



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 506590
SCH No. N/A

SUBJECT: **LOT 31 RANCHO DEL SOL:** SITE DEVELOPMENT PERMIT (SDP) AND EASEMENT VACATIONS to allow for grading and improvements of a single-family residential lot in the existing Rancho Del sol single-family subdivision. Lot 31 of the Rancho del Sol subdivision was approved as a single-family residential lot in 1987 (Planned Residential Development [PRD] 86-0229 and Coastal Development Permit [CDP] 6-86-699). The project would include grading the site for the future construction of a single-family home, equestrian area, biofiltration basins, and access driveways. The project would vacate roadway easements and slope easements recorded in 1989 with the prior subdivision map, which were recorded to preserve right-of-way for the future construction of Carmel Valley Road that has since been realigned and constructed elsewhere. The proposed grading and vacation of roadway and slope easements are part of the proposed SDP. The future construction of a single-family home, equestrian area, biofiltration basins, and access driveways are anticipated and foreseeable at the project site. The anticipated future residence would conform to the zone development regulations for the AR-1-1 zone and with the specific design guidelines identified in the Rancho Del Sol Homeowners Association covenants, conditions and restrictions (CC&Rs). The usable residential pad would be approximately 16,250 square feet and the usable equestrian pad would approximately 6,700 square feet. Existing residences in the Rancho del Sol subdivision range from approximately 4,500 square feet to 7,000 square feet in size. It is anticipated that the future structures would be constructed to code without deviations and would conform to the Brush Management Zones required for the project. The 10.2-acre site contains Environmentally Sensitive Lands (ESL) for sensitive biological resources and steep slopes, is located in the Very High Fire Hazard Severity Zone, and within the Pacific Highlands Ranch Subarea Plan. The entire project site is within the Multiple Habitat Planning Area (MHPA), the City's Multiple Species Conservation Program (MSCP) preserve system. The property is located within the Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone (Coastal Impact) and Council District 1. The site is designated by the General Plan for Residential and Estate Residential by the Pacific Highlands Ranch Subarea Plan and is zoned AR-1-1 and RX-1-2. LEGAL DESCRIPTION: Lot 31 of Rancho del Sol Unit 1, in the City of San Diego, State of California, according to Map No. 12477, filed October 18, 1989 in the Office of the County Recorder of San Diego County; Assessor's Parcel Number 305-060-18. APPLICANT: Sandra L. Barczewski

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, CULTURAL RESOURCES (ARCHAEOLOGY)** and **TRIBAL CULTURAL RESOURCES**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three sheets of the CDs in the format specified for engineering CD templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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:

Qualified Biologist
Qualified Archaeologist
Qualified Native American Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858.627.3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC** at **858.627.3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System #506590 and/or Environmental Document #506590, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s ED (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.)

Note: Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

N/A

- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the

construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letter	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biological Resources	Consultant Site Visit Record and Final Monitoring Report	After each monitoring visit and upon completion of construction
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO-1: Biological Resource Protection during Construction

I. Prior to Construction

- A. **Biologist Verification** – The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City Biology Guidelines (City of San Diego 2018), has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** – The Qualified Biologist shall attend the preconstruction meeting, discuss the project’s biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or

scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. **Biological Construction Mitigation/Monitoring Exhibit** – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include restoration/ revegetation plans, plant salvage/relocation requirements, avian or other wildlife surveys/survey schedules (USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project’s biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** – To avoid any direct impacts to coastal California gnatcatcher southern California rufous-crowned sparrow, and California horned lark, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Services Department for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report 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 shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City’s MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna

(e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring** – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on “Exhibit A” and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

BIO-2: Mitigation for Direct Impacts to Upland Vegetation Communities

Prior to issuance of a Notice to Proceed or the first grading permit, the owner/permittee shall mitigate upland impacts in accordance with the City of San Diego Biology Guidelines. The project shall mitigate for direct impacts to upland vegetation communities as follows: Impacts to 0.03 acres of Tier I scrub oak chaparral shall be mitigated at a 2:1 ratio within the MHPA through on-site preservation of 0.06 acres of Tier I scrub oak chaparral. The project impacts to Tier II Diegan coastal sage scrub (0.14 acres), IIIA chamise chaparral (0.75 acres), and IIIB non-native grassland (0.15 acres) shall be mitigated at a 1:1 ratio through in-kind, on-site preservation of the same acreage of each of these communities inside the MHPA on site. The on-site mitigation and excess acreage preservation (totaling 7.98 acres), which are in the MHPA, shall be protected from future development by recording a Covenant of Easement over it. Long-term management of the land shall be the responsibility of, and provided by, the property owner.

CUL-1: Cultural Resources (Archaeological) and Native American Resources Protection during Construction

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

A. *Entitlements Plan Check*

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

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

1. The applicant shall submit a letter of verification to 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 (0.25-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 0.25-mile radius.

B. *PI Shall Attend Preconstruction Meetings*

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Preconstruction Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, RE, Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation-related Preconstruction 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 Preconstruction Meeting, the Applicant shall schedule a focused Preconstruction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate CDs (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

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

III. During Construction

A. *Monitor(s) Shall be Present during Grading/Excavation/Trenching*

1. The Archaeological Monitor shall be present full time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B-III.C and IV.A-IV.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 (CSVVR). The CSVVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. *Discovery Notification Process*

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

C. *Determination of Significance*

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

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off site until a determination can be made regarding the provenance of the

human remains; and the following procedures as set forth in CEQA Guidelines section 15064.5(e), the California Public Resources Code (section 097.98) and State Health and Safety Code (section 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 DSD to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. *Isolate discovery site*

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

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

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health and 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, the landowner shall reinter the human remains and items associated with Native American

human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN,

- c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. *If human remains are NOT Native American*

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC section 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 Preconstruction 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 CSV and submit to MMC via fax by 8 a.m. of the next business day.

- b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III, *During Construction*, and IV, *Discovery of Human Remains*. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

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

VI. Post Construction

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

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

B. *Handling of Artifacts*

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

C. *Curation of Artifacts: Accession Agreement and Acceptance Verification*

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

D. *Final Monitoring Report(s)*

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal

US Fish and Wildlife Service (23)

State

California Department of Fish and Wildlife (32)

City of San Diego

Mayor's Office

Councilmember Joe LaCava, Council District 1

Development Services:

Development Project Manager

Engineering Review

Environmental Review

Geology Review

Landscaping Review

Planning Review

MSCP

MMC (77A)

City Attorney's Office (93C)

Other Organizations and Interested Parties

Carmel Valley Planning Board (377A)

Sierra Club (165)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182A)

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)

Native American Heritage Commission (222)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225 A-S)

Richard Drury

Molly Greene

John Stump
Kim Baranek
Paul Metcalf

VII. RESULTS OF PUBLIC REVIEW:

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

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

Sara Osborn

Sara Osborn
Senior Planner, Development Services Department

12/5/2022

Date of Draft Report

Date of Final Report

Analyst: Osborn

Attachments: Initial Study Checklist
Figure 1: Site Vicinity Map
Figure 2: Aerial Photograph
Figure 3: Project Site Plan

INITIAL STUDY CHECKLIST

1. Project title/Project number: Lot 31 Rancho del Sol / 506590
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Sara Osborn / 619-446-5381
4. Project location: The 10.2-acre project site is located in the City, east of State Route 56 (SR-56), immediately south of Plum Way, and northwest of Caminito Mendiola (Figures 1 and 2). It is in Section 15, Township 14 South, Range 3 West of the Del Mar 7.5-minute series U.S. Geological Survey quadrangle. Assessor's Parcel Number (APN) 305-060-18.
5. Project Applicant/Sponsor's name and address: Sandra L. Barczewski, 4208 Lakeway Boulevard, Lakeway, TX 78734
6. General/Community Plan designation: Residential / Estate Residential
7. Zoning: AR-1-1 and RX-1-2
8. Description of project (describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

The project consists of a SITE DEVELOPMENT PERMIT (SDP) AND EASEMENT VACATIONS to allow for grading and improvements of a single-family residential lot in an existing approved single-family subdivision. As part of the Pacific Highlands Ranch Subarea Plan, the entire project site was placed in the MHPA by the City. The project site is recognized in the approved Pacific Highlands Ranch Subarea Plan as an "existing or approved project" and is designated in the Pacific Highlands Ranch Subarea Plan as Estate Residential. The project also proposes to vacate roadway easements recorded in 1989 with the prior subdivision map, which were recorded to preserve right-of-way for the future construction of Black Mountain Road/Carmel Valley Road that have since been realigned and constructed elsewhere.

