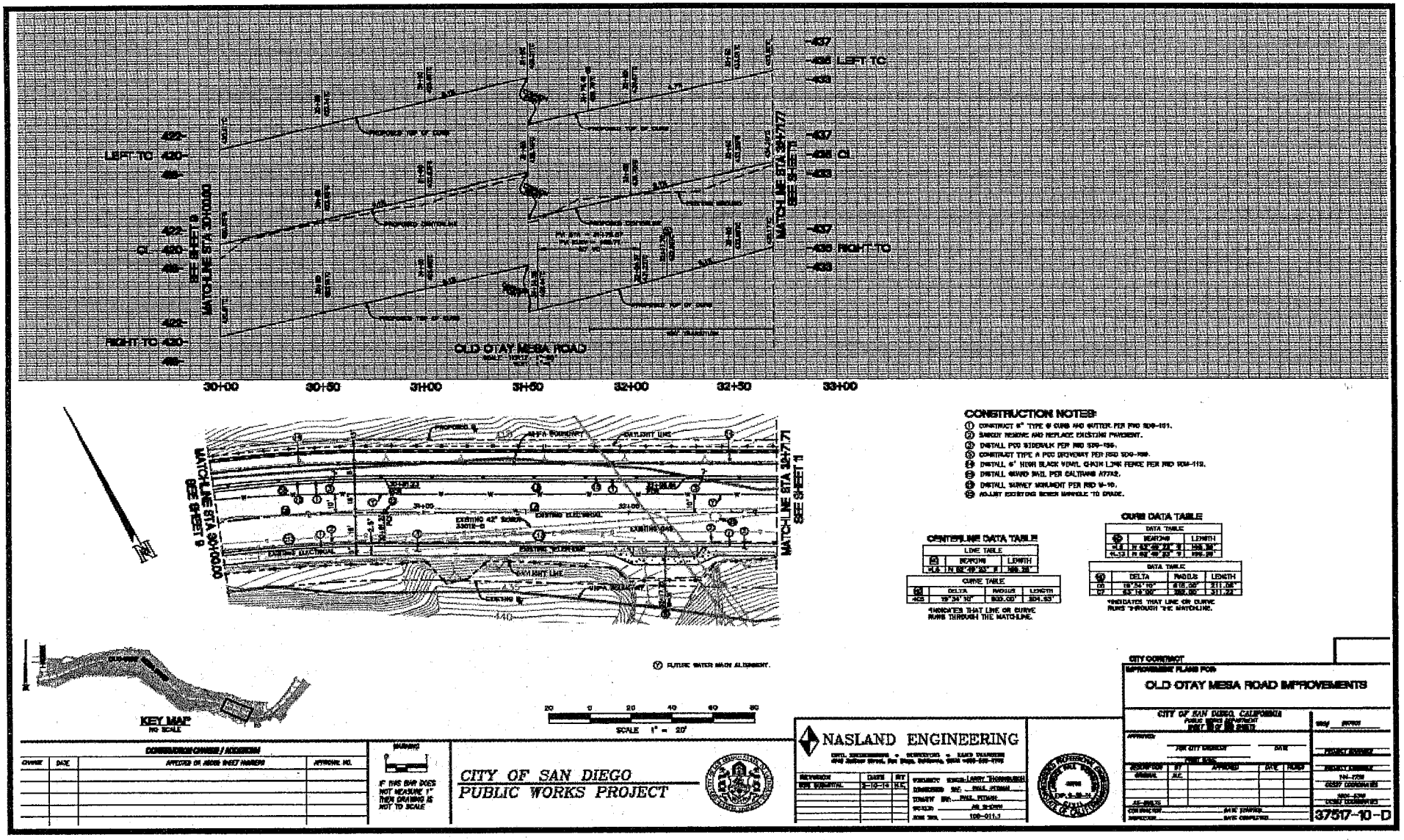
Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

7



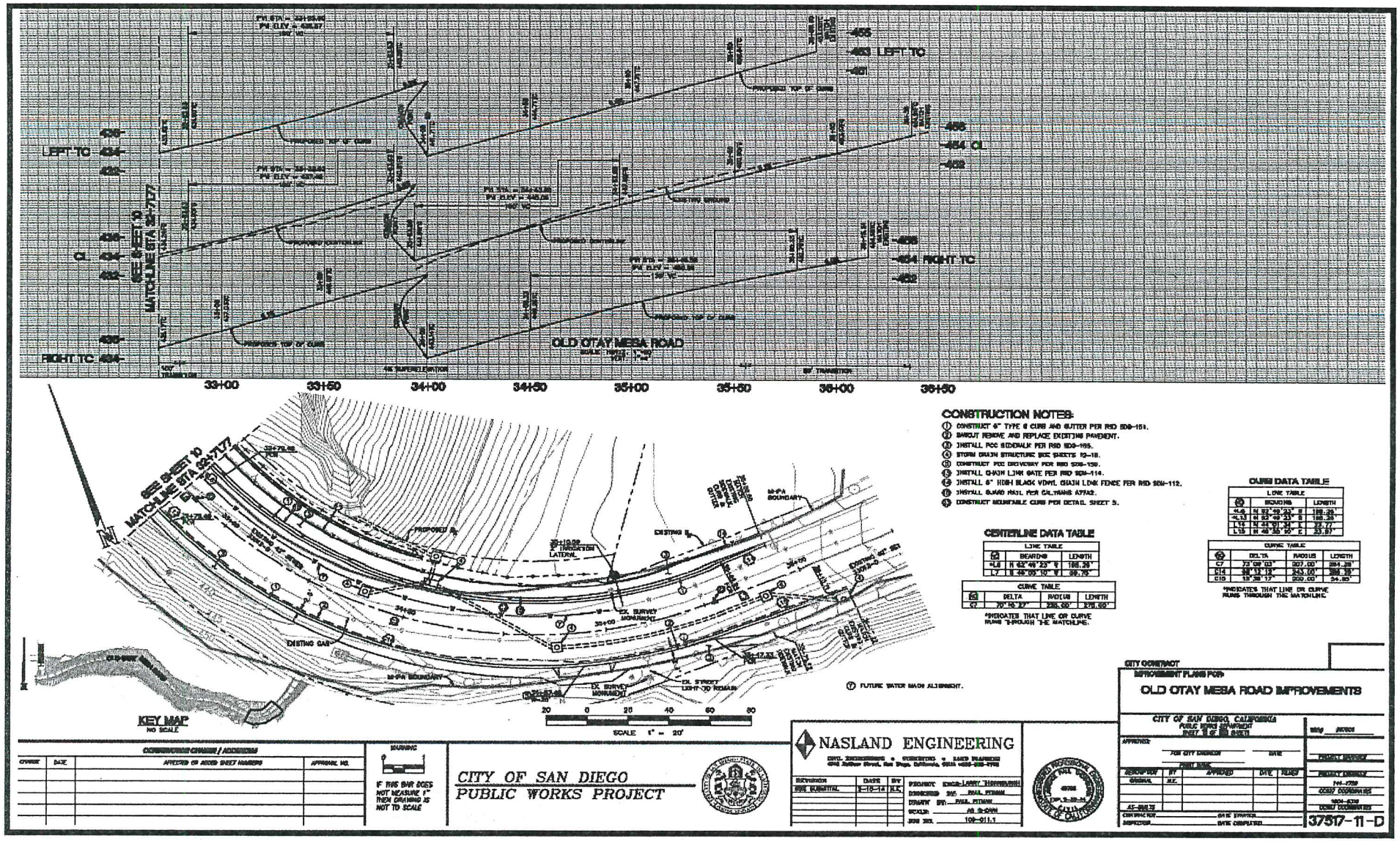
Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

8

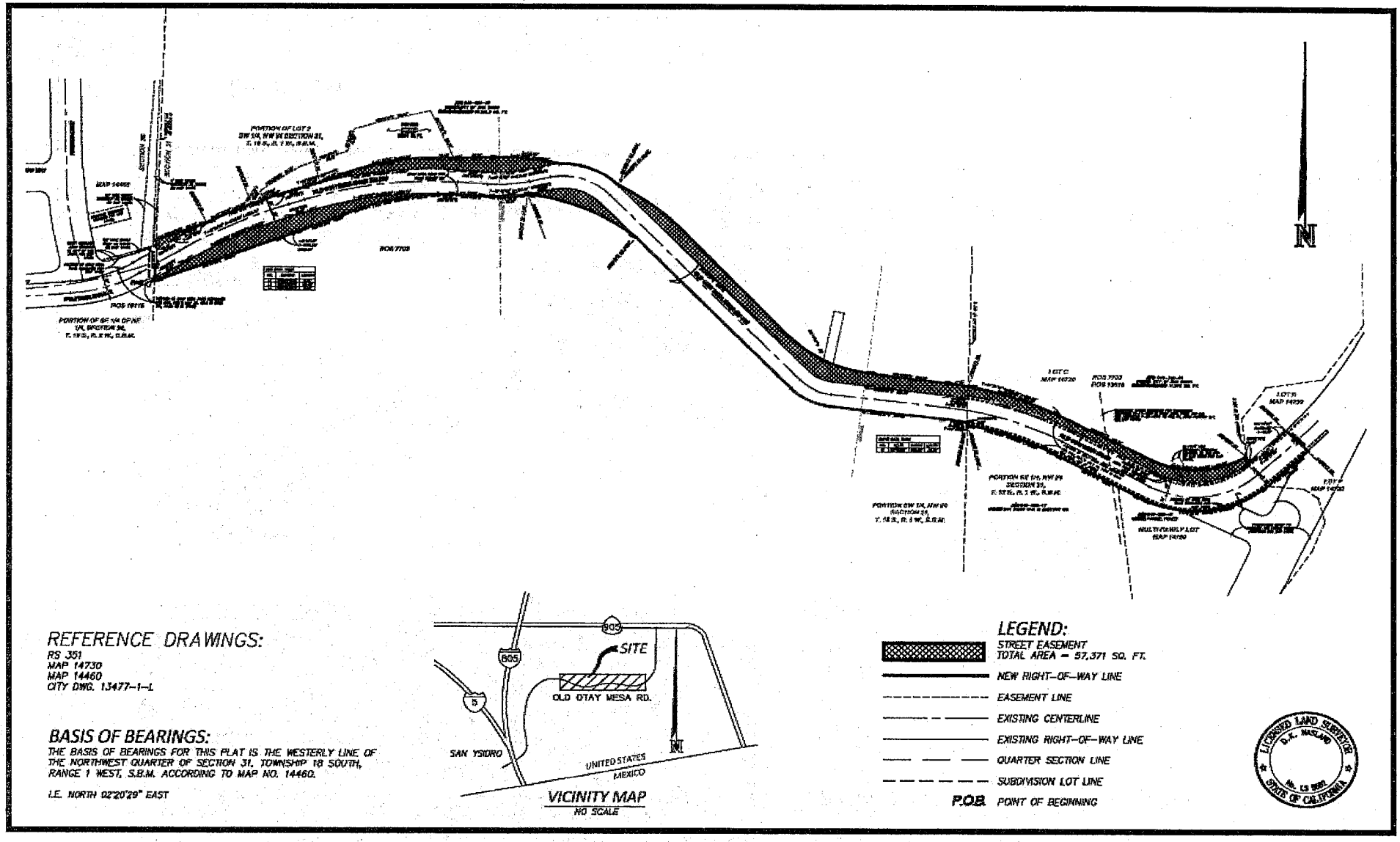


Site Plan

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE 9



ROW Easement Exhibit

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

10

Retaining Wall Visual Simulations

Old Otay Mesa Road Project No. 287806

City of San Diego – Development Services Department

FIGURE

11

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2621 or·(760) 297-2622 & Fax:(760) 749-8901

July 11, 2014

Jeff Szymanski
City of San Diego
Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Old Otay Mesa Road Improvements

Dear Mr. Szymanski:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on Old Otay Mesa Road Improvements Project. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

(1) The Rincon Band has concerns for 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. In fact, your project falls within Kumeyaay 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. If for some reason you are unable to locate an interested tribe please notify our office at (760) 297-2635 and we will be happy to assist you in the matter.

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

Sincerely,

Rosé Duro
Rincon Culture Committee Chairman

Bo Mazzetti, Tribal Chairman · Stephanie Spencer, Vice Chairwoman · Steve Stallings, Council Member · Laurie E. Gonzalez, Council Member · Frank Mazzetti III, Council Member

Response to Comments

RINCON BAND OF LUISENO INDIANS (July 11, 2014)

1. Comment noted. The draft MND was sent to the Kumeyaay groups in the area. Please see Section V of the Initial Study. Archaeological investigations at the project site were conducted and based upon the results of these investigations archaeological and Native American monitoring will be required.