The project would include grading 2.21 acres of the 10.2-acre site for the anticipated future construction of a single-family home pad, equestrian area, biofiltration basins, and access driveways (Figure 3). Brush management zones would be implemented on site, consisting of Brush Management Zone 1 and Brush Management Zone 2 surrounding the proposed residential pad. Brush Management Zone 1 would also be required in the northwest portion of the project, adjacent to the residential uses north of the project site. Development of the site, including Brush Management Zone 1 would impact 2.21 acres and conform to the 25% encroachment allowance permitted within the MHPA in accordance with ESL Regulations in the SDMC. Within the developed area, the project also includes the construction of utility connections to existing points of connections within the right-of-way for Caminito Mendiola. As part of the utilities improvements, storm drains and a biofiltration basin would be installed in the southwestern portion of the grading footprint to treat runoff from the equestrian area before it enters an existing storm drain inlet. A second biofiltration basin is also proposed adjacent to the access driveway from Caminito Mendiola, between the new

20-foot-wide access driveway and the existing residence located south of the proposed driveway. The project would require the placement of a retaining wall along the on-site driveway/building pad area, which would be 160 feet in length and range in height from 1 to 8 feet.

All of the land outside the grading impact footprint and Brush Management Zone 1 (which is 100 percent MHPA) that contains ESL would be preserved in the 7.98-acre Covenant of Easement (COE). The interface between the developed, single-family residential pad and the COE would be fenced with a 6-foot-tall, black powder-coated or vinyl-dipped, heavy gauge, chain link fence to prevent human intrusion into the area. The project includes the construction of a 911-foot-long, 6-foot-wide pedestrian and non-motor vehicle trail within a 10-foot-wide easement across the northwest corner of the site. The pedestrian and non-motor trail easement are permitted in the MHPA and would be preserved within the COE. The trail would connect with an existing City Parks and Recreation trail system located immediately off site. The trail design would be consistent with City Trail Policies and Standards and would be constructed and maintained by the property owner.

Project implementation would require grading disturbance of approximately 2.2 acres on the 10.2-acre site. Grading would require 2,600 cubic yards (CY) of cut and 2,600 CY of fill, resulting in a balanced site. No import or export of soil materials would be required. Maximum cut depth would be 15 feet, with a maximum fill depth of 11 feet.

9. Surrounding land uses and setting:

The project site is located east of SR-56, immediately south of Plum Way, and northwest of Caminito Mendiola. The project site is located within the Pacific Highlands Ranch Subarea Plan, which is characterized by large nurseries, commercial agriculture, grazing operations, estate-lot single-family housing, and equestrian centers. A small development of single-family residences is located adjacent to the southeast of the project site, and a single-family development is located north of the project site. Vacant, undeveloped property is also located west of the project site, between the site and SR-56, and to the north of the project site, east of the single-family residential development. The project site is triangular in shape and includes an approximately 45-foot-wide strip of land connecting the main portion of the project site to Caminito Mendiola. The project site is located within a developed area served by existing utilities. Elevations on site range from a high of approximately 295 above mean sea level (amsl) in the northwestern corner to a low of approximately 190 feet amsl at the southeastern tip of the strip of land where site access from Caminito Mendiola is proposed. The project site is underlain by Tertiary-age Mission Valley Formation, underlain by Tertiary-age Stadium Conglomerate, which is underlain by Friars Formation and contains Olivenhain cobbly loam. The ESL on site consists of sensitive biological resources and steep slopes. The entire project site is within the MHPA, the City's MSCP preserve system. MHPA lands are located adjacent to the north and west of the project site.

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

N/A

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

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

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego sent Notifications via email to the Native American Tribes traditionally and culturally affiliated with the project area. The Notifications were distributed to the local Kumeyaay community for consultation on November 2, 2021, for 30 days concluding on December 2, 2021. Iipay Nation of Santa Ysabel and Jamul Indian Village responded and concurred with the determination to require Native American monitoring. San Pasqual Band of Mission Indians did not respond within the 30-day consultation period. Please see Section XVII of the Initial Study for more detail.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

- a) Have a substantial adverse effect on a scenic vista?

As part of the proposed project, a 911-foot-long segment of pedestrian/non-motor vehicle trail would be constructed across the project site, and brush management zones would be implemented, as required by the SDMC. The Pacific Highlands Ranch Subarea Plan identifies views in the Plan area, which corresponds with ridgelines (Exhibit 1-4). The project site is not located on a ridgeline or along or adjacent to the view areas identified in the Pacific Highlands Ranch Subarea Plan. Santa Monica Ridge is recognized in the Subarea Plan and is located approximately 1,000 feet southeast of the project site. SR-56 is 200 feet from the western edge of the site and a Class I bike path is located south of SR-56 (between SR-56 and the project site). Occupants of automobiles and bike riders traveling past the project site have no views of the property due to intervening landscaping and development. SR-56 is not designated as part of the California State Scenic Highway System (Caltrans 2022). Although the project would result in changes in site character from undeveloped to partially developed site, there are no scenic vistas designated in the project area and the project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

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

SR-56, which is approximately 200 feet north of the project site, is not a designated or eligible state scenic highway (California Department of Transportation 2022). Additionally, the project site is not visible from SR-56. Refer to response I.a above. The project site is situated on a southeast sloping hillside, with the residence and equestrian area proposed at the bottom of the sloping hillside. The project site is situated within an area that contains existing single-family residences. Although the project site consists of undeveloped hillside, the project site does not contain designated scenic resources, including trees, rock outcroppings, or historic buildings. The project is not located within or adjacent to a state scenic highway. Therefore, the project would result in no impacts to scenic resources within a state scenic highway.

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

Refer to response I.a above. The project anticipates the future construction of a single-family home and equestrian uses at the project site, The project site is adjacent to similar estate residential uses and is located on a lot already designated for residential use. The anticipated future residence would conform to the zone development regulations for the AR-1-1 zone and with the specific design guidelines identified in the Rancho Del Sol Homeowners Association CC&Rs. The AR-1-1 zone establishes minimum front and rear setbacks of 25 feet, and minimum side setbacks of 20 feet, with a maximum lot coverage of 10 percent. The CC&Rs establish minimum side yard setbacks of 25 feet and front and back yard setbacks of 35 feet. The AR-1-1 zone allows for a maximum structure height of 30 feet, while the CC&Rs limit structures to two stories in height. The proposed residential pad would be approximately 16,250 square feet and the proposed equestrian pad would approximately 6,700 square feet. Existing residences in the Rancho del Sol subdivision are approximately 7,000 square feet or more. It is anticipated that a future residence at the project site would be similarly sized. Additionally, it is anticipated that the future structures would be constructed to code without deviations and would conform to the Brush Management Zones proposed for the project. The