San Diego County Archaeological Society, Inc.

Environmental Review Committee

24 July 2014

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

Subject: Draft Mitigated Negative Declaration
Old Otay Mesa Road Improvements
Project No. 287806

Dear Mr. Szymanski:

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

(2) Based on the information contained in the initial study, DMND and the archaeological resources report for the project, we agree with the impact analysis and mitigation program as presented in the DMND.

Thank you for including SDCAS in the public review of this project's environmental review process.

Sincerely,

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

cc: Affinis
SDCAS President
File

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

SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY, INC (July 24, 2014)

2. Comment noted.

From: Oswaldo D. Meneses [mailto:oswaldo.meneses@sdmts.com]
Sent: Thursday, July 31, 2014 4:32 PM
To: DSD EAS
Subject: Old Otay Mesa Road Improvements Project Comments

Hello,

Below are MTS' comments on the Old Otay Mesa Road Improvements Project No. 287806.

Although there is currently no MTS service along Otay Mesa Rd at this location, it is a definite possibility in the future. Future bus service through this area would provide local access from the communities of San Ysidro to San Ysidro High School.

(3) In order for MTS to add bus stops and provide service to this area, certain infrastructure improvements must be in place. MTS recommends the following improvements to the intersections of Hawken Dr & Crescent Bay Dr along Otay Mesa Rd:

- Enough sidewalk length from the curb-return to accommodate passenger loading and unloading from both the front and the rear door of the bus.
- Sidewalk depth to accommodate an ADA landing pad of 5'x8' for wheelchair loading and unloading from the front door of the bus.
- Bus stops would be preferably located farside of the intersection in both directions but a nearside location can be accommodated if necessary.

Thank you,

Oswaldo Meneses
Transportation Planner
t: 619.557.4589
oswaldo.meneses@sdmts.com

Metropolitan Transit System
1255 Imperial Ave., Ste. 1000
San Diego, CA 92101
www.sdmts.com

3. Accommodations will be made for a possible bus stop on the southeast side of the intersection of Otay Mesa Road and Hawken Drive, including a 5'x8' sidewalk landing area. However, the north side (west bound) of this intersection is outside of the scope of work for the project, as is the intersection of Otay Mesa Road and Crescent Bay Drive.

INITIAL STUDY CHECKLIST

1. Project title/Project number: Old Otay Mesa Road Improvements/287806

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

3. Contact person and phone number: Jeff Szymanski, Senior Planner, (619) 446-5324

4. Project location: The project occurs along a portion of Otay Mesa Road extending east from the intersection of Hawken Drive and Otay Mesa Road and terminating just westerly of Crescent Bay Drive and the canyon abutting Otay Mesa Road to the north and south of the roadway located within the Otay Mesa Community Plan area (Council District 8) and City of San Diego Multiple Species Conservation Program's (MSCP) Multi-Habitat Planning Area (MHPA) (Figures 1 and 2). Legal Description: Portion of Government Lot 2, Section 31, Township 18 South, Range 1 West; and Section 36, Township 18 South, Range 2 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to official plat thereof (APNs 645-060-07 and 645-342-56) (see Figure 10).

5. Project applicant/Sponsor's name and address: City of San Diego Public Works Department, ~~Engineering & Capital Projects~~ Right-of-Way Design Division, 525 B Street Suite 750, MS 908A, San Diego, CA 92101. Project Manager: Jong Choi, (619) 533-5493.

6. General Plan designation: Street System – Collectors (local) and Park, Open Space, and Recreation.

7. Zoning: The project site is primarily zoned AR-1-1 (Agricultural – Residential). A limited portion of the roadway at the easterly end of the project site is located within the RM-2-4 (Residential – Multiple Unit) zone.

8. Description of project: The project would improve a 3,700-foot long section of Otay Mesa Road between Hawken Drive and Crescent Bay Drive. The roadway improvements would include widening and realigning an existing 26-foot wide, two-lane, undivided road to a 36-foot wide modified two-lane local collector in accordance with the City of San Diego Street Design Manual. In order to accommodate the road widening and re-alignment, approximately ~~55,950~~ 56,000 square feet (1.28 acres) of additional public right-of-way (ROW) would be acquired on City fee-owned land (i.e. dedicated City Open Space). Associated improvements would include two striped ~~12~~11-foot wide vehicular travel lanes; two 2-foot buffers; two ~~6~~5-foot wide, Class II bicycle lanes; two sidewalks with curb and gutter; driveways; pedestrian ramps; street signage; utility relocations and adjustments; and a new storm water drainage system. A guardrail and six-foot high, black-coated, chain-link fencing would be constructed along the north side of Otay Mesa Road for increased pedestrian safety. Street lighting would be installed at 300-foot intervals along the improved roadway.

   Construction of the roadway widening and re-alignment would require grading and installation of new retaining walls. Along the northerly edge of the roadway, approximately 2,000 linear feet of earth-tone (i.e. tan) colored crib walls would be installed with varying heights ranging up to a maximum height of 25 feet. Two soil nail walls with a textured faux rock finish and earth-tone

coloring would be constructed on the southerly edge of the roadway at a maximum height of 10 feet. Cut slopes would be required up to heights of an additional 60 feet above the soil nail retaining walls. Grading would require approximately 10,000 cubic yards of soil export from cut slopes, and approximately 50,000 cubic yards of soil import for structural backfill of the crib walls. Inclination of cut slopes would occur at 1.5:1 and 2:1 slope ratios. The existing slope ratio at the westerly cut slope location is currently ¾:1. Heavy equipment would be required for construction, and may include earthmovers, graders, dump trucks and backhoes. Paving activities would require steam rollers, a paving machine, supply trucks, loaders, concrete trucks/mixers, and water trucks.

An existing concrete brow ditch, storm drain inlet, and a storm drain outlet located at the easterly end of the project site would be removed. A new storm drain and hydromodification management and treatment control system would be installed, which would include the following: installation and construction of curb inlets equipped with bio-filters and a new storm drain, replacement of an existing storm drain pipe, new outfall structures equipped with concrete energy dissipaters and rip rap pads, new cleanouts, a concrete brow ditch system, two concrete weirs, cistern storage system, and a vegetated bio-retention basin located at the base of the canyon slope abutting Otay Mesa Road north of the roadway. A new driveway and permanent maintenance access path equipped with a secured gate entrance would be constructed on the north side of the roadway east of the intersection of Hawken Drive and Otay Mesa Road, and would extend northeast along the canyon slope down to the bio-retention basin. The maintenance access path, bio-retention basin, and new storm drain pipe would be located within new drainage easements totaling approximately ~~25,790~~ 25,800 square feet (0.59 acre).

The project would require revegetation of 3.3 acres of disturbed areas as a direct result of project implementation. Revegetation would include installation of native container plant species and hydroseed mix using species observed in the biological study area identified for this project. Temporary irrigation would be used to aid plant establishment. Erosion control measures, such as straw wattles and silt fencing, would be installed as needed to help control erosion while the seed and plantings become established. Revegetation efforts would also include translocation of Otay tarplant species and San Diego barrel cacti within the canyon in accordance with the "*Old Otay Mesa Road Improvements Otay Tar Plant Translocation Plan*" (dated November 27, 2013) prepared by HELIX Environmental Planning, Inc.

Both parcels affected by the roadway widening and re-alignment and associated drainage facilities are ~~located within~~ dedicated as City Open Space (i.e. APN 645-060-067 and 645-342-56) (Figure 10). In addition, the City was granted an open space easement from Pardee Homes as part of a previous private development project agreement on APN 645-342-56, and a conservation easement in favor of the State of California and managed by the Department of Fish and Wildlife (CDFW) is located on APN 645-060-07. Both the conservation easement and open space easement are maintained by the Open Space Division of the City's Park and Recreation Department.

Discretionary actions for the project would include the following: 1) Site Development Permit (SDP) for impacts to sensitive biological resources and steep hillsides, as defined per the City of San Diego's Land Development Code – Environmentally Sensitive Lands (ESL) regulations (Chapter 14); 2) City Council ~~Resolution~~ Ordinance in accordance with City Charter Section 55 to authorize the opening and maintenance of streets and highways over, through, and across City fee-owned land dedicated in perpetuity by ordinance or statute for park, recreation, and cemetery

purposes when the City Manager recommends it and the public interest demands it; and 3) Open Space Easement Vacation to vacate approximately 12,000 square feet (0.28 acre) of an existing open space easement located on APN 645-342-56.

The City has contacted CDFW regarding the conservation easement on APN 645-0760-067, and has begun the process to acquire the State's interest in the conservation easement. This process would be required to be completed prior to construction, and would occur independently of the discretionary actions previously mentioned.

9. Surrounding land uses and setting. Briefly describe the project's surroundings: Otay Mesa Road is located within the City of San Diego's public ROW. The area surrounding the project site consists of residential developments to the northwest and northeast and undeveloped canyon containing Environmentally Sensitive Lands (i.e. sensitive biological resources and steep hillsides) to the north and south of Otay Mesa Road. The project is located within, and adjacent to, the City's MHPA. Both parcels (i.e. APN 645-060-067 and 645-342-56) are ~~located within~~ dedicated as City open space, as further described in the project description (Section 8).

   Other land uses include single-unit residential development to the north, east and west of the project site along the rim of the adjacent canyon, and a San Diego Gas and Electric (SDG&E) substation near the easterly end of the project site south of the roadway. Abutting the east property line of the SDG&E parcel is a vacant parcel currently owned by Pardee Homes, which has entitlements to construct a 40-unit condominium project.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): California Department of Fish and Wildlife, Regional Water Quality Control Board (Region 9), and U.S. Army Corps of Engineers.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture and Forestry Resources	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☒ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Service System
☐ Geology/Soils	☐ Noise	☐ Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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

I) AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐ ☒

The project is not located within, nor would it obstruct, a designated scenic vista, view corridor, or gateway identified within the Otay Mesa Community Plan (OMCP) (adopted March 2014). The canyon north of the roadway is not designated as a significant public resource per the OMCP. Despite the adjacent canyon not being identified as a scenic vista, public views of the adjacent canyon would not be affected by the project. Therefore, project implementation would not affect public views, including scenic vistas.

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

The project is not located within or adjacent to a state scenic highway. Therefore, no such impact would occur as a result of project implementation.

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

According to the CEQA Significance Determination Thresholds (2011), projects that include design features such as retaining walls greater than six feet in height and 50 feet in length and are visible to the public could result in significant visual quality impacts.

The project would require the construction of two retaining wall systems in order to construct the roadway widening and realignment. Approximately 2,000 linear feet of crib walls would be installed along portions of the northerly edge of the roadway with varying heights ranging up to a maximum height of 25 feet. The crib wall would be earth-tone color (i.e. tan) to blend with the surrounding natural environment. Two soil nail walls would be constructed along the southerly edge of the roadway up to a maximum height of 10 feet. Cut slopes are proposed up to heights of an additional 60 feet above the soil nail walls at slope ratios of 1.5:1 and 2:1. The two locations where the soil nail walls are to be constructed consist primarily of exposed light-tan soil where the slope was previously cut in order to construct the existing roadway, and sparse to thick growth of non-native, light-colored grasses and chaparral at the top of the cut slopes. Native shrubs are located higher up the slope above the exiting slope cuts. The soil nail walls would have a textured faux rock finish and modeled earth-tone coloring to blend with the surrounding environment, and the cut slopes above the soil nail walls would be revegetated with native container stock plants and a native hydroseed mix application using native upland habitat

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

species observed in the surrounding area. Temporary irrigation would be used to aid plant establishment.

Visual simulations of both retaining wall systems were prepared by Estrada Land Planning (see Figure 11). The visual simulations show that the retaining walls as designed with wall texturing and earth-tone coloring to blend with the natural environment and that the native plantings would soften the appearance of the retaining walls and mimic existing conditions. Therefore, it was determined that the project would result in a less than significant impact to the visual character, and the walls would not substantially degrade the existing visual quality of the site and its surroundings.

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

The roadway improvements would not result use any materials that result in significant light or glare, or would result in a new source of substantial light or glare. Therefore, the project would not adversely affect day or nighttime views in the area.