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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project site contains a southeast descending hillside and is bordered on the north and west by a southerly descending hillside, and on the southeast by existing residential properties lower in elevation. The adjacent residential uses to the southeast are at elevations ranging from approximately 200 feet amsl to approximately 235 feet amsl. Proposed graded elevations for the single-family home building pad range from approximately 215 feet amsl in the southwestern corner of the residential pad (adjacent to the proposed access driveway) to up to 235 feet amsl along the northern boundary of the graded building pad. The proposed equestrian pad would be graded to elevations of approximately 220 feet amsl to 230 feet amsl. The access road would extend from an elevation of approximately 190 feet amsl at Caminito Mendiola, rising upward to approximately 205 feet amsl where it would split to provide access to the single-family residence and the equestrian area. The project would require the placement of a 160-foot-long retaining wall along the western edge of the driveway/pad, which would be variable in height and constructed using mechanically stabilized earth (MSE) materials. The wall would be backfilled with soil and planted with landscape materials to soften its appearance and blend with the adjacent undeveloped slopes. The project would not be visible from the travel lanes of SR-56 due to intervening topography, landscaping and development. The proposed project anticipates the construction of a future single-family home, which would be custom built. The architectural design of the anticipated future single-family home would be governed by the Rancho Del Sol Homeowners Association CC&Rs and reviewed by the architectural committee to ensure that it complies with the required setback and height requirements pursuant to the Land Development Code (LDC) and design guidelines outlined in the Pacific Highlands Ranch Subarea Plan. The proposed landscape, architectural design, and building scale associated with the future single-family residence would be subject to City ministerial review and approval for consistency with City building permit requirements, as well as the Rancho Del Sol Homeowners Association. As such, the proposed project would be consistent with the existing visual character of the surrounding residential subdivision. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. Less-than-significant impacts would occur.

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

The proposed project would not include large expanses of glass or other highly reflective materials. Outdoor lighting would be utilized as needed for wayfinding, accents, and security within the project site, similar to surrounding residential uses. In addition, outdoor lighting within the project site would be required to conform to San Diego Municipal Code (SDMC) section 142.0740, Outdoor Lighting Regulations. Outdoor project lighting would be directed away from and/or shielded from the undeveloped MHPA portion of the project site. Therefore, lighting installed by the proposed project would not adversely affect day or nighttime views in the area, resulting in a less-than-significant impact. The project would comply with SDMC section 142.0730, Glare Regulations, which requires exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project would have a less-than-significant impact.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

- Would the project:

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

The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not convert farmland to non-agricultural uses. No impact would occur.

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

Refer to response II.a, above. The project site and its surroundings are designated for residential use by the General Plan and Subarea Plan. Although the majority of the site is zoned for agricultural use (AR-1-1), there are no Williamson Act Contract lands in the City of San Diego and the site is contained within the City's MHPA to protect its sensitive biological resources. Therefore, the project would not conflict with existing zoning to protect agricultural resources or require the discontinuation of a Williamson Act Contract. No impact would occur.

- 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 would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur in the City of San Diego and the project is consistent with the community plan, and the underlying zone. No impact would result.

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

Refer to response II.c above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding properties do not include forest or forest land. No impact would result.

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

Refer to responses II.a and II.c, above. The project and surrounding areas do not contain Farmlands or forest land. No changes to any such lands would result from project implementation. No impact would occur.

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

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

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis. The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone. The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

As such, projects that propose development consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development greater than anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would grade a portion of the project site for the future construction of a single-family home, equestrian area, biofiltration basins, and access driveways. The grading and anticipated future home improvements are proposed on a lot in an existing, single-family subdivision approved by the City of San Diego Planning Commission in 1987 (PRD 86-0229). The site is designated Residential by the General Plan and Estate Residential in the Pacific Highlands Ranch Subarea Plan and is zoned AR-1-1 and RX-1-2. The proposed project would be consistent with the existing land use designation for the site; therefore, the operational emissions associated with the proposed project and anticipated future single-family residence are considered to be anticipated in the State Implementation Plan and RAQS. Because the proposed land use is considered anticipated in local air quality plans, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impact would result.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short-Term (Construction) Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. The proposed project would include balanced grading and soil movement on approximately 2.2 acres of the 10.2-acre project site, as well as the future construction of a single-family residence and equestrian area. Variables that factor into the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off site.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City Grading Permit to limit potential dust emissions, such as watering exposed surfaces. Therefore, potential impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Less-than-significant impacts would occur.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. Operation of the proposed project would produce minimal stationary source emissions. The project is consistent with the site’s designated use and underlying zoning and is compatible with surrounding residential development. Based on the anticipated future single-family residential land use and associated equestrian area, the net increase in emissions over the long-term would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The region is in non-attainment for ozone and particulate matter. As described above in response III.b, construction operations may temporarily increase the emissions of dust and other criteria pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of required fugitive dust control would also reduce potential impacts related to construction activities to less than significant. Likewise, long-term emissions would not have the potential to cause significant air quality impacts and would not be above levels anticipated in the regionally air quality control plans, as discussed in response III.a. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Odors would be temporarily generated from equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. The anticipated future equestrian area would be a source of minor odors associated with the presence of horses; however, the Pacific Highlands Ranch land uses include equestrian centers and include planning for equestrian uses and trails, and as such, minor odors associated with equestrian areas would be expected in the project vicinity. Manure would be removed regularly to minimize odors. The odors would not affect a substantial number of people. No sources of odor would be associated with the anticipated future residence. Therefore, the project would result in a less than significant odor impact.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Direct Impacts

Based on the project-specific Biological Technical Report (BTR) (Alden Environmental 2022), the project site contains three sensitive plant species, including California adolphia (*Adolphia californica*), Nuttall’s scrub oak (*Quercus dumosa*), and San Diego barrel cactus (*Ferocactus viridescens*). Additionally, ashy spike-moss (*Selaginella cinerascens*) was historically reported on the site in 1985, although it was not observed during the most recent biological survey for the project. Project construction would result in the removal of six California adolphia and four Nuttall’s scrub oak plants, resulting in a significant impact to plant species identified as a candidate, sensitive, or special status species in local or regional plans. California adolphia occurs within the chamise chaparral vegetation on site, while Nuttall’s scrub oak occurs within scrub oak chaparral vegetation on the project site. No impacts to on-site San Diego barrel cactus would occur.

As discussed further in response IV.b below, the project would result in impacts to sensitive vegetation communities. Sensitive vegetation impacts from the project (including grading associated with the future residential pad, equestrian area, access driveways, and biofiltration basins; and trail and Brush Management Zone 1) would include impacts to Tier I scrub oak chaparral (0.03 acres), Tier II Diegan coastal sage scrub (0.14 acres), Tier III chamise chaparral (0.75 acres) and non-native grassland (0.15 acres). These impacts would be significant due to the sensitivity of these upland vegetation communities, requiring mitigation. The mitigation requirements, BIO-1 and BIO-2, are discussed in Section V of the Mitigated Negative Declaration. Implementation of BIO-1 and BIO-2 would ensure that project impacts to sensitive plants, including California adolphia and Nuttall’s scrub oak that occur within the vegetation communities, would be reduced to a less-than-significant level. The mitigation requirements are discussed in Section V of the Mitigated Negative Declaration.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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No sensitive animal species were observed on the project site during the biological survey; however, the coastal sage scrub habitat on site is considered occupied by the California coastal gnatcatcher. Additionally, the project would result in habitat loss to the following sensitive animal species: orange-throated whiptail, northern red-diamond rattlesnake, San Diego desert woodrat, Coronado skink, southern California rufous-crowned sparrow, California horned lark, coastal California gnatcatcher, and northwestern San Diego pocket mouse. Implementation of BIO-1 and BIO-2 would ensure that direct impacts to habitat associated with the California coastal gnatcatcher would be reduced to a less-than-significant level. The mitigation requirements are discussed in Section V of the Mitigated Negative Declaration.

In addition, the project would be required to avoid direct impacts to avian species protected by the Migratory Bird Treaty Act and the California Fish and Game Code.

Indirect Impacts

Development adjacent to the MHPA must ensure that indirect impacts to the MHPA are minimized. The City’s MSCP Subarea Plan outlines the requirements for Land Use Adjacency Guidelines to address indirect effects related to drainage, toxics, lighting, noise, barriers, invasive plant species, brush management, and grading/land development. Additionally, indirect impacts could occur as a result of fugitive dust. Because the project would include development within and adjacent to MHPA, the Land Use Adjacency Guidelines would be included as a condition of project approval. Conformance with the adjacency guidelines would be required and is discussed in detail for each potential indirect effect below. As noted below, all indirect impacts would be less than significant after compliance with the Land Use Adjacency Guidelines and the implementation of the mitigation measures.

Drainage

During construction, the project would employ the use, as applicable, of structural and non-structural best management practices (BMPs), Best Available Technology, and sediment catchment devices downstream of paving activities to reduce potential drainage impacts associated with construction. Additionally, the project design would be required to comply with the Standard Urban Stormwater Management Plan and Municipal Stormwater Permit criteria of the State Water Resources Control Board and City.

The built project would result in runoff, which can significantly impact water quality in the MHPA. However, potential drainage impacts would be minimized through the construction of a storm drain system and biofiltration basins on site that would collect and treat all water from the equestrian area before it is discharged to an existing storm drain inlet.

Toxics

No trash, oil, parking, or other construction/development related material/activities would be located outside approved construction limits. No staging/storage areas for equipment and materials would be located within or adjacent to the MHPA that is outside the project impact footprint. All construction related debris would be removed off site to an approved disposal facility. A note would be provided in/on the construction documents 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.”* And, as stated above,

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biofiltration basins would be constructed to treat runoff from the equestrian area and access road prior to it discharging into an existing storm drain inlet.

Lighting

Lighting adjacent to the MHPA would be directed away/shielded and would be consistent with City Outdoor Lighting Regulations per LDC Section 142.0740.

Noise

Construction related noise from such sources as clearing, grading, and construction vehicular traffic could result in temporary noise related impacts to the noise-sensitive avian species such as the coastal California gnatcatcher, for which the site is considered occupied. No clearing of occupied habitat within the MHPA may occur between March 1 and August 15. These effects and measures will be addressed through compliance with the MHPA Land Use Adjacency Guidelines during and after construction. Additionally, protection of this species during and after construction would occur through adherence to the conditions of the COE, which ensure that the conserved property will be retained forever in a natural condition and that any development of the conserved property that contains sensitive biological resources, including MHPA lands, will be prevented. Uses of the conserved property will be confined to such activities that protect the preserved habitats and species, including coastal California gnatcatcher, in a manner consistent with its Area Specific Management Directives. Compliance with the MHPA Land Use Adjacency Guidelines and the conditions of the COE would ensure that impacts associated with construction-related noise would remain less than significant.

Noise associated with the anticipated future residential use and associated equestrian area is not expected to be of sufficient volume or duration to interfere with wildlife utilization of the MHPA. Passive recreation on the developed trail that would be constructed as part of the project is a compatible use in the MHPA.

Barriers

The interface between the anticipated future single-family residential use and the MHPA would be fenced with a 6-foot-tall, black powder-coated or vinyl-dipped, heavy gauge, chain link fence. Based on the anticipated future use of the project site for a single-family residence and equestrian area, signage is not proposed.

Invasives

Current and future owners of the project would be conditioned to follow SDMC Landscape Standards and not use invasive species, which would prevent their introduction to areas adjacent to the MHPA. This would prevent the spread of invasive species to the MHPA.

During construction, however, invasive, non-native plants could be transported to the site on construction equipment or vehicles (e.g., seeds on undercarriages) and could colonize areas disturbed by construction activities, and those species could potentially spread into the MHPA. Additionally, invasive plant species already present on site could spread into the MHPA during grubbing and grading activities. To avoid/minimize the transport of invasive plant species, vehicles and equipment brought to the site would be washed at an appropriate off-site location/facility prior to entering the site, and no construction activities would be located outside approved construction

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limits. Furthermore, all construction related debris would be removed off site to an approved disposal facility.

Brush Management

The entire site is within the MHPA; therefore, Zone 1 brush management impacts would occur in the MHPA both within and outside the grading impact limits for the anticipated residence (Zone 1 would occur adjacent to the residence, within the grading impact limit, and in the northwestern corner of the project site, adjacent to the residential uses to the north of the project site). Zone 2 would extend outside the limits of the house pad and is included as part of the COE area (but not within project mitigation areas) to be included as part of the City's MSCP preserve. Brush management would be the responsibility of the homeowner. Some of Brush Management Zones 1 and 2 would occur within the limits of the 1992 Open Space Easement Deed area. Per the 1992 Open Space Deed documentation, fuel modification/brush management is an allowable activity and would not result in an impact.

Grading/Land Development

All project slopes are included within the development footprint and none would extend into the MHPA.

Fugitive Dust

Fugitive dust produced by construction activities could disperse onto adjacent vegetation in the MHPA. A cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals dependent on these plants (e.g., seed-eating rodents). Fugitive dust also may make plants unsuitable as habitat for insects and birds. Construction of the project would adhere to applicable construction dust control measures prescribed by the City.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Based on the project-specific BTR, eight upland vegetation communities occur on the project site, including scrub oak chaparral (Tier I), Diegan coastal sage scrub (Tier II), chamise chaparral (Tier IIIA), non-native grassland (Tier IIIB), eucalyptus woodland (Tier IV), ornamental (Tier IV), disturbed land (Tier IV), and non-native vegetation (Alden Environmental 2022). Approximately 2.47 acres of the project site would be impacted by project grading (2.21 acres), Brush Management Zone 1 (0.05 acres), and trail construction (0.21 acres). Grading associated with the proposed project would result in 2.21 acres of vegetation impacts, consisting of scrub oak chaparral (0.03 acres), Diegan coastal sage scrub (0.01 acre), chamise chaparral (0.68 acres), non-native grassland (0.15 acres), eucalyptus woodland (0.02 acres), ornamental (0.21 acres), and disturbed land (1.11 acres) (**Table 1, Direct Impacts to Vegetation Communities/Land Cover Types**). Impacts associated with trail construction would occur to Diegan coastal sage scrub (0.13 acres), chamise chaparral (0.04 acres), disturbed land (0.04 acres), and non-native vegetation (<0.01 acre). All impacts would be to upland communities or land cover.

Brush Management Zone 1 would occur within the grading impact footprint for the residence and in a small area (0.05 acres) on the northeast corner of the project site (outside of the grading limits of

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the project), adjacent to the existing residences north of the project site, and partially within the 1992 Open Space Easement area, as discussed above under response IV.a. Vegetation impacts associated with Brush Management Zone 1 outside the grading limits would be comprised of chamise chaparral (0.03 acres), ornamental (0.01 acre), and disturbed land (0.01 acre). All of the Brush Management Zone 1 area, outside of the proposed development, is considered a direct and permanent impact, including the portion that enters the 1992 Open Space Easement. According to the deed documentation, fuel modification/brush management is an allowable use within the open space area and would not result in a conflict.