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? ☐ ☐ ☐ ☒

Per the City's CEQA Significance Determination Thresholds (2011), a significant impact on agricultural resources may result from a project which involves the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Per the California Department of Conservation's Divisions of Land Resource Protection Farmland Mapping and Monitoring Program, the project site is located entirely on land classified as

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

"Grazing Land". The project would not involve or impact any agricultural land listed in the land classifications above. Therefore, the project would result in no such impact as a result of project implementation.

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

Please see II(a). The project site is not part of a Williamson Act contract, and would not conflict with the AR-1-1 (Agricultural – Residential) zoning regulations.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ☐ ☐ ☐ ☒

The project site is not located on forest land, and would not cause forest land to be rezoned. Therefore, the project would not conflict with existing zoning for forest land.

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

Please see II(c).

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☒ ☐

There are no forest lands in the vicinity of the project site.

The widening and realignment of Otay Mesa Road would require the dedication of approximately 1.35 acres of new ROW on two parcels zoned AR-1-1 (Agricultural-Residential). As noted in Section II(a), the California Department of Conservation's Divisions of Land Resource Protection Farmland Mapping and Monitoring Program classified the canyon surrounding the project site as "Grazing Land". No grazing activities currently occur, or have been known to occur, on these affected parcels. The majority of all roadway improvements

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

would occur on disturbed land and steep slopes immediately adjacent to Otay Mesa Road. The project would not involve any other changes in the existing environment other than those required for construction of the roadway improvements previously described within the project description above that would result in the conversion of Farmland to non-agricultural use. Furthermore, both parcels are ~~located within~~ dedicated as City Open Space for park and recreation purposes, which prohibits agricultural activities from occurring on formally dedicated City fee-owned land. The change in use of 1.35 acre of agriculturally-zoned dedicated City Open Space to City public right-of-way (ROW) in the interest of public health and safety would not significantly affect potential grazing opportunities on either parcel should they be permitted in the future in accordance with the provisions under City Charter, Section 55.

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

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

The project would improve an existing roadway in accordance with current City standards in order to provide greater pedestrian and driver safety. No additional traffic lanes would be constructed. Other than maintenance of the on-site and off-site drainage facilities (e.g. detention basin), the project would not generate additional trips to this facility once constructed. However, emissions would occur during the construction phase of the project, and could increase the amount of harmful pollutants entering the air basin.

An *"Air Quality and Greenhouse Gas Analysis Letter Report for the Old Otay Mesa Road Improvement Project, Project No. 228335"* (dated May 3, 2012) was prepared by HELIX Environmental Planning, Inc. in order to analyze potential short-term and long-term air quality impacts associated with the proposed roadway improvement project. Air pollutants of concern included the following: criteria pollutants (CPs), toxic air contaminants (TACs), and greenhouse gases (GHGs). The report concluded the project has the potential to result in short-term increases in CPs, TACs, and GHGs associated with construction; however, these potential short-term increases would not be considered significant per the City's CEQA significance determination thresholds and as further described in the San Diego Air Pollution Control District's emissions thresholds. The project would not result in any long-term air quality impacts since the roadway improvements would not change the capacity of the road to carry traffic.

The construction emission estimates for the project were derived from the Roadway Construction Emissions Model (RCEM) produced by the Sacramento Metropolitan Air Quality Management District. The emission quantities associated with the project are below the significance thresholds set forth by the City of San Diego. Furthermore, due to the fact that the construction phase of the project is short-term in nature, project emissions would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor result in a

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cumulatively considerable net increase of particulate matter 10 (PM10) or exceed quantitative thresholds for ozone (O3) precursors, oxides of nitrogen (NOx), or reactive organic compounds (ROG). In addition, the contractor would be required to implement Best Management Practices (BMPs) specifications as required in the City's Whitebook during construction. Typical dust suppression BMPs would consist of watering for dust abatement, which would further reduce dust emissions by 75%. Thus, the proposed project would not result in a significant impact with respect to criteria pollutants.

Diesel exhaust particulate matter would be emitted from heavy equipment used during the construction of the proposed improvements. The risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined in the CAPCOA Air Toxic "Hot Spots" Program Risk Assessment Guidelines as 24 hours per day, 7 days per week, 365 days per year, for 70 years. Diesel exhaust particulate matter would be emitted during the 18 months assumed for the project from heavy equipment used in the construction process. However, because of the short-term nature of construction, exposure to diesel exhaust emissions during construction would not be considered significant.

Per the results of the *"Air Quality and Greenhouse Gas Analysis Letter Report for the Old Otay Mesa Road Improvement Project, Project No. 228335"*, the project would not conflict with or obstruct implementation of the City's air quality plan/standards.

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

Please see III(a). The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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)?	☐	☐	☒	☐

Please see III(a). As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and not considered significant. Additionally, the scope and nature of the project would not result in an increase in Vehicle Miles Traveled (VMTs) and associated emissions. Therefore, the project would not result in a cumulatively considerable net increase of any

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criteria pollutant for which the project is non-attainment in the region under applicable federal or state ambient air quality standards.

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

Please see III(a). The project would not result in any substantial pollutant concentrations. Furthermore, the project site is surrounded by open space with single-unit homes located around the upper rim of the canyon adjacent to the project area. The project site is not located next to any known sensitive receptor sites. San Ysidro Middle School is located approximately 2,000 feet southwest of the project site, and San Ysidro High School is located approximately 1,100 feet northeast of the project site. Students and other predestrians travel along the roadway at various times of the day. However, exposure to pollutants would be minimal and temporary, and the concentrations of pollutants are not considered to be substantial.

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

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

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☒ ☐ ☐

The widening and realignment of Otay Mesa Road and associated drainage improvements would impact the existing public ROW and two parcels (i.e. APNs 645-060-07 and 645-342-56). Both parcels are ~~designated as~~ dedicated City open space for park and recreation purposes and contain ESL (i.e. sensitive biological resources), as defined by the City's Land Development Code. A biological resources report entitled, *"Old Otay Mesa Road*

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Improvement Project, Biological Technical Report" (dated November 21, 2013) was prepared by HELIX Environmental Planning, Inc. in order to analyze and quantify project impacts to sensitive biological resources, provide recommendations for mitigation measures necessary to reduce direct and indirect impacts to below a level of significance per the City's CEQA significance determination thresholds, and to demonstrate compliance with federal, state and local regulations.

The approximately 6.8 acre project site was included within a larger 31.1-acre biological study area (BSA) surveyed and analyzed by HELIX's biologists as part of the overall biological assessment. The project site is located within and adjacent to the City's MHPA, and would impact approximately 3.1 acres of MHPA lands. The biological technical report (BTR) identified eight vegetation communities occurring within the overall BSA, which include the following: southern willow scrub (including disturbed), mule fat scrub, maritime succulent scrub (including disturbed), Diegan coastal sage scrub (including disturbed), coastal sage scrub-lemonadeberry dominated (including disturbed), non-native grassland, non-native vegetation, and disturbed habitat, in addition to developed land. The approximately 6.8-acre project site, which is situated within the larger BSA, supports five vegetation communities including the following: Diegan coastal sage scrub (including disturbed), coastal sage scrub-lemonadeberry dominated (including disturbed), non-native grassland, non-native vegetation (i.e. Peruvian peppertree, acacia, and pine), and disturbed habitat, in addition to developed land.

The project would result in direct impacts to three sensitive upland habitats as defined by the City's Biology Guidelines (Tiers I-IIIB): 1.0 acre of Diegan coastal sage scrub (Tier II), 1.2 acres of coastal sage scrub-lemonadeberry dominated (Tier II), and 1.9 acres of non-native grassland (Tier IIIB). Impacts would also occur to non-native vegetation (Tier IV), disturbed habitat (Tier IV), and developed land (Tier IV). Tier IV upland habitat types are not considered significant, and do not require mitigation.

The project would result in impacts to a total of 3.8 acres of coastal sage scrub (CSS) and non-native grasslands (NNG) of which, 1.6 acres of CSS and 1.3 acre of NNG are located within the MHPA, and 0.6 acre of CSS and 0.6 acre of NNG are located outside the MHPA. Impacts to sensitive upland habitats (Tiers I-IIIB) would be mitigated either thru the purchase of credits from the Cornerstone Lands Conservation Bank or the use of mitigation credits at the City's Wruck Canyon parcel. Mitigation credits at the Cornerstone Lands Conservation Bank are all comprised of Tier II habitat. All mitigation credits available for the Wruck Canyon parcel are comprised of Tier I habitat for maritime succulent scrub (MSS), which is assigned a higher habitat value than Tiers II and IIIB. A total of 6.89 acres of Tier I habitat credits are available on the City's Wruck Canyon parcel, of which, 1.46 acres are located within the MHPA and 5.43acres are located outside the MHPA.

Purchase of mitigation credits from the Cornerstone Lands Conservation Bank would require mitigation for 2.2 acres of Tier II habitat (i.e. CSS) to satisfy the 1:1 mitigation ratio within the MHPA and 1.6 acres of Tier IIIB habitat (i.e. NNG) to satisfy the 0.5:1 (0.6 acre outside

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MHPA) and 1:1 (1.3 acre within MHPA) mitigation ratio requirements.

If mitigation were achieved at the City's Wruck Canyon parcel, the project would require the use of a total of 5.19 acres of credits (1.46 acres of credits within the MHPA and 3.73 acres outside the MHPA). The impacts are calculated as follows: 1.46 acre of Tier I habitat (i.e. MSS) to satisfy the 1:1 mitigation ratio for 1.46 acre of Tier II habitat within the MHPA, 0.28 acre of Tier I habitat to satisfy the 2:1 mitigation ratio for 0.14 acre of Tier II habitat within the MHPA and mitigated for outside the MHPA, 0.9 acre of Tier I habitat to satisfy the 1.5:1 mitigation ratio for 0.6 acre of Tier II habitat outside the MHPA, 1.95 acres of Tier I habitat to satisfy the 1.5:1 mitigation ratio for 1.3 acre of Tier IIIB habitat within the MHPA mitigated for outside the MHPA, and 0.6 acre of Tier I habitat to satisfy the 1:1 mitigation ratio for 0.6 acre of IIIB habitat outside the MHPA.

A total of seven sensitive plant species were observed in the BSA during surveys to date including the following: California adolphia (*Adolphia californica*), San Diego bur-sage (*Ambrosia chenopodiifolia*), San Diego sunflower (*Bahiopsis laciniata*), Otay tarplant (*Deinandra conjugens*), San Diego barrel cactus (*Ferocactus viridescens*), California box-thorn (*Lycium californicum*), and ashy spike-moss (*Selaginella cinerascens*). Five of these seven species occur within the project site, and would be impacted by project implementation: San Diego bur-sage, San Diego sunflower, Otay tarplant, San Diego barrel cactus, and California box-thorn. Of these five species, Otay tarplant is a federal and state-listed and City narrow endemic plant species. The remaining sensitive species are not federally or state listed, nor City narrow endemic species. San Diego barrel cactus is identified as a MSCP-covered species.

Construction of the bio-retention basin would result in impacts to 25 individuals of Otay tarplant. Impacts to Otay tarplant are considered significant and require species-specific mitigation. Mitigation would occur through species salvage and translocation into a nearby portion of the MHPA that is approximately 0.04 acre, and is located outside the project impact limits. The translocation site is considered suitable for establishing Otay tarplant due to its close proximity to naturally occurring populations of Otay tarplant, the lack of shrub cover, the presence of appropriate clay soils (as identified on soils maps [USDA 2005] and confirmed by field verification which found cracked clay soils), and the lack of existing sensitive resources. The site is also readily accessible for any required maintenance activities.

Impacts to Otay tarplant would require a 4:1 ratio, requiring the salvage of soil and seed from the impact area and establishment of at least 100 individual Otay tarplants within the MHPA. The mitigation effort is described in further detail within the "*Old Otay Mesa Road Improvements Project, Otay Tarplant Translocation Plan*" (dated November 27, 2013) prepared by HELIX Environmental Planning, Inc.

Two San Diego barrel cactus individuals are located within the project's limits of work. Both individuals would be translocated as described within the Otay tarplant translocation plan. Impacts to San Diego bur-sage, San Diego sunflower, and California box-thorn are

minimal, and adequate conservation of these species has been provided within the City's MHPA. Species-specific mitigation is not required.

A total of 6 sensitive animal species have been detected in or near the BSA including the following: coastal California gnatcatcher (*Polioptila californica californica*; [CAGN]), least Bell's vireo (*Vireo bellii pusillus*; [LBVI]), white-tailed kite (*Elanus leucurus*), San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), yellow warbler (*Setophaga petechia*), and Cooper's hawk (*Accipiter cooperii*). Suitable habitat for San Diego cactus wren, LBVI, and yellow warbler is not present within the project site, and no impacts to these species would occur as a result of project implementation. The project would impact potential foraging habitat for white-tailed kite and Cooper's hawk, as well as habitat potentially occupied by CAGN. Any impacts to CAGN would be considered significant. Direct impacts to foraging habitat for white-tailed kite and Cooper's hawk and habitat potentially occupied by CAGN would be mitigated through habitat-based mitigation. Impacted vegetation communities would also be revegetated with native plant species observed within the surrounding environment.

Potential direct impacts to nesting birds could result if clearing of habitat occurs during their breeding season. In order to avoid potential impacts to nesting birds, vegetation clearing would be required to occur outside of the general avian breeding season (February 1st – September 15th). If construction within upland habitats must occur during the general avian breeding season, a qualified biologist would be required to conduct a pre-construction survey for nesting birds prior to clearing, grading, and/or grubbing of vegetation. If no active nests are found, clearing may proceed. If active nests are found, no clearing may take place within 300 feet of any active nest until a qualified biologist determines that the nest is no longer active or occupied. No clearing, grubbing, or grading would be permitted within the MHPA during the CAGN breeding season (March 1 - August 15) or within suitable habitat for LBVI during the LBVI breeding season (March 15 – September 15) unless focused protocol surveys are conducted in accordance with the USFWS surveying requirements prior to construction in order to determine presence/absence of CAGN and LBVI. If either species are present, construction must not occur during their respective breeding seasons unless appropriate noise attenuation and biological and acoustical monitoring are performed. If focused protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed, and implementation of noise attenuation and biological monitoring would be required if construction were to occur within or adjacent to suitable habitat.

In accordance with the City's ESL regulations, any development within the MHPA which identifies the occurrence of nesting Cooper's hawk or northern harrier, must include an impact avoidance area of 300 feet from any nesting site of Cooper's hawk and 900 feet from any nesting site of northern harrier, until any fledglings have left the nest or the nest is no longer active or occupied. No construction activities would be permitted to occur within these impact avoidance areas.

Please see Section V. Mitigation Monitoring and Reporting Program of the Mitigated

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Negative Declaration for more details regarding the biological mitigation and monitoring requirements described above. Implementation of these mitigation and monitoring requirements would minimize impacts 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 Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☐ ☒

The project would impact 0.005 acre of USACE non-wetland Waters of the United States (WUS) and 0.013 acre of CDFW streambed. Impacts to 0.005 acre of United States Army Corps of Engineers (USACE) non-wetland WUS and 0.013 acre of CDGW streambed are considered to have a minimal adverse effect on the aquatic environment. Final mitigation requirements for impacts to 0.005 acre of USACE non-wetland WUS and 0.013 acre of CDFW streambed would be determined by the USACE, Regional Water Quality Control Board (RWQCB), and/or CDFW, and included in the associated resource agency permits such as the Clean Water Act (CWA) 404 and 401 and 1602 CDFW Streambed Alteration Agreement (SAA) permit authorizations. Mitigation may occur through wetland or streambed creation, restoration, enhancement, or purchase of mitigation credits at a 1:1 ratio from the Rancho Jamul Wetland Mitigation Bank, or a combination thereof.

WUS and CDFW streambed on site are not considered City wetlands, and impacts to these features are not subject to City regulations. City wetlands occur within the overall 31.1 acre BSA; however, no City wetlands are located within the 6.8-acre project site. City wetlands within the BSA consist of small stands of southern willow scrub and mule fat scrub. Except for one area of southern willow scrub, all wetland habitats occurring off-site are located a minimum of 50 feet away from the project limits. This closer stand of southern willow scrub located north of the roadway and southeast of Hawken Drive is approximately 20 feet away from the proposed limits of work and approximately 25 feet away from the existing shoulder of the roadway. The slope between the shoulder of the roadway and the wetland is landscaped, providing a vegetated buffer adjacent to the wetland. The buffer will remain vegetated during and following construction, thus continuing to provide a vegetated setback from the road.

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 ☐ ☐ ☒ ☐

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interruption, or other means?

No federal wetlands are located within the 6.8-acre project site or the overall 31.1-acre BFSA. Therefore, there would be no direct impacts to federally protected wetlands. The proposed drainage and hydromodification facilities would prevent any significant indirect downstream impacts from occurring should any federal wetlands exist. Therefore, the project would have no substantial adverse effects on federally-protected 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?	☐	☐	☒	☐

Approximately 3.1 acres of the 6.8-acre project site are located within the MHPA, which in this area provides habitat linkages through a network of canyons south to the Vernal Pool Unit of the San Diego National Wildlife Refuge. However, the project is not located within an identified wildlife corridor within the City's MSCP Subarea Plan. All work would be conducted in a limited area along each side of the existing road. Proposed project impacts within the MHPA would not result in significant impacts to wildlife corridors as the impacts are situated adjacent to an existing roadway (roadway widening and associated improvements), and would not result in substantial interference with wildlife movement through the MHPA or impede linkages or the use of wildlife nursery sites. All disturbed areas and the bio-retention basin would be revegetated with native plants consistent with the surrounding environment per the landscape plans and revegetation plan entitled, "*Old Otay Mesa Road Improvements Project, Revegetation Plan*" (dated November 27, 2013) prepared by HELIX Environmental Planning, Inc. Therefore, the proposed project would not result in significant impacts to wildlife corridors, and no mitigation is required.

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

The project would not result in a significant conflict with any local policies or ordinances protecting biological resources.

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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?	☐	☒	☐	☐

The project site is located within the City's MSCP Subarea Plan, which provides regulatory guidance for projects within City limits. The MSCP identifies an MHPA intended to link all core biological areas into a regional wildlife preserve. Land uses within the MHPA must be managed to ensure minimal MHPA impacts. Compatible land uses within the MHPA include roads in compliance with general planning policies and design guidelines for the MSCP (City 1997). Expansion of existing permitted uses within the MHPA must comply with applicable land use regulations and should provide measures to minimize impacts on the MHPA including lighting, noise, or uncontrolled access. Expansion of uses should be generally restricted to existing approved development areas. Development within the MHPA should be directed to areas of lower quality habitat and/or areas considered less important to long-term viability of the MHPA. Approximately 3.1 acres of the project site are within the City's MHPA.

The MSCP establishes specific guidelines that limit activities that occur within the MHPA. In general, activities occurring within the MHPA must conform to these guidelines and, wherever feasible, should be located in the least sensitive areas. Utility lines, limited water facilities, and other essential public facilities (e.g. roadway improvements) in compliance with policies found in Section 1.4.2 of the City's MSCP Subarea Plan are considered conditionally compatible with the biological objectives of the MSCP, and are thus allowed within the City's MHPA. Applicable policies from this section are discussed below.

All new development for utilities and facilities within or crossing the MHPA shall be planned, designed, located and constructed to minimize environmental impacts. All such activities must avoid disturbing the habitat of MSCP-covered species and wetlands. If avoidance is infeasible, mitigation would be required. Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitats unless determined to be unavoidable. All such activities must occur on existing agricultural lands or other disturbed areas rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of and/or mitigation for the disturbed areas after project completion would be required.

The project is considered a Priority Development Project pursuant to the City of San Diego Storm Water Standards Manual and the Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit. As such, the project is required to provide permanent storm water BMPs, is subject to required hydromodification, and must include Low Impact Development (LID) features (i.e. bio-retention basin). These requirements include storm water treatment of the additional runoff created as a result of the proposed roadway

improvements prior to entering the adjacent sensitive habitat areas.

The City took into consideration a variety of factors when determining the location of the LID. The slopes and topography along the south side of Otay Mesa Road are considered an infeasible location for a bio-retention basin. Therefore, the bio-retention basin had to be located on the north side of the road at a lower elevation than the roadway where it can capture the greatest amount of runoff for treatment prior to discharge into the canyon. The lower northwesterly portion of the canyon adjacent to the roadway meets all of these necessary storm water requirements.

There are several factors that restrict the development area of the LID and maintenance access path within the canyon, including existing wetlands, Waters of the U.S./State, and site topography (i.e. steep slopes). The location and design of the bio-retention basin and maintenance access road were chosen to minimize grading impacts within the canyon, avoid sensitive biological resources to the greatest extent feasible, achieve the minimum area necessary to meet the bio-retention basin volume requirements for hydromodification, minimize impacts to Waters of the U.S., and maintain an adequate buffer from wetlands located west of the proposed drainage improvements.

The bio-retention basin is proposed to be constructed at a low point near the west end of the project site within the canyon immediately north of Otay Mesa Road in order to capture the volume of runoff from the improved roadway that is required to be treated, held, and slowly released during rain events in accordance with state and local storm water regulations for hydromodification. The City's Storm Water Division has determined the proposed drainage improvements conform to the City's Drainage Design Manual.

The bio-retention basin and maintenance access road have been designed to minimize grading and impacts to native vegetation by locating the basin at the base of the canyon abutting the canyon slope, and constructing the maintenance access road to follow the contours of the canyon slope leading down from Otay Mesa Road to the basin. The maintenance access road has been designed using the minimum roadway width and length needed to provide safe access for maintenance crews and equipment.

Construction of the bio-retention basin would result in impacts to 25 Otay tarplant individuals and two San Diego barrel cactus individuals. Impacts to Otay tarplant would be mitigated at a 4:1 ratio within the MHPA in accordance with the Otay Tarplant Translocation Plan (Helix, 2013). Both individuals of San Diego barrel cactus would be translocated to the same translocation site as the Otay tarplant. Impacts to CSS and NNG would be mitigated thru available mitigation credits at the City's Wruck Canyon parcel or purchase of credits at the Cornerstone Lands Conservation Bank. Please see Section IV(a) and MND Section V. Mitigation Monitoring and Coordination for additional information.

Avoidance of native habitat is not possible for the proposed project, which requires expansion into native habitat for road re-configuration and installation of required drainage facilities. However, all temporarily disturbed areas would be revegetated with native species

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appropriate to the surrounding area. Staging would occur on the existing roadway (as traffic will be reduced to one lane during construction) and/or in disturbed habitat off-site to the southeast within the project limits. No staging would occur within biologically sensitive areas as defined per the City's Biology Guidelines and MSCP Subarea Plan.

Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage. The project would not significantly disrupt wildlife usage of the MHPA. The project consists of improvements to an existing road that bisects the MHPA and all work would be conducted in a limited area along each side of the existing road. The bio-retention basin to be located within the canyon would be vegetated, and would not inhibit wildlife movement from occurring within the canyon.

Roads constructed within the MHPA are limited to those identified in the Community Plan Circulation Elements, collector streets essential for area circulation, and necessary maintenance/emergency access roads. Where possible, roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible. For the most part, existing roads and utility lines are considered a compatible use within the MHPA.

Otay Mesa Road is identified within the Circulation Element of the OMCP, and is considered an essential public facility due to safety concerns for students and the public traversing a segment of unimproved roadway. Improvements to this roadway would be consistent with the policies of the OMCP and the MSCP Subarea Plan. The proposed maintenance access path has been designed to be the shortest feasible route to the bio-retention basin, taking into account the steep slopes leading down into the canyon from the road, and would not cross the bottom of the canyon. It has been designed to minimize impacts to sensitive biological resources to the greatest extent practicable. The access road would primarily impact non-native grassland, which is the least sensitive habitat tier requiring mitigation, as well as some lemonade-berry dominated coastal sage scrub, and disturbed habitat. It is not anticipated to significantly disrupt wildlife movement due to its short length and location along the contours of the canyon slope. In addition, the access road would be gated to prevent unauthorized use and is not expected to be used by maintenance vehicles more than twice a year.

The proposed project would comply with the restoration management directive thru implementation of a sensitive species translocation/restoration plan for Otay tarplant, revegetation in accordance with the landscape plans and revegetation plan addressing the City's revegetation/erosion control standards, and incorporation of the required elements into these plans, as outlined in Attachment III of the City's Biology Guidelines (City 2012).

The Otay tarplant translocation/restoration plan identifies where translocation is to occur, describes techniques and methods to be employed, outlines maintenance, monitoring and reporting requirements for the 5-year monitoring period, and provides success criteria. The

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translocation area would be located within the BSA for the project, on City-owned lands within the MHPA. The proposed translocation area is considered suitable for establishing Otay tarplant due to its close proximity to naturally occurring populations of Otay tarplant, the lack of shrub cover, and the presence of appropriate clay soils. The translocation/restoration plan would be implemented to accomplish species-specific mitigation for impacts to Otay tarplant, which is a City narrow endemic species.