**Table 1
DIRECT IMPACTS TO VEGETATION COMMUNITIES/LAND COVER TYPES**

Vegetation Community/ Land Cover Type	Existing ^a	Project Impact Footprint ^b	Brush Management Zone (BMZ) 1 ^c	Trail Impacts	Total Impacts	BMZ 2 ^d	Available for Mitigation ^e
Scrub oak chaparral (Tier I)	0.35	0.03	—	—	0.03	0.18	0.14
Diegan coastal sage scrub (Tier II)	2.22	0.01	—	0.13	0.14	0.18	1.90
Chamise chaparral (Tier IIIA)	3.86	0.68	0.03	0.04	0.75	0.61	2.50
Non-native grassland (Tier IIIB)	0.36	0.15	—	—	0.15	0.02	0.19
Eucalyptus woodland (Tier IV)	0.02	0.02	—	—	0.02	—	—
Ornamental (Tier IV)	0.28	0.21	0.01	—	0.22	0.06	—
Disturbed land (Tier IV)	3.06	1.11	0.01	0.04	1.16	0.96	0.94
Non-native vegetation (no tier)	0.09	—	—	<0.01	<0.01	<0.01	0.09
TOTAL	10.24	2.21	0.05	0.21	2.47	2.01	5.76

SOURCE: Alden Environmental 2022

NOTES: BMZ = Brush Management Zone

Numbers presented are in acres, rounded to nearest hundredth.

a. The entire site is within the MHPA.

b. Permanent impacts from grading and Brush Management Zone 1 within the project impact footprint.

c. Permanent impacts from Brush Management Zone 1, outside of the project impact footprint.

d. Zone 2 brush management is impact neutral and will remain within the preserved MHPA but is not available for mitigation.

e. Area preserved on site within the MHPA (not including BMZ 2) and available for mitigation.

Brush Management Zone 2 is considered impact neutral, which means that it is not considered an impact but is also not acceptable as mitigation (City 2018); it is allowable within the MHPA and within the 1992 Open Space Easement.

Collectively, project impacts (including Brush Management Zone 1) to Tier I scrub oak chaparral (0.03 acres), Tier II Diegan coastal sage scrub (0.14 acres), Tier III chamise chaparral (0.75 acres) and non-native grassland (0.15 acres) would be significant due to the sensitivity of these upland vegetation communities (**Table 2, Mitigation for Sensitive Vegetation Communities Impacts**). The mitigation requirements associated with these impacts are discussed in Section V of the Mitigated Negative Declaration. Implementation of mitigation measures BIO-1 and BIO-2 would reduce impacts to sensitive vegetation communities to a less-than-significant level.

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**Table 2
MITIGATION FOR SENSITIVE VEGETATION COMMUNITIES IMPACTS**

Vegetation Community	Existing	Impacted ^a	Mitigation Ratio	On-Site Mitigation Required	On-Site Available for Mitigation ^b	Remaining Acreage ^c
Scrub oak chaparral	0.35	0.03	2:1	0.06	0.14	0.08
Diegan coastal sage scrub	2.22	0.14	1:1	0.14	1.90	1.76
Chamise chaparral	3.86	0.75	1:1	0.75	2.50	1.75
Non-native grassland	0.36	0.15	1:1	0.15	0.19	0.04
TOTAL	6.79	1.07	—	1.10	4.73	3.63

SOURCE: Alden Environmental 2022

NOTES: BMZ = Brush Management Zone

All impacts, brush management, mitigation, and surplus acreage is within the MHPA.

a. Includes project footprint, BMZ 1, and the trail.

b. Does not include BMZ 2, which cannot be used as mitigation.

c. Remaining acreage is preserved habitat on site that is not required for project mitigation and also includes BMZ 2.

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

There are no drainages or wetland features within or adjacent to the project footprint that would be impacted by the project. A topographic drainage feature is present on the project site, west of the proposed residential pad, within the MHPA preserve that would likely be considered non-wetland (unvegetated) Waters of the U.S. and non-wetland (unvegetated) waters of the State (ephemeral streambed) as it conveys water but does not support wetland vegetation (Alden Environmental 2022). This drainage is located entirely within the COE area and would not be altered or disturbed as part of the project. No City wetlands are present on the project site. No fill or direct removal or hydrological interruption of federally protected wetlands would be needed to implement the proposed project. No impact would occur.

- 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?

Based on the project BTR, the site is separated from McGonigle Canyon, a regional wildlife corridor recognized by the City's MSCP Subarea Plan, by an existing large-lot residential development to the north. While the project would include development within the MHPA, the project would maintain the MHPA connection between the north, south, and western MHPA on site for local wildlife movement as the undeveloped portions of the site would be preserved in an on-site COE area. Impacts to wildlife corridors and native wildlife nursery sites would be less than significant.

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

The project site contains sensitive habitats and steep slope considered ESL by the SDMC ESL Regulations (Chapter 14, Article 3, Division 1). The ESL regulations also specify development requirements inside and outside of the MHPA. The entire site is within the MHPA. Inside the MHPA, development must be located in the least sensitive portion of a given site to comply with the ESL Regulations. The project would be located immediately adjacent to existing development off site (i.e., it would not bisect or otherwise fragment the habitat on or off site), and its greatest area of impact would be to Tier IV disturbed land and ornamental as well as Tier IIIA chamise chaparral, which are the least sensitive vegetation communities/habitat types on the site. All avoided vegetation communities/habitat types on site would be preserved in a COE area. Additionally, the City's MSCP Subarea Plan calls for 75 percent preservation of private lands within the MHPA, which allows for development on the remaining 25 percent subject to the requirements of the MSCP Subarea Plan. The proposed project would develop 22 percent of the site, consistent with the 25 percent allowable developable area outlined in the SDMC.

The ESL regulations further require that impacts to sensitive biological resources must be assessed, and mitigation provided where necessary, as required by Section III of the City's Biology Guidelines (City 2018). Impacts to sensitive biological resources are discussed in responses IV.a and IV.b above, with mitigation discussed in Section V of the Mitigated Negative Declaration. MSCP Subarea Plan compliance is discussed in response IV.f below. The project would comply with City ESL regulations, including adding the proposed open space to the City's MSCP preserve through recordation of a COE, granted in favor of the City and wildlife agencies. As such, impacts associated with local policies or ordinances protecting biological resources would be less than significant, with the incorporation of mitigation measures BIO-1 and BIO-2 for impacts to sensitive biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The entire project site is within and adjacent to the MHPA to the north and west. The proposed project uses are compatible with the MHPA. Additionally, the project includes construction of a trail through the MHPA to connect with the existing City Parks and Recreation trail system. This trail, which would support passive recreation, is also a land use compatible with the MHPA. Management and maintenance of the developed trail would be the responsibility of the homeowner. Collectively, these facilities would impact 2.2 acres of the 10.2-acre project site. The City's MSCP Subarea Plan calls for 75 percent preservation of private lands within the MHPA, which allows for development on the remaining 25 percent subject to the requirements of the MSCP Subarea Plan. The proposed project would develop 22 percent of the site, consistent with the 25 percent allowable developable area outlined in the SDMC.

The project would also be consistent with MHPA Land Use Adjacency Guidelines, as discussed in response IV.a above, including the incorporation of conditions of approval for construction-related noise for the California coastal gnatcatcher. Additionally, as detailed in the BTR, the project would be consistent General Planning Policies and Design Guidelines for projects within or adjacent to the

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MHPA, including construction and maintenance policies for roads and utilities; fencing, lighting, and signage policies; and materials storage policies. The project would be consistent with General Management Directives of the City's MSCP, including directives related to mitigation; restoration or revegetation (which is not applicable to the project); public access, trails, and recreation; and litter/trash and materials storage. As such, the project would be consistent with all relevant goals and policies regarding the preservation and protection of biological resources outlined in the City's MSCP. With implementation of conditions of approval for construction related noise and the Land Use Adjacency Guidelines, impacts would be less than significant.