The revegetation plan identifies areas where revegetation is to occur, describes techniques and methods to be employed, provides seed mixes and plant palettes, addresses the need for irrigation, and outlines a recommended maintenance, monitoring, and reporting program for the 25-month maintenance and monitoring period. Areas temporarily disturbed during construction would be revegetated with native upland habitat using species observed within the BSA. Temporary irrigation would be used to aid plant establishment. Erosion control measures, such as straw wattles and silt fencing, would be installed as needed to help control erosion while the seed and plantings become established. The proposed revegetation effort is required to comply with the City's Landscape Standards for revegetation and erosion control, and is not part of the habitat mitigation for the project.

Portions of the project site that are within the MHPA are located in the Otay Mesa portion of the Southern Area, as described within the MSCP Subarea Plan. Pursuant to Section 1.5.3 of the Subarea Plan, the major issues that require consideration for management of the MHPA in the Otay Mesa area are, in order of priority (City 1997):

- Intense land uses and activities adjacent to and in covered species habitat and linkages;
- Off-road vehicle activity;
- Dumping, litter, and vandalism;
- Enhancement and restoration needs;
- Non-native, invasive plant and animal species;
- Illegal immigration and Border Patrol activities; and
- Utility, facility and road repair, construction and maintenance activities.

General management policies and directives for the Otay Mesa area include:

- Not allowing unauthorized motorized vehicles to access the MHPA;
- Removing trash, hazardous materials, and vehicles from the MHPA prior to transfer from private into public ownership and/or management;
- Inventory vernal pool areas for sensitive and target species and assess for enhancement/restoration needs; and
- Assess vernal pool areas proposed for development for transplantation of sensitive plants and soils.

The proposed project conforms to the general management policies and directives for Otay Mesa for the following reasons:

- No unauthorized motorized vehicles would be allowed access to the MHPA, as the access road to the detention basin would be gated to prevent unauthorized access;
- No transfer of MHPA from private into public ownership would occur as part of the proposed project; and
- No vernal pools are located within the project area.

Two MSCP-covered plant species were observed within the project site: Otay tarplant and San Diego barrel cactus. Four MSCP-covered animal species have been observed in or near the BSA: CAGN, LBVI, Cooper's hawk, and San Diego cactus wren. San Diego cactus wren and LBVI are not expected to occur within the project site as suitable habitat is not present for these species. CAGN is likely to occur within the project site. Cooper's hawk may utilize non-native trees occurring within the project site.

Area-specific management directives for Otay tarplant must include specific measures for monitoring of populations and adaptive management of preserves, and specific measures to protect against detrimental edge effects to this species. The project would implement these directives by translocation and monitoring impacted Otay tarplant, as described in the *Otay Tarplant Translocation Plan*, and by clearly marking the project limits in the field to protect against detrimental edge effects.

Measures must also be included to protect San Diego barrel cacti from edge effects, unauthorized collection, and include appropriate fire management/control practices to protect against a too frequent fire cycle. The project would clearly mark the project limits prior to construction to protect against detrimental edge effects, and would fence off access to the canyon from the proposed maintenance access path to discourage unauthorized access and collection. Two San Diego barrel cacti would be translocated outside the project limits in accordance with the *Otay Tarplant Translocation Plan.*

Area-specific management directives for CAGN and San Diego cactus wren must include measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to improve habitat quality including vegetation structure. The project would implement these measures by restricting clearing of vegetation during the CAGN breeding season (March 1st – August 15th). No impacts to San Diego cactus wren habitat would occur from project implementation as no suitable habitat is located within the project area or the larger BSA.

Cooper's hawk must include a 300-foot wide impact avoidance area around active nests, and minimization of disturbance in oak woodlands and oak riparian forests. No oak woodland or oak riparian habitat occurs on or adjacent to the project site; however, Cooper's hawk was observed within the BSA.

Area-specific management directives for LBVI must include measures to provide appropriate successional habitat, upland buffers for all known populations, cowbird control, and specific measures to protect against detrimental edge effects to this species. Any clearing of

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occupied habitat must occur between September 15 and March 15 (i.e. outside of the nesting period).

The project would implement these measures by clearly marking the project limits in the field to protect against detrimental edge effects. No direct impacts to LBVI habitat would occur from project implementation as no suitable habitat exists within the project site. Potentially suitable habitat occurs off-site in small, scattered stands of southern willow scrub in the drainage north of the project limits, but would not be impacted by project implementation. LBVI is not anticipated to breed in the off-site habitat, which occurs in small, isolated stands with no connection to more extensive riparian habitat. However, restrictions on construction noise during the breeding season would be implemented. Upland buffers would remain mostly unchanged around these habitats, with a minor (approximately 5 foot) encroachment in one area that is near the existing road. The minimum width of wetland buffer in this location would be approximately 20 feet following project construction, with all other wetland buffers greater than 50 feet for the project. Brown-headed cowbirds have not been detected in off-site southern willow scrub habitat; thus, cowbird control is not needed. With implementation of the measures described above, the project would conform to the area-specific management directives for LBVI.

The project would also comply with the MSCP's general management directives. In particular, the project would require mitigation for impacts to sensitive habitats in accordance with the mitigation ratios identified in the City's Biology Guidelines, impacts to narrow endemic plant species (i.e. Otay tarplant) through species-specific mitigation (i.e. translocation), and impacts to raptor foraging habitat and habitat potentially occupied by CAGN through habitat-based mitigation and restrictions on clearing, grubbing, and grading activities within the MHPA during the bird breeding season (February 1st – September 15th) and breeding seasons for CAGN (March 1st – August 15th) and least Bell's vireo (March 15th – September 15th).

The City's MSCP Subarea Plan addresses indirect impacts to preserve areas from adjacent development in Section 1.4.3, Land Use Adjacency Guidelines (City 1997). The MSCP Land Use Adjacency Guidelines (LUAG) provide requirements for land uses adjacent to the habitat preserve in order to minimize indirect impacts to the sensitive resources contained therein. Since the project is located within and adjacent to the MHPA, the following guidelines are applicable to the proposed project:

Drainage

All new developed areas in and adjacent to the preserve must not drain directly into the MHPA, and all developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA.

Runoff from additional impervious area resulting from project implementation would be directed into a new storm water system (see IX – Hydrology and Water Quality), and would

not drain untreated into the MHPA. The proposed LID (i.e. bio-retention basin) would hold and treat runoff from the roadway before slowly releasing it into the canyon and WUS. Bio-filter inserts would also be installed to treat collected runoff before entering the canyon via the existing and proposed storm drains located further east of the LID. Best Management Practices (BMPs) would be implemented during project construction to control runoff, erosion, and contaminants, as necessary. The BMP program will meet all applicable requirements of the State Water Resources Control Board and the City's Municipal Code and Storm Water Standards Manual. With implementation of these measures, no indirect impacts resulting from drainage or impaired water quality would occur.

Lighting

Lighting of all developed adjacent areas should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.

Standard City safety roadway lighting would be installed as part of project implementation. All lighting would be directed at the roadway, with minimal spillover into the adjacent MHPA. As such, no significant indirect impacts resulting from lighting would occur.

Noise

Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife use of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures, and be curtailed during the breeding season of sensitive species.

Potentially significant indirect construction related-noise occurring as a result of grading, grubbing, earthwork, and construction would be temporary, and would only be considered significant if listed species or raptors were displaced and failed to breed as a result of construction-related noise. In order to mitigate for potentially significant noise impacts occurring as a result of the construction of the project, general avian and raptor nesting surveys and focused protocol surveys for LBVI and CAGN would be required prior to construction should construction occur during, or continue into, the applicable breeding seasons. Please see Section V. Mitigation Monitoring and Coordination of the MND for specific survey requirements and breeding season dates.

Invasive Plant Species

No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. Non-native plants can colonize sites disturbed by construction and potentially spread into adjacent native habitats. The proposed project would not result in indirect impacts from

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

introduction of non-native species into native habitats, as any temporarily disturbed areas would be revegetated with native species, and any proposed landscaping would not incorporate species identified as invasive by the California Invasive Plant Council (Cal-IPC). Furthermore, the plant/seed palette in the project's revegetation plan (HELIX 2013c) includes only native species that were observed in the BSA. As such, no significant indirect impacts from non-native plant species would occur.

Barriers

New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rock/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations.

Construction of an access road to the proposed detention basin in the canyon north of the roadway has the potential to result in an increase in public accessibility to the MHPA. The access road would be gated and locked such that unauthorized access would be prevented and signs would be posted restricting entry into the canyon. As such, no significant impacts would occur.

As proposed, the project would not result in any significant conflicts with the provisions of the City's adopted MSCP Subarea Plan or any other local, state, or regional habitat conservation plan. Mitigation measures have been included in Section V. Mitigation Monitoring and Reporting Program of the MND to address potential impacts to MSCP LUAG, CAGN, LBVI, raptors and the general bird breeding season, and protect errant impacts from occurring thru the use of staking, flagging and installation of orange-construction fencing. The project has been designed to minimize impacts within the MHPA.

V. CULTURAL RESOURCES – Would the project:

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

A records search was obtained from the South Coastal Information Center at San Diego State University for a one-mile radius to determine presence or absence of potential resources around the project site. Sixty-six sites, seven isolates, and one historic resource (a portion of the San Diego and Arizona Railway) have been recorded within a one-mile radius of the project area. As a result of the records search, a field survey was performed by HELIX Environmental Planning, Inc and Red Tail Monitoring and Research.

The project area was surveyed for archaeological resources by Affinis and Red Tail Monitoring and Research (Native American monitor) on July 23, 2010, under the direction of Mary Robbins-Wade. The results, of which, are discussed in the "*Archaeological Resources*

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

Inventory: Old Otay Mesa Road Improvements, Otay Mesa, San Diego, California, Project No. 228335" (dated May 2012) prepared by HELIX Environmental, Inc. The survey area included a buffer of approximately 100 feet outside the Area of Potential Effect (APE). Two isolated artifacts were found during the survey, and were recorded with the South Coastal Information Center. Due to their lack of research potential, the isolates are not considered significant resources under CEQA or the City of San Diego's Historic Resources Guidelines. One artifact was noted in the mapped area of a previously recorded site (i.e. CA-SDI-10,511). CA-SDI-10,511 had been determined not to be a significant cultural resource, and subsequent surveys indicated that the site had apparently been destroyed. As mapped, the vast majority of this site is outside the APE. No Native American concerns were identified.

The portion of Old Otay Mesa Road that is the subject of this study is the same as Historic Otay Mesa Road. While the eastern portion of the current alignment within the project area differs from that shown on the 1904 USGS map, by 1928 (as shown in tax factor aerial photographs) the roadway was already in its current alignment. The integrity of the road has been compromised by paving and improvements over the years. Therefore, the road is not eligible for the California Register of Historical Resources and is not a significant resource under CEQA or the City of San Diego's Historic Resources Guidelines.

The results of the "*Archaeological Resources Inventory: Old Otay Mesa Road Improvements, Otay Mesa, San Diego, California, Project No. 228335*" concluded that development of the project is not expected to have any adverse effect on cultural resources. However, due to the poor ground visibility and the presence of known archaeological resources, there is a potential for encountering cultural features during grading. Due to this potential, archaeological monitoring would be required during grading for the project. Monitoring would be performed by qualified archaeologists and a Native American monitor to ensure that no significant impacts to cultural resources occur during construction. If cultural features or deposits are encountered during the monitoring, the monitors would have the authority to temporarily halt excavation/boring, while the discoveries are examined and their significance is assessed. Determination of significance would be made by the Principal Investigator in consultation with the Native American representative and City staff. Please see Section V. Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration for more details regarding the archaeological monitoring requirements.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Please see V(a).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

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

The project site is underlain by the San Diego and Otay geologic formations, both of which have a high sensitivity rating for potential paleontological resources. Per the City's CEQA significance determination thresholds, paleontological monitoring is required for any project underlain by high sensitivity formations when grading would exceed 1,000 cubic yards and a depth of 10 feet. The project proposes to excavate approximately 10,000 cubic yards of soil at a maximum cut depth of 20 feet. Therefore, the project would require paleontological monitoring during construction to minimize impacts to potential paleontological resources to below of level of significance. Please see Section V. Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration for more details regarding the paleontological monitoring requirements.