V. CULTURAL RESOURCES – Would the project:

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

The purpose and intent of the Historical Resources Regulations of the LDC (chapter 14, division 3, and article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (section 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

Based on a Cultural Resources Survey (ASM Affiliates 2020) conducted on the project site, no prehistoric cultural resources were previously recorded on site. During the field reconnaissance for the project, five extremely small isolate fragments of shell were located on site, although they were located outside of the project impact footprint. Additionally, the fragments were too small to speciate. The lack of any cultural materials on the surface of undisturbed portions of the project site indicate that the area has a low probability of subsurface cultural resources. However, based on the records search conducted as part of the Cultural Resources Survey, cultural resources are known to occur within the vicinity. As such, there is potential to uncover or disturb unknown cultural resources during construction activities. Due to this limited potential, the project would be required to conduct archaeological and Native American monitoring of initial earth-moving activities as mitigation for these potentially significant impacts. Implementation of mitigation measure CUL-1 would ensure that project impacts would be less than significant with mitigation incorporated. The construction monitoring requirement is discussed in Section V of the Mitigated Negative Declaration.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts

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to a historical resource.

The project site is currently undeveloped and does not contain existing structures and as such, the project does not have the potential to result in impacts to historic structures. Therefore, no impact to the historic built environment would occur as a result of the project.

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

As described in response V.a, there are no known archaeological resources on the project site. Therefore, the project would not cause an adverse change to the significance of an archaeological resource. Archaeological monitoring would be conducted in accordance with mitigation measure CUL-1 in the event that unknown buried resources are present on site. Therefore, less-than-significant impacts would occur with mitigation incorporated.

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

Project construction would require cut into formational materials to implement the grading plan. According to the geotechnical investigation for the project (Geotechnical Exploration, Inc. 2019), field work, reconnaissance, and a review of the geologic map by Kennedy and Tan (2008 *Geologic Map of San Diego, 30'x60' Quadrangle, CA*), the project site is underlain by Tertiary-age Mission Valley Formation, underlain by Tertiary-age Stadium Conglomerate, which is underlain by Friars Formation. However, only Friars Formation was encountered in all exploratory trenches to the maximum depth where development is proposed. Friars Formation is assigned a moderate sensitivity for fossil resources in the paleontological monitoring determination matrix in the City's Significance Threshold Guidelines. Grading greater than 2,000 cubic yards and cutting deeper than 10 feet into a geologic formation with moderate resource potential would constitute a significant impact to paleontological resources. The project grading plan indicates that the project would exceed this threshold by grading 2,600 cubic yards at a maximum depth of approximately 15 feet. Therefore, the project Grading Permit would be conditioned to require paleontological monitoring during the initial cuts into formational materials. Through compliance with the Grading Permit conditions, the project would result in a less-than-significant impact to fossil resources.

- d) Disturb and human remains, including those interred outside of dedicated cemeteries?

Refer to response V.a above. The archaeological investigation did not identify any cemeteries, either formal or informal. However, because the extent of subsurface resources is not known, an archaeological monitor would be required to observe all ground disturbing activities associated with the project. If human remains are discovered during the construction of the project, compliance with Section IV of mitigation measure CUL-1 would ensure that impacts would be less than significant. The construction monitoring requirement is discussed in Section V of the Mitigated Negative Declaration.

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VI. ENERGY – Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would be required to meet mandatory energy standards of the current California energy code. Grading of the site and the anticipated future construction of a new, energy efficient single-family residence, equestrian area, biofiltration basins, and access driveways would require operation of heavy equipment, but the operation of this equipment would be temporary and short-term in duration. Additionally, long-term energy usage associated with the future residence would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, plumbing fixtures and insulation. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project is consistent with the land use assumptions in the General Plan and Pacific Highlands Ranch Subarea Plan. The project is required to comply with the City's Climate Action Plan (CAP) by implementing energy reducing design measures as noted in the project's CAP Consistency Checklist (Metcalf Development and Consulting 2022). Therefore, the project would not obstruct a state or local plan for renewable energy or energy efficiency. Less-than-significant impacts would result.

VII. 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.

Based on the site-specific geotechnical reconnaissance and investigation (Geotechnical Exploration, Inc. 2019), the project is not located within an Alquist-Priolo Fault Zone and would utilize proper engineering design and standard construction practices in order to ensure that potential impacts from regional fault activity would remain less than significant. Therefore, risks from rupture of a known earthquake fault would be less than significant.

- ii) Strong seismic ground shaking?

The project site is located within Geologic Hazards Zones 23 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 23 is characterized by potential slope instability, slide-prone formations, Friars: neutral or favorable geologic structure. Zone 53 is characterized by

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variable stability, level or sloping terrain, unfavorable geological structure, with low to moderate risk. The site could be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the Southern California area. Based on the site-specific geotechnical investigation, the project would be designed to comply with local and state standards for seismic conditions. Therefore, strong seismic ground shaking would be a less-than-significant impact.

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| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Based on the site-specific geologic investigation, the site could be affected by seismic shaking as a result of earthquakes on major local and regional active faults located throughout the Southern California area. According to the site-specific geologic investigation, the risk of liquefaction of foundation materials due to seismic shaking is considered to be very low due to the dense natural-ground material and lack of a shallow, static groundwater surface under the site. As such, the project site does not have a potential for soil strength loss to occur due to a seismic event. No seismic-related ground failure is anticipated on site and no impact would occur.

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| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The site-specific geologic investigation indicates that there are no known or suspected ancient landslides located on the site. Additionally, slope calculations were performed for the proposed cut slopes during the geotechnical evaluation, which were determined to have an adequate factor of safety. The project would incorporate proper engineering design recommendations and standard construction practices outlined in the geotechnical investigation, which would ensure that potential impacts from landslides would be less than significant.

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| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would result in grading and soil movement on approximately 2.2 acres of the project site. The site would be stabilized during earthwork. The project would be required to comply with all erosion control and water quality protection regulations in the City's Grading Ordinance protecting water quality from sedimentation effects, as well as the storm water quality regulations outlined in Stormwater Quality Management Plan. Although some soil disturbance would be required during construction, compliance with local and state regulations related to erosion control would ensure there would not be a substantial loss of top soil or erosion. A less-than-significant impact would occur.

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| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|

See responses VII.a.iii and VII.a.iv. The project site is underlain by Friars Formation, capped by a moderate to highly weathered profile with thicknesses ranging from approximately 1 to 3 feet, at depths ranging from 2 to 4 feet (Geotechnical Exploration, Inc. 2019). The weathered profile is overlain by approximately 1 to 2 feet of topsoil and fill soil. However, fill soil was only encountered in the southeastern portion of the project site. The site-specific geotechnical reconnaissance provides design recommendations with regard to these conditions. The project would comply with the City

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Grading Ordinance and implement proper engineering designs and standard construction practices that would ensure that impacts would be less than significant.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Surficial, weathered Friars Formation materials encountered during geotechnical exploration of the project site possess a high to very high expansion potential (Geotechnical Exploration, Inc. 2019). The surficial topsoil/fill soils and the lower profile of the Friars Formation materials possess a very low to low expansion potential. The geotechnical report for the project contains site preparation recommendations, including removal of weathered, surficial formational materials containing high to very high expansion potential from all areas of on-grade improvements. The project would comply with the City Grading Ordinance, would implement recommendations for site preparation contained in the geotechnical report, and would implement proper engineering designs and standard construction practices that would ensure that impacts associated with expansive soil would be less than significant.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The project would connect with the local sewer system in the area and does not propose the use of septic tanks. As a result, septic tanks or alternative wastewater disposal systems would not be constructed on site. No impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

The City's CAP outlines the strategies that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. Projects that are consistent with the CAP as determined through the use of the Checklist may rely on the CAP for the cumulative impacts of GHG emissions.