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

Please see V(a). No human remains have been recorded within the study area. Therefore, no human remains are anticipated to be discovered. However, Section V. Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration includes mitigation requirements should human remain be encountered during construction.

VI. GEOLOGY AND SOILS – Would the project:

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

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

A "*Preliminary Geotechnical Evaluation*" (dated October 20, 2011) was prepared by Ninyo and Moore, which included geologic mapping of existing exposures and the excavation, logging and sampling of one large diameter boring to a depth of approximately 92 feet below the existing ground surface and three test pits to depths of approximately 5-6 feet below the surface. Soil samples were subject to geological laboratory testing.

Per the geotechnical evaluation, the site is not underlain by known active or potentially active faults. Rose Canyon fault is the nearest active fault, and is located 11.5 miles away from the project site. A major strand of La Nacion fault is located approximately 1,500 feet west of the site. However, it is not considered to be active or a significant seismic source per the California Department of Transportation, Office of Earthquake Engineering. No active faults are known to cross the project vicinity. Therefore, for ground rupture due to faulting is considered low. Per the recommendations of the geotechnical evaluation, proper design, construction of retaining walls, and re-compaction of soils would minimize any risk of exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

According to the City of San Diego *Seismic Safety Study*, the project site is located within Geologic Hazards Category 53 and 27. Hazards Category 53 is assigned to areas that have level or sloping terrain with unfavorable geologic structure with a low to moderate risk, and Hazards Category 27 is assigned to slide-prone formations. The geotechnical evaluation determined the project site is located within a seismically active area, and there is a potential for strong ground motion. The closest known active fault line is Rose Canyon fault located 11.5 miles west of the site. The surficial slope stability of the proposed cut and fill slopes was analyzed based upon a slope inclination of 1.5:1. The analysis indicated a factor of safety greater than 1.5, which is the City's standard safety requirement. Per the recommendations of the geotechnical evaluation, proper design, construction of retaining walls, and re-compaction of soils would minimize any risk of exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

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

Please see VI(a)(i) and VI(a)(ii). Based on the relatively dense nature of the underlying formational materials and absence of shallow ground water, the potential for liquefaction and seismically induced settlement was highly unlikely per the results of the geotechnical evaluation. Therefore, impacts from seismic-related ground failure such as liquefaction are not anticipated.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☒	☐

The project site is located within Geologic Hazards Category 27, which is assigned to slide-prone formations. No landslides or ancient landslides have been previously mapped in the project area or were encountered during the geotechnical excavations. Ninyo and Moore determined that an ancient landslide potentially exists along the roadway due to dipping and angling of the formations and the earth materials being more fractured and friable. Per the recommendations of the geotechnical evaluation, proper design, construction of retaining walls, and re-compaction of soils would stabilize the site and ancient landslide area, and would minimize any risk of exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

All cut and fill slopes would be properly re-compacted and revegetated. Revegetation would provide additional slope stability and soil cohesion. Furthermore, the revegetation plan notes the upper eight inches of topsoil to be salvaged, if removed, and stockpiled on-site. Salvaged soil will be re-incorporated during the revegetation process per the recommendations of the project biologist. The project would not result in substantial erosion or loss of top soil as a result of project implementation.

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

The project site is located within Geologic Hazards Category 27, which is assigned to slide-prone formations. Ninyo and Moore was of the opinion that an ancient landslide exists along the roadway due to dipping and angling of the formations and the earth materials being more fractured and friable. Per the recommendations of the geotechnical evaluation, proper design, construction of retaining walls, and re-compaction of soils would stabilize the site and ancient landslide area, and would minimize any risk of exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

d) Be located on expansive soil, as defined in Table 18-1-B of the	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Uniform Building Code (1994), creating substantial risks to life or property?				
Project implementation would not result in such an impact.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
The project does not propose any septic tanks or alternative waste disposal methods.				
VII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
Please see III(a). An *"Air Quality and Greenhouse Gas Analysis Letter Report for the Old Otay Mesa Road Improvement Project, Project No. 228335"* (dated May 3, 2012) was prepared by HELIX Environmental Planning, Inc. in order to analyze the projects air quality impacts including GHGs. The City's CEQA significance determination threshold for GHGs is 900 metric tons per year (i.e. 12 months). Based upon the results of the RCEM, the total annual levels of GHG associated with the project is 637.03 metric tons of CO2, which is less than the annual 900 metric ton threshold. In addition, the project would not result in any long-term air quality impacts since the roadway improvements would not change the capacity of the road to carry traffic. Therefore, the project's GHG emissions would not have the potential to directly or indirectly have a significant impact on the environment.				
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
Please see VII(a). The project would not conflict with any applicable plans, policies, or regulations related to greenhouse gases.				
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the	☐	☐	☐	☒

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

public or the environment through routine transport, use, or disposal of hazardous materials?

The roadway improvement project would not routinely transport, use, or dispose of hazardous materials. Construction is temporary, and would only include standard construction materials typically used for roadways (e.g. cement, sand, gravel, asphalt). No hazardous materials are expected to be encountered during construction as no hazardous sites have been recorded within 1,000 feet of the project site per the State Water Resources Control Board's Geotracker system. No development has occurred within the project boundaries other than the existing roadway and the utilities beneath the roadway surface. Grading would occur along the roadway which is comprised mostly of steep slopes that have not been subject to potential contaminants from any past farming activities. No previous farming activities are known to have occurred within the boundaries of the project site. Groundwater is not expected to be encountered during grading activities. Therefore, the project would not result in any such impact.

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?	☐	☐	☐	☒

Please see VIII(a).

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

The project would not generate any hazardous materials, hazardous substances, or hazardous waste. Pollutants from emissions would not be considered hazardous. Please see III(a). It is not anticipated that any hazardous materials would be discovered during project implementation. Please see VIII(a). Therefore, the San Ysidro middle school and San Ysidro high school would not be subject to any significant hazards materials, substances or waste.

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?	☐	☐	☐	☒

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

The project site is not located on a list of hazardous materials site. Therefore, implementation of the project would not create a significant hazard to the public or environment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The project is located within two miles of Brown Field and the purpose of the proposed roadway improvement project is to provide greater pedestrian and driver safety thru the installation of bike lanes, sidewalks, guardrails, fencing, and an improved roadway alignment minimizing blind curves. Therefore, the project would improve safety as opposed to creating safety hazards. No such impact would occur as a result of project implementation.

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? ☐ ☐ ☐ ☒

Please see VIII(e).

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

The project would improve the alignment and expand the width of the existing roadway eliminating substandard curves and improving driver's line of sight. Therefore, the project would have no direct impacts with the implementation of or physical interference with an emergency response plan or emergency evacuation plan.

Implementation of a Traffic Control Plan (TCP) would be required to address any indirect traffic-related issues associated with the project as a result of construction. One lane of traffic would remain open during construction. Complete road closures may be required at times, but would be limited to the greatest extent feasible. Vehicle movement would be managed in either direction by construction crew personnel, and would be modified as necessary to allow expedited access for emergency vehicles and/or emergency evacuation from the area. In the unlikely event of a natural disaster, all construction vehicles and materials would be moved in order to allow for

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

vehicular access thru or away from the project site. Given the implementation of the TCP, the project would not significantly impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒

The proposed improvements and structures are not flammable. No such impact is anticipated to occur as a result of project implementation. As such, project implementation would not expose people or structures to fires.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

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

Based on the City of San Diego Storm Water Applicability Checklist, the project has been determined to meet the requirements for a "Priority Development Project" requiring permanent BMPs and hydromodification. As a result, a "*Water Quality Technical Report*" (dated December 2, 2013) was prepared by Nasland Engineering in order to identify pollutants of concern, and how to mitigate and treat these pollutants by implementing permanent storm water BMPs, source control BMPs, treatment control BMPs, and Low Impact Development (LID) per the City of San Diego's Storm Water Standards. A Hydromodification Management Plan was also prepared in order to ensure runoff rates and durations are controlled in order to maintain or reduce the pre-project downstream erosion conditions and protect stream habitats and receiving waters.

Otay Mesa Road drains approximately two miles to the Tijuana River, which is located within the Tijuana Hydrologic Unit and San Ysidro Hydrologic Sub-Area HAS 911.11. According to the 2006 Clean Water Act (CWA) Section 303(d) list, this watershed has the following pollutants and/or stressors: eutrophic, indicator bacteria, low dissolved oxygen, pesticides, solids, synthetic organics, trace elements, and trash. The potential sources of the pollutants/stressors are non-point and point source. The pollutants and stressors may or may not be present, but each is a potential impact if the storm water runoff from the project contains similar pollutants of concern. Anticipated and potential pollutants generated by roadway projects include the following: sediments, heavy metals, organic compounds, trash and debris, oil and grease, bacteria and viruses, nutrients, oxygen demanding substances, and pesticides. Proper site maintenance and installation of pollution capturing devices would reduce potential impacts to below a level of significance.

Otay Mesa Road does not currently have a storm drain system design to capture surface water

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

generated. The majority of surface runoff sheet flows into the creek within the adjacent canyon. The existing storm drain system is composed of three corrugated metal pipe (CMP) culverts that channel the excess storm water to the creek within the adjacent canyon. These culverts would remain, and would be upgraded with new reinforced concrete pipe (RCP), headwalls, energy dissipaters and rip rap pads. Outfalls that run under Otay Mesa Road will remain in their current positions. One culvert would be extended to the bottom of the canyon slope to prevent erosion of the canyon hillside. The existing eroded portion of the slope occurring as a result of the existing culvert's outfall location on canyon slope would be repaired and revegetated consistent with the surrounding slope and vegetation conditions.

There are three hydromodification management systems proposed for this project. System 1 consists of a bio-retention basin that drains to an underground cistern. The bio-retention basin would act as the water quality control. The cistern would capture and slowly release the storm water through an orifice plate. System 2 consists of a bio-retention basin to act as both the hydromodification control and the treatment control. The bio-retention basin is a standard basin with 18 inches of engineered soil and a 12 inch layer of crushed rock. The crushed rock is underlain with an impermeable liner, and a system of sub-drains is utilized to convey the treated water to the discharge point. System 3 consists of a series of bio-filters that drain into a cistern. The cistern is similar to the cistern in System 1. The bio-filters are miniaturized bio-retention basins that are inserted into the curb inlet. The bio-retention basins and bio-filters are the primary treatment control BMPs used to treat runoff from the roadway. Water runoff would be directed to these systems via storm drain inlets and pipes along the roadway and a series of brow ditches along the hillside located immediately south of the roadway. Sizing of these facilities has been performed to satisfy both the hydromodification and treatment control requirements listed in the City's Storm Water Standards. The required volume for treatment is the volume generated by the 85th percentile storm event, which is derived from the 85th Percentile Precipitation Isopluvial Map from the County of San Diego Hydrology Manual.

Source control BMPs include permanent, structural features incorporated into the project plans as well as operational BMPs, including regular street sweeping and "good housekeeping" practices, which must be implemented by the site's occupant or owner. The project would implement the following source control BMPs per the Storm Water Standards, Section 3.1 (dated January 2011): exposed slopes will be landscaped with native drought-resistant plants, temporary irrigation will be used to establish plants for two years after construction, periodic street sweeping, and all storm drain inlets will have signage indicating no dumping.

Treatment control BMPs are applied to each project if the project meets specific criteria that are identified in the City of San Diego Storm Water Manual. Projects that are required to have treatment control BMPs are categorized as Priority Development Projects. For Priority Development Projects, the following areas must be evaluated: basis for treatment control selection, targeted pollutants of concern, pollutants not present, justification, exclusions, alternatives analysis, design criteria (and calculations), pollutant removal information, literature references, and maintenance condition(s). The treatment control BMPs would be included within the required Water Quality Technical Report (WQTR) to be prepared by a registered civil

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

engineer prior to construction in accordance with the guidelines and regulations set forth by the RWQCB.

The three separate bio-retention facilities throughout the length of the improvements have been sized to satisfy the water quality and hydromodification management requirements in accordance with Chapter 4 of the City of San Diego's Storm Water Manual. Implementation of the three treatment control and hydromodification management systems and source control BMPs would reduce potential water quality impacts to below a level of significance, and would not violate any water quality standards or waste discharge requirements as the storm water design meets the City's Storm Water Standards requirements.

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

The project does not propose the use of groundwater nor would it impact groundwater during grading activities. Furthermore, the project would not introduce a substantially large amount of new impervious surfaces over ground that could interfere with groundwater recharge. Decomposed granite would be used to construct sidewalks in lieu of impermeable concrete. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

Please see IX(a). The proposed drainage pattern would not be significantly altered during construction or post-construction. Drainage would continue to be directed to the base of the canyon below the roadway via an existing and newly proposed storm drain system. The majority of site runoff would be directed to a new bio-retention basin where it would be retained and treated prior to release into the canyon. Sizing of this facility has been performed to satisfy the hydromodification requirements listed within the City's Storm Water Standards (Chapter 4), and

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

can detain and treat the volume generated by the 85th percentile storm event, which was derived from the 85th Percentile Precipitation Isopluvial Map from the County of San Diego Hydrology Manual. The bio-retention basin would be equipped with an energy dissipater and rip rap pad to minimize erosion and siltation on-site and downstream. Runoff collected at the east end of Otay Mesa Road would be directed to one existing storm drain pipe and two newly constructed storm drain pipes equipped with energy dissipaters and rip rap pads at their outfall structures located at the base of the adjacent canyon north of the roadway. The dissipaters and rip pads for both the bio-retention basin and storm drain pipes would reduce flow velocities minimizing erosion, scour, and siltation.

The proposed storm drain system is compliant with the regulations within the City's Storm Water Standards and the City's Storm Water Design Manual. No such impacts would occur as a result of project implementation.

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?	☐	☐	☐	☒

See IX(a) and (c). The proposed storm drain system would prevent any such impacts from occurring. No such impact would occur as a result of project implementation.

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?	☐	☐	☒	☐

See IX(a) and (c). A new storm water system would be installed that has been designed to the capacity needs of the project. Pollutants in any runoff would be treated by a bio-retention facility and/or bio-filters prior to discharge off-site. No such impact would occur as a result of project implementation.

f) Otherwise substantially degrade water quality?	☐	☐	☒	☐

Please see IX(a). No such impact would occur as a result of project implementation thru proper construction and maintenance of storm drain facilities.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The roadway improvement project would not include construction of any housing, and is not located within, or adjacent to, a 100-year flood hazard area. Therefore, the project would have no such impact as a result of project implementation.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒

The project site is not located within, or adjacent to, the 100-year flood hazard area. Therefore, the project would have no such impact as a result of project implementation.

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

Please see IX(a). The project would construct a storm water drainage system, which would also include improvements to existing storm drain facilities. Cisterns would be installed along the would be installed as part of the roadway improvements, which would direct water away from Otay Mesa Road into the adjacent canyon and into a new bio-retention basin. The drainage system has been designed in accordance with the City's Storm Water Standards and the City's Drainage Design Manual. The project site is not downstream from either a levee or dam. As such, no impact would occur as a result of project implementation.

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

The project would not include any new features that would increase the risk associated with seiche, tsunami, or mudflow beyond those of the existing conditions.

X. LAND USE AND PLANNING – Would the project:

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

The project would improve, widen and result in minor re-alignments to an existing roadway. No new roadways are proposed. Project implementation would not result in the division of an

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established community.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The project would require the acquisition of approximately 55,950 square feet (1.28 acres) of new ROW easements and approximately 25,790 square feet (0.59 acre) of new drainage easements in order to construct the proposed roadway widening and re-alignment and drainage facilities. Acquisition of these easements would affect two parcels ~~designated as~~ dedicated as City Open Space for park and recreation purposes (i.e. APNs 645-060-07 and 645-342-56) (Figure 10). In addition, a conservation easement in favor of the State of California and managed by CDFW is located over APN 645-060-07, and the City was granted an open space easement over APN 645-342-56 from Pardee Homes as part of a previous private development project agreement. Both the conservation easement and open space easement are maintained by the Open Space Division of the City's Park and Recreation Department.

San Diego Charter Section 55 (Charter) provides that all real property owned in fee by the City may be dedicated in perpetuity by ordinance of the City Council or by statue of the State Legislature for park and recreation purposes. Governor Jerry Brown approved Senate Bill No. 1169 (SB 1169) on September 7, 2012, which amended the California Department of Fish and Game Code Section 2831 to provide that lands designated as open space lands in a document entitled "Declaration of the Dedication of Land" (Declaration) be dedicated for park and recreation purposes under the Charter. SB 1169 further provides that such approval of the Declaration is to be by resolution of the City Council in the same manner in which the City Council processes approval of dedicated Open Space, reserving to the City Council the authority to grant easements for utility purposes in, under, and across dedicated property , if those easements and facilities to be located thereon do not significantly interfere with the park and recreational use of the property, and whereas the Charter provides that all property dedicated for park and recreational use shall not be used for any but park and recreation purposes without either such changed use or purpose having been first authorized or later ratified by a vote of two-thirds of the qualified electors of the City voting at an election for such purpose, or whenever the City Manager recommends it, and the City Council finds that the public interest demands it, the City Council may, without a vote of the people, authorize the opening and maintenance of streets and highways over, through and across City fee-owned land which has heretofore or hereafter been formally dedicated in perpetuity by ordinance or statute for park, recreation and cemetery purposes. The City Council for the City of San Diego approved Resolution No. 307902 on

November 30, 2012, which dedicated 6,567.27 acres of real property owned in fee by the City for park and recreation purposes pursuant to SB 1169, which included both parcels affected by this project. APN 645-060-07 was included within its entirety, which includes the existing portion of Otay Mesa Road that transects that parcel.

The proposed roadway improvements are not being constructed for park and recreation purposes, and are not considered to be permitted uses generally allowed within dedicated City Open Space without City Council authorization. Therefore, the project would require an ~~resolution~~ ordinance approved by City Council in accordance with City Charter Section 55 to authorize the opening and maintenance of streets and highways over, through, and across City fee-owned land dedicated in perpetuity by ordinance or statute for park, recreation, and cemetery purposes as recommended by the City Manager and when the public interest demands it.

The unimproved section of roadway along Otay Mesa Road presents significant safety dangers for pedestrians, bicyclists, and middle school and high school students traversing along the roadway to and from school. There is a dirt path used by pedestrians and students adjacent to the north side of the roadway varying from one to four feet in width, which is located immediately adjacent to the top of a canyon slope. There are no fences or sidewalks to protect pedestrians from passing vehicles or from slipping/falling into the adjacent canyon. Existing guardrails are located along a portion of the unimproved section of Otay Mesa Road while the remaining areas are exposed to passing vehicles. This project is a priority for the San Ysidro and Otay Mesa communities, which have, and are, actively advocating for the proposed improvements in order to provide adequate public safety for their community members, families, and the general public. Monthly demonstration walks along Otay Mesa Road are occurring until the roadway is improved, and regular press conferences and news updates regarding the importance of the project and need for construction are being held, thus demonstrating the project's demand by the public interest.`

A conservation easement deed was recorded on APN 645-060-07 on November 12, 2009 by The Environmental Trust, Inc as Grantor, and in favor of the State of California acting by and through its Department of Fish and Game (i.e. CDFW) as Grantee. This property has since been deeded over to the City of San Diego as Grantor, and CDFW remains Grantee with jurisdiction over the conservation easement. The conservation easement prohibits certain uses, which includes the addition of ROW and associated drainage facilities proposed by the project. The City has contacted CDFW regarding the conservation easement on APN 645-0760-067, and has begun the process to acquire the State's interest in the conservation easement. This process would be required to be completed prior to construction, and would occur independently of the discretionary actions previously mentioned.

An open space easement was recorded on APN 645-342-56 as part of a private development project by Pardee Homes. This parcel has since been grant deeded over to the City in fee for open space. Any use of the property for other than open space purposes is not allowed unless and until the City Council has first conducted a public hearing in accordance with Streets and Highways Code Section 8300 et seq, and, after such public hearing has abandoned all or a

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

portion of such easement restrictions. Therefore, an open space easement vacation to vacate approximately 12,002 square feet (0.28 acre) of an existing open space easement located on APN 645-342-56 is being requested to allow the proposed roadway improvements and uses.

The project would meet all the criteria and follow all local and state procedures and regulations to allow for development of the proposed roadway improvements within dedicated City Open Space and within the State's conservation easement and City's open space easement. Therefore, the project implementation would not result in any such conflicts.

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

Please see IV(f). The project is considered an essential public facility consistent with the MSCP Subarea Plan. Mitigation measures have been included in Section V. Mitigation Monitoring and Reporting Program of the MND to address potential impacts to MSCP LUAG, CAGN, LBVI, raptors and the general bird breeding season, and protect errant impacts from occurring thru the use of staking, flagging and installation of orange-construction fencing. The project has been designed to minimize impacts within the MHPA.

XI. MINERAL RESOURCES – Would the project:

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

The areas surrounding the project are not being used for the recovery of mineral resources. The project site is located within Mineral Resources Zone Three (MRZ 3) per the City of San Diego General Plan's Generalized Mineral Classification map, which is categorized as areas containing mineral deposits, the significance of which cannot be evaluated from available data. The site is not located within MRZ 2, which is categorized as areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. The MRZ 2 is the MRZ zone identified as potentially significant within the City's CEQA significance determination thresholds, and is used to determine significance of a loss of a mineral resource. The project site is classified as MRZ 3, and is not located within or adjacent to lands classified as MRZ 2.

In addition, construction of the roadway improvements and drainage facilities would require grading approximately 10,000 cubic yards of slopes located directly above and below Otay Mesa Road in order to provide adequate slope stabilization for the roadway. The entire project area is less than 10 acres (i.e. 5.8 acres). Sites less than 10 acres are unlikely to accommodate economically feasible mining operations. Improvements to the roadway would not preclude or

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

substantially interfere with development of a mineral resource extraction project should one occur in the future on adjacent properties. Furthermore, the project impacts occurring outside the existing right-of-way are primarily located within a conservation easement (i.e. APN 645-060-07) under the jurisdiction of CDFW. The terms of the conservation easement grant CDFW all mineral, air and water rights necessary to protect and to sustain the biological resources of the property. Therefore, no mining operations would be expected to occur on this parcel given the nature of the conservation easement.

As such, project implementation would not impact the operations of any existing quarries, or result in the significant loss of availability of a known mineral resource of value to the region and residents of the state.

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? ☐ ☐ ☐ ☒

Please see XI(a). No such impact would occur as a result of project implementation.

XII. NOISE – Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

Construction of the project would result in a temporary increase in the ambient noise levels in the project vicinity. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is completed. The project would be required to abide by the City's noise ordinance limiting construction noise during various times throughout the day (i.e. San Diego Municipal Code, Section 59.5.0404).

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

Please see XII(a). Generation of ground borne vibrations and noise levels would be temporary, and would occur only during construction. The majority of the project site is not located near or adjacent to existing development. Therefore, no such impact would occur as a result of project implementation.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The roadway improvement project is not adding vehicular lanes or increasing traffic volumes along the existing roadway. Therefore, the project would not result in a substantial permanent noise increase beyond the current traffic noise conditions occurring along Otay Mesa Road.

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

Please see XII(a) and XII(c).

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

The project is located 1.7 miles from Brown Airfield, and would improve an existing roadway for the purpose of improving public health and safety. The number of current vehicular lanes along the roadway would not be increased. Therefore, the traffic volumes would not significantly increase resulting in higher noise levels. No such impact would occur as a result of project implementation.

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

Please see XII(f).

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	☐	☐	☐	☒

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

example, through extension of roads or other infrastructure)?

The proposed roadway improvements would not directly and/or indirectly induce substantial population growth. No new development other than the roadway improvements is proposed. No additional lanes of traffic would be constructed, and the roadway is not being extended so that population growth would not occur.

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

The project would not result in the displacement of any housing. Therefore, no such impacts would occur as a result of project implementation.

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

Please see XIII(b). Improvements to the existing roadway would not result in the displacement of any homes or people as no housing is being removed, replaced, and/or relocated as a result of project implementation.