A project-specific CAP Consistency Checklist was prepared to evaluate the project's consistency with the GHG emissions reductions and underlying assumptions of the CAP (Metcalf Development and Consulting 2022). The project is subject to Step 2 Strategy 1.1 and 1.2, requiring cool/green roofs and low-flow fixtures and appliances for the single-family residence that is anticipated to be constructed in the future. The remaining CAP strategies (Strategies 3.3, 3.4, 3.5, 3.6. and 3.7) are not applicable to the project. As shown in the CAP Consistency Checklist, the project's contribution of GHGs to cumulative statewide emissions would be less than considerable. Therefore, the project's direct and cumulative GHG emissions would result in a less-than-significant impact.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of GHGs. The project is consistent with the existing General Plan and Pacific Highlands Ranch Subarea Plan land use and zoning designations. Further, based upon the project-specific CAP Consistency Checklist, the project is subject to Step 2 Strategy 1.1 and 1.2, requiring cool/green roofs and low-slow fixtures and appliances for the single-family residence that is anticipated to be constructed in the future. The remaining CAP strategies (Strategies 3.3, 3.4, 3.5, 3.6. and 3.7) are not applicable to the project. The project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

Construction of the proposed project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated due to the proposed future residential and equestrian uses that would occur at the project site. Therefore, the project would not create a significant hazard to the public or environment. No impact would occur.

- 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?

Refer to response VIII.a above. No health risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. No impact would occur.

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

Pacific Trails Middle School and Canyon Crest Academy are located approximately 600 feet and 1,500 feet, respectively from the western project boundary. SR-56 is located between the project site and the schools. As identified in response VIII.a above, construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use, and disposal; however, the project would not routinely transport, use, or dispose of hazardous materials, nor would the project emit hazardous materials that would affect the nearby schools. Therefore, no impact associated with hazardous emissions in the vicinity of a school would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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A database search was conducted on State Water Resources Control Board Geo Tracker website to ascertain if any recorded hazardous materials sites occur in the project area. Geo Tracker is an online database search and GIS tool for identifying sites that have known contamination or sites where there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer hazardous waste. Geo Tracker lists one site in close proximity to the project site, Carmel Valley Trunk Sewer, located approximately 600 feet west of the project site. The status of this site is "Completed – Case Closed." As such, it is not expected to impact the project site. An open site assessment is also listed approximately 0.7 miles west of the project site, at the Carmel Valley Care Facility. There are no recorded sites on or directly adjacent to the project site. Therefore, the project site and its surroundings are not on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. The project would result in impacts associated with hazardous materials sites. No impact would occur.

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project is not located within an airport land use plan, or within 2 miles of a public airport or public use airport. No impact would result.

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No private airstrips exist in the project area. Therefore, there is no potential for a safety hazards in association with the project. No impact would occur.

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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. The anticipated residence would be accessed from Caminito Mendiola through a new access driveway that would be constructed as part of the project. The access driveway would be 20 feet wide and would be constructed to City standards. The project does not propose modifications to the existing roadway network in the surrounding area and would maintain access to the project site with construction of the access driveway. No impact would result.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

This project is adjacent to a combination of MHPA open space and single-family residences. SR-56 is located approximately 200 feet from the project boundary and creates a fire break. The project would implement Zones 1 and 2 brush management and would be constructed to comply with the City's Fire Code. Therefore, the project would not expose people or structures to a significant loss involving wildfire. Further discussion of wildfire impacts can be found in Section XX below. A less-than-significant impact would occur.

X. HYDROLOGY AND WATER QUALITY – Would the project:

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

The project-specific Preliminary Hydrology Study (ARC Construction & Engineering, Inc. 2020) and Stormwater Quality Management Plan (SWQMP) (ARC Construction & Engineering, Inc. 2021) and project design were reviewed by City Engineering staff. The project was reviewed for applicable water quality standards and water discharge requirements. Based on staff review, the project would not have a significant impact on downstream properties and the drainage system, consisting of biofiltration basins and storm drain connections, would be engineered to adequately manage site stormwater. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate BMPs would be utilized. Implementation of project specific BMPs would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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

The project would be serviced by the public water supply using existing private connections. The project would result in a net increase in amount of impervious groundcover on the project site, potentially altering the rate of groundwater recharge. However, the project would include drainage features and landscape that would allow for groundwater recharge on site and proper surface and subsurface drainage would be required. The project would not rely on groundwater in the area and would not significantly deplete any resources. No impact would occur.

- 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?

The project would alter the existing drainage pattern of the project site by grading and the placement of impervious surfaces on a portion of the site. In the existing condition, runoff from the

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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northeast and northwest sheet flow to an existing brow ditch that is located behind the existing homes on Caminito Mendiola and eventually discharges to an existing storm drain inlet located in Caminito Mendiola. The project would alter drainage at the project site, with drainage from the single-family residential pad discharging to a biofiltration basin adjacent to the access driveway, eventually discharging to a proposed 18-inch storm drain that would connect to the existing street inlet in Caminito Mendiola. The equestrian area would also sheet flow to a proposed adjacent biofiltration basin and would eventually discharge to an existing brow ditch that discharges to the existing inlet in Caminito Mendiola. All runoff from the open space portion of the project site would be captured by a proposed brow ditch and conveyed via the 18-inch storm drain pipe to the existing inlet in Caminito Mendiola. The project would not alter the course of a stream or river as no such features occur on or adjacent to the project site. While the project would result in an increase in impervious surfaces compared to the existing conditions, proposed drainage features would flow runoff while incorporating BMPs (i.e., biofiltration basins) to control for erosion and siltation. These drainage features would be designed and sized for anticipated storm events to prevent on or off-site flooding. Impacts associated with a change in the existing drainage pattern would be less than significant.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off site?

As noted in response X.c, there are no streams or rivers on or near the project site. The rate of runoff would increase due to the introduction of new impervious surfaces. However, stormwater systems and BMPs would be constructed to control runoff rates and prevent flooding on or off site. Therefore, a less-than-significant impact would occur.

- 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?

Refer to responses X.a and X.c above. The proposed project would not have a significant impact on downstream properties and the drainage system would be engineered to manage site stormwater. The project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

- f) Otherwise substantially degrade water quality?

As noted in response X.a, the project would comply with the City of San Diego's Storm Water Quality Standards and not substantially degrade water quality. A less-than-significant impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in Flood Zone X, which is not a FEMA designated floodway, and is not located within a 100-year flood hazard area or other known flood area. The project has been reviewed by the engineering staff and would be conditioned to follow building construction guidelines to avoid flooding. The project would not place housing within a 100-year floodplain. No impact would occur.

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| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As noted in response X.g, there are no 100-year flood hazard areas on or off site. The project would not place any structures into a flood hazard area. No impact would occur.

XI. LAND USE AND PLANNING – Would the project:

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| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the General Plan and the Pacific Highlands Ranch Subarea Plan’s residential land use designation. The project anticipates a single-family residential unit adjacent to an existing single-family residential neighborhood. The project would not substantially change the nature of the surrounding area of similar residential development and would not introduce any barriers or features that would physically divide an established community. No impact would occur.

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| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Lot 31 of the Rancho del Sol subdivision was approved as a single-family residential lot in 1987 (PRD 86-0229). In 1992, an Open Space Easement was dedicated to the City permanently preserving sensitive biological resources on a portion of the lot; this easement would remain in place. In 1997, the MSCP’s MHPA was created, and the MHPA was then overlaid on a portion of Lot 31. The grading and improvements are proposed on a lot in an existing, single-family subdivision approved by the City of San Diego Planning Commission in 1987 (PRD 86-0229). The site is designated Estate Residential in the Pacific Highlands Ranch Subarea Plan and is zoned AR-1-1 and RX-1-2. The project would be consistent with the existing zoning and land use designation for the site. As discussed above, a portion of the project site is located within an Open Space Easement dedicated in 1992. The proposed brush management activities and trail connection through the Open Space Easement are allowable uses. There are no conflicts with the applicable land use plan, policy, or regulations. No impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is located within the MHPA. Consistency with the requirements of the MSCP Subarea Plan are discussed in response IV.f. As noted in response IV.f, the project would be consistent with the MHPA Land Use Adjacency Guidelines (which would be required as a condition of project approval). Consistency with the Land Use Adjacency Guidelines and incorporation of mitigation measures for direct and indirect impacts to sensitive biological resources would ensure that the proposed project would not conflict with the MSCP Subarea Plan. Land use policy impacts would be less than significant.