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 ratios, response times or other performance objectives for any of the public services:

i) Fire Protection ☐ ☐ ☐ ☒

The project which would construct improvements to an existing roadway would not create the need to provide or alter existing governmental facilities. Therefore, the project would not

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

alter any fire protection response times, facilities or impact the operation of fire personnel.

ii) Police Protection ☐ ☐ ☐ ☒

Please see XIV(i). The project would not alter any police protection response times, facilities or impact the operation of police personnel.

iii) Schools ☐ ☐ ☐ ☒

Please see XIV(i). The project would not physically alter any schools.

v) Parks ☐ ☐ ☐ ☒

Please see XIV(i). The project would not physically alter any parks.

vi) Other public facilities ☐ ☐ ☐ ☒

The project would not result in the increased demand for electricity, gas, or other public facilities. The proposed roadway improvements would require minor relocation of existing utilities within the public right-of-way, and construction of required storm drain structures and facilities (i.e. storm drains and a detention basin). Impacts occurring as a result of project implementation have been mitigated to below a level of significance. Please see Section V. Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration for more details regarding the project-specific mitigation measures.

XV. RECREATION – Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☐ ☒

The proposed roadway improvements would not result in an increase in the use of any parks or other recreational facilities therefore resulting in, or accelerating, the physical deterioration of those facilities.

b) 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 nor require the construction or expansion of

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

recreational facilities. Therefore, no such impacts would occur as a result of project implementation.

XVI. TRANSPORTATION/TRAFFIC – Would the project:

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

The project would widen and realign the existing two-lane undivided road (i.e. Otay Mesa Road) to a "Two-lane Local Collector" in accordance with the City of San Diego Street Design Manual. A traffic letter report entitled, "*Otay Mesa Road Improvements, City of San Diego*" (dated April 6, 2012) was prepared by Linscott, Law and Greenspan, Engineers. Per the report, the current average daily trip (ADT) volume along Otay Mesa Road is 2,490 ADT, and the roadway operates at Level of Service A (LOS A). The Two-lane Local Collector classification is designed for ADT volumes between 5,000 and 6,500. The Series 11 Traffic Model was used to identify future traffic volumes. The results indicate LOS B operations on Otay Mesa Road and 4,000 ADT. The traffic letter report concluded the existing traffic volumes, proposed roadway classification, and the proposed traffic volumes, no traffic deficiencies were identified. The reduction of LOS from LOS A to LOS B is not considered a significant traffic impact per the City of San Diego's CEQA Significance Determination Thresholds.

The project would also eliminate existing substandard curves through the proposed re-alignment. The minimum curve radius is 450 feet per the City of San Diego Street Design Manual. All of the proposed roadway curves are proposed at 450 feet or greater with the exception of two locations. One location would have a curve radius of 300 feet, and would include a four percent super elevation to achieve a design speed of 30 miles per hour (mph). The most easterly curve radius is proposed at 225 feet, and would have a four percent super elevation in order to achieve a design speed of 27 mph. This is an increase in the existing roadway curve radius at this location of 210 feet, and provides the maximum radius curve practical with extreme terrain conditions and right-of-way limitations at this location. Standard street signage would be posted for driver, cyclist, and pedestrian safety. Overall, the project design would minimize existing safety hazards thru compliance with the City of San Diego Street Design Manual.

Otay Mesa Road is currently built as a 2-lane undivided roadway with a steep hillside on the

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

south side of the roadway and steep canyon on the north side. No sidewalk, bike lanes, and curb and gutters exist along the unimproved section of Otay Mesa Road defined as the project area. This section of the roadway is the main corridor between two large residential developments and an elementary school and a high school. Due to the lack of sidewalks and bicycle lanes, pedestrians and cyclists traverse this unimproved section of Otay Mesa Road along a narrow dirt path along the north edge of the roadway. This project would construct two new sidewalks and two six-foot wide, Class II bicycle lanes along both the north and south sides of Otay Mesa Road. A six-foot tall, black, vinyl-coated, chain-link fence would be installed along the north edge of the roadway between the back of the sidewalk and the canyon edge, and guardrails would be installed along the north side of the roadway between the road and front of the sidewalk to provide additional pedestrian safety.

The roadway widening and proposed improvements have been designed in accordance with the City of San Diego Street Design Manual for a modified 2-lane local collector, all applicable regulations within the San Diego Municipal Code, and are consistent with the OMCP and OMCPU. Therefore, the project would result in no such conflict.

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?	☐	☐	☐	☒

Please see XVI(a). The level of service would not been adversely affected, and the estimated future 4,000 ADT is below the 5,000 to 6,500 ADT intended for a Two-lane Local Collector classification. Therefore, no such conflict would occur as a result of project implementation.

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?	☐	☐	☐	☒

The proposed roadway improvements on an existing road would have no effect on air traffic patterns. No additional traffic lanes are proposed to be constructed.

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

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

Please see XVI(a). The project would eliminate existing roadway deficiencies of substandard curves, and improve pedestrian and cyclist safety. Therefore, no such hazards resulting from a design feature would occur as a result of project implementation.

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

Otay Mesa Road provides adequate emergency access in its existing condition. The proposed project would improve traffic conditions and public safety by eliminating substandard curves and increasing line of sight for drivers. Therefore, the project would have no impact on emergency access. Temporary traffic restrictions would occur during construction along portions of the project site. However, a traffic control plan would be implemented during construction resulting in adequate emergency access being maintained throughout construction.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

The project would construct two, Class II bicycle lanes and two sidewalks along an unimproved segment of Otay Mesa Road where none currently exist. The project conforms to the OMCP and OMCPU, and improves driver, pedestrian, and cyclist safety. Therefore, the project would have no such conflicts as a result of project implementation.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

The project would not result in an increase in the intensity of the use, and would not exceed wastewater treatment requirements. No wastewater generation is associated with this project.

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? ☐ ☐ ☐ ☒

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

The project would not result in an increase in the intensity of the use, would not be associated with the generation of wastewater, and would not be required to construct a new water or wastewater treatment facility.

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? ☐ ☐ ☐ ☒

The project would require improvements to the existing storm water system and construction of new storm water drainage facilities, as described in Section IX(a). Potentially significant impacts to cultural, paleontological, and biological resources occurring as a result of project implementation would be reduced to below a level of significance with the implementation of the mitigation measures described in Section V. Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration. Therefore, the construction of the new storm water system would not cause any significant environmental effects.

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

No new or expanded entitlements are proposed. Temporary water supplies would be needed during construction (e.g. dust suppression) and post-construction (i.e. revegetation/restoration of impacted areas), and would either be supplied by a water truck or thru the existing water service (i.e. fire hydrant meter and hook-up.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☐ ☒

The proposed project would result in improvements to an existing roadway, which would not require any wastewater treatment services. Therefore, the project would have no impact on the current demand on existing wastewater commitments.

f) Be served by a landfill with sufficient permitted capacity to accommodate ☐ ☐ ☒ ☐

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

the project's solid waste disposal needs?

The project would generate minimal waste during construction, which would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area. Operation of the project would not generate waste once construction has been completed, and, therefore, would not have permanent solid waste disposal needs thus affecting the permitted capacity of the landfill serving the project area.

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

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

Implementation of the MMRP would reduce potential impacts to Biological resources, Historical Resources (Archaeology and Paleontology) and Land Use (MHPA) to below a level of significance. The proposed project would impact 2.2 acres of sensitive Tier II habitat and 1.6 acres of Tier IIIB habitat. Mitigation would occur through habitat mitigation implemented discussed in Section V of the MND. Potential impacts associated with bird breeding season may result due to project construction. Implementation of the MMRP would reduce potential impacts to these resources. Additionally impacts to sensitive plant species and potential impacts to avain species discussed in Section IV would also be reduced to below a level of significance.

With respect to the project's location and the historically sensitive areas, construction activities

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

have the potential to impact cultural resources which could incrementally contribute to a cumulative loss of non-renewable resources. However, archaeological and paleontological monitoring would be required and with implementation of mitigation requirements would reduce potential impacts to historical resources to below a level of significance; and therefore would not result in a substantial adverse change to the significance of a historical resource or eliminate important examples of California history or prehistory.

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

When viewed in connection with the effects of other projects in the Otay Mesa community planning areas, construction activities have the potential to impact cultural resources which could incrementally contribute to a cumulative loss of non-renewable resources. However, with implementation of the mitigation measures in Section V of the MND, incremental impacts would be reduced to below a level of significance. In addition the project would result in impacts to Biological Resources. Mitigation has been incorporated and the impacts associated with this project combined with other closely related past, present, and reasonably foreseeable future projects would not result in a considerable incremental contribution to any cumulative impact.

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

As stated previously, potentially significant impacts have been identified for Biological resources, Historical resources (Archaeology and Paleontology) and Land Use (MHPA). Mitigation has been included in Section V of this MND to reduce all impacts to below a level of significance.

The project is consistent with the planning objectives of the community in which it is located and is designed to improve both safety and circulation in the community. As such, project implementation would not result in substantial adverse impacts to human beings.

NITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

___ Local Coastal Plan

_X_ Site Specific Report: Visual Simulations, Estrada Land Planning, March 12, 2013

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

_X_ 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)

_X_ California Department of Conservation, Divisions of Land Resource Protection Farmland Mapping

_X_ City of San Diego City Charter, Section 55

___ Site Specific Report:

III. AIR QUALITY

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

___ Regional Air Quality Strategies (RAQS) - APCD

_X_ Site Specific Report: Air Quality and Greenhouse Gas Analysis Letter Report for the Old Otay Mesa Road Improvement Project, Project No. 228335, HELIX Environmental Planning, Inc., May 3, 2012.

IV. BIOLOGY

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

_X_ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996

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

_X_ Community Plan - Resource Element

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

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

X City of San Diego Land Development Code Biology Guidelines

X Site Specific Report: Old Otay Mesa Roadway Improvements, Project No. 287806, Biological Technical Report; HELIX Environmental Planning, Inc.; November 21, 2013

X Site Specific Report: Old Otay Mesa Roadway Improvements, Project No. 287806, Revegetation Plan; HELIX Environmental Planning, Inc.; November 27, 2013

X Site Specific Report: Old Otay Mesa Roadway Improvements, Project No. 287806, Otay Tarplant Translocation Plan; HELIX Environmental Planning, Inc.; November 27, 2013

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

X City of San Diego Historical Resources Guidelines

___ City of San Diego Archaeology Library

___ Historical Resources Board List

___ Community Historical Survey:

X Site Specific Report: Archaeological Resources Inventory: Old Otay Mesa Road Improvements, Otay Mesa, San Diego, California, Project No. 228335, HELIX Environmental, Inc., May 2012

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

X Site Specific Report: Preliminary Geotechnical Evaluation, Ninyo and Moore, October 20, 2011

X Site Specific Report: Response to Geology Second Review Cycle Issues, Ninyo and Moore, August 23, 2013

VII. GREENHOUSE GAS EMISSIONS

_X_ Site Specific Report: Air Quality and Greenhouse Gas Analysis Letter Report for the Old Otay Mesa Road Improvement Project, Project No. 228335; HELIX Environmental Planning, Inc.; May 3, 2012

VIII. HAZARDS AND HAZARDOUS MATERIALS

_X_ San Diego County Hazardous Materials Environmental Assessment Listing

____ San Diego County Hazardous Materials Management Division

_X_ State Water Resource Control Board Geotracker

_X_ California Department of Toxic Substances Control Envirostor

____ 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_ Clean Water Act Section 303(b) list (http://www.swrcb.ca.gov/tmdl/303d_lists.html)

_X_ Site Specific Report: Water Quality Technical Report, Old Otay Mesa Road, PTS No. 287806; Nasland Engineering; December 2, 2013

X. LAND USE AND PLANNING

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

____ Airport Land Use Compatibility Plan:

_X_ City of San Diego Zoning Maps

____ FAA Determination

XI. MINERAL RESOURCES

_X_ City of San Diego General Plan

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

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

___ California Geological Survey - SMARA Mineral Land Classification Maps

XII. NOISE

_X_ Community Plan: Otay Mesa Community Plan

___ San Diego International Airport Master Plan CNEL Maps

___ MCAS Miramar ACLUP

_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

_X_ City of San Diego General Plan

XIII. PALEONTOLOGICAL RESOURCES

_X_ City of San Diego Paleontological Guidelines

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

___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975

_X_ 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

XIV. POPULATION / HOUSING

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

___ Series 11 Population Forecasts, SANDAG

___ Other:

XV. PUBLIC SERVICES

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

XVI. RECREATIONAL RESOURCES

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

_X_ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

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

___ San Diego Region Weekday Traffic Volumes, SANDAG

___ Site Specific Report: Otay Mesa Road Improvements, City of San Diego; Linscott, Law and Greenspan, Engineers; April 6, 2012

XVIII. UTILITIES

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

___ Site Specific Report:

XIX. WATER CONSERVATION

_X_ City of San Diego General Plan

_X_ Community Plan: Otay Mesa Community Plan

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