XII. MINERAL RESOURCES – Would the project:

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| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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According to the City of San Diego General Plan Figure CE-6, the project site is mapped as Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined. The project site is located directly adjacent to a residential development, is located entirely within the MHPA, and is not suitable for mineral extraction. Therefore, the project would not result in the loss of availability of a known mineral resource. No impact would result.

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| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response XII.a, which indicates the project would not impact any locally important mineral resources. No impact would occur.

XIII. NOISE – Would the project:

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

Short-term noise impacts would be associated with on-site grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would stop once construction is completed. Sensitive receptors (e.g., residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours and noise limits specified in the SDMC (section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. Impacts would be less than significant.

Long-Term (Operation)

For the long-term, typical noise levels associated with a single-family residence and equestrian uses are anticipated, and the project would not result in an increase in the existing ambient noise levels.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Impacts would be less than significant.

- b) Generation of, excessive ground borne vibration or ground borne noise levels?

Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Ground vibration generated by heavy-duty equipment would be temporary during the grading and construction period and would not generate an excessive amount of ground borne vibration or noise. Project operations would also not include the use of any stationary equipment that would result in excessive groundborne vibration levels. A less-than-significant impact would occur.

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

The anticipated addition of one single-family residence, an equestrian area, and a pedestrian/non-motorized trail would not result in a substantial permanent increase in long-term ambient noise levels in the project vicinity. No impact would occur.

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

The proposed project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during construction activities but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. In addition, the project would be required to comply with noise abatement and control regulations in the SDMC. Compliance with the regulations would reduce potential impacts from an increase in ambient noise level during construction to a less-than-significant level.

- 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 site is not located within an airport land use plan. The project site is also not located within 2 miles of a public airport or public use airport. No impact would result.

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

There are no private airstrips in the project vicinity. Therefore, the project would not expose people working in the area to excessive noise levels. No impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XIV. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project is consistent with the underlying zone and is consistent with the Pacific Highlands Ranch Subarea Plan's land use designation of Estate Residential. The project site is located in an established residential neighborhood and is surrounded by MHPA open space and single-family residential uses. The project would include the extension of water and sewer services to the project site from Caminito Mendiola but would not result in the extension of infrastructure to other areas outside of the project site. Additionally, the project would provide a new access driveway into the project site from Caminito Mendiola; however, this access would only be provided between the project site and Caminito Mendiola and would not provide access to new areas outside of the project site. As such, the project would not substantially increase housing or population growth in the area. No impact would result.

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

The project site is currently undeveloped. No displacement of existing housing would be required for project construction. As such, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impact would result.

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

As discussed in response XIV.b, no displacement impact would occur.

XV. PUBLIC SERVICES –

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

- i) Fire protection?

The San Diego Fire-Rescue Department (SDFD) provides all fire, emergency medical, lifeguard and emergency management services throughout the City. The closest fire station to the project site is Station 47 at 6041 Edgewood Bend Court in San Diego. The proposed project is consistent with the planned residential land use designation of the site pursuant to the Pacific Highlands Ranch Subarea Plan. The project would not adversely affect existing levels of fire protection services in the area and would not require the construction of new or expanded facilities. No impact would occur.

- ii) Police protection?

The City of San Diego Police Department (SDPD) would serve the proposed project. The project site is located within the SDPD's Northwestern Division. Providing police protection to the project would

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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not require the expansion of existing facilities within the Northwestern Division because the project consists of one residential dwelling unit and would not increase demand on existing facilities. No impact would occur.

iii) Schools?

The proposed project is consistent with the planned residential land use designation of the site pursuant to the Pacific Highlands Ranch Subarea Plan. The addition of students associated with one single-family residence would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools. No impact would occur.

iv) Parks?

The proposed project would not increase demand for park or recreation facilities in such a manner that substantial adverse physical impacts would occur. Additionally, the project would construct a 911-foot-long, 10-foot-wide pedestrian and non-motor vehicle trail across the northwest corner of the project site. This trail would connect with an existing trail system in the project area. No impact associated with increased demand for park or recreation facilities would occur.

v) Other public facilities?

The project site is located adjacent to a single-family residential neighborhood and would not affect other public facilities. No impact would occur.

XVI. RECREATION –

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

The proposed project would not result in increased use of existing neighborhood and regional parks or other recreational facilities such that a substantial physical deterioration would occur. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The project includes the construction of a 911-foot-long, 10-foot-wide pedestrian and non-motor vehicle trail across the northwest corner of the site. The pedestrian and non-motor trail easement would be preserved within the proposed COE area and would connect with an existing City Parks and Recreation trail system. The trail design would be consistent with City Trail Policies and Standards and would be constructed and maintained by the project applicant or future homeowner. The provision of the segment of trail crossing the project site is analyzed as part of the overall impacts associated with the project, as analyzed and presented in this Initial Study. The project would not result in adverse physical effects on the environment associated with the required expansion of recreational facilities or the provision of recreational facilities as part of the project. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XVII. TRANSPORTATION/TRAFFIC – Would the project:

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| a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycles or pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project consists of the development on an existing subdivision lot. The project would include the construction of an access driveway off of Caminito Mendiola but would not alter the area roadway network. The project would not alter or adversely affect public transit, bicycle, or pedestrian facilities. The project would not conflict with adopted policies regarding the provision of these services. No impact would occur.

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| b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State's CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts.

In December 2018, the California Resources Agency certified and adopted revised CEQA Guidelines, including new section 15064.3. Under the new section, vehicle miles traveled (VMT), which includes the amount and distance of automobile traffic attributable to a project, is identified as the "most appropriate measure of transportation impacts." As of July 1, 2020, all CEQA lead agencies must analyze a project's transportation impacts using VMT.

The City of San Diego Transportation Study Manual (TSM) dated September 29, 2020 is consistent with the CEQA guidelines and utilizes VMT as a metric for evaluating transportation-related impacts. Based on these guidelines, all projects shall go through a screening process to determine the level of transportation analysis that is required.

The project proposes to grade a portion of the project site for anticipated future development of one single-family home, equestrian area, biofiltration basins, and access driveways. The proposed project is located adjacent to an existing single-family residential neighborhood. A "Small Project" is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures. A single-family home would generate 10 new vehicle trips.

Based upon the screening criteria identified above, the project qualifies as a "Small Project" and is screened out from further VMT analysis. Therefore, as recommended in the City of San Diego TSM, the project would be presumed to have a less-than-significant VMT impact.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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| c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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As noted in response IX.e, the proposed project is not located within an airport land use plan, or within 2 miles of a public airport or public use airport. No impact would result.

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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The construction of the 20-foot-wide access driveway from Caminito Mendiola would be designed in accordance with the City engineering standards to ensure safe access. The project does not propose a design feature or incompatible use that could substantially increase hazards. No impact would occur.

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| e) Would the project or plan/policy result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site would be provided from the access driveway that would be constructed from Caminito Mendiola. The project does not propose alterations to the existing roadway system. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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According to the project-specific Cultural Resources Survey (ASM Affiliates 2020) conducted on the project site, there are no recorded sites, listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. No impact would occur.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

The City of San Diego, as Lead Agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code section 5024.1(c) could be potentially impacted through project implementation given the project site’s undeveloped state. Therefore, in accordance with the requirements of Public Resources Code section 21080.3.1, the City of San Diego provided formal notification to the Iipay Nation of Santa Ysabel, Jamul Indian Village, and San Pasqual Band of Mission Indians, traditionally and culturally affiliated with the project area. The Notifications were distributed to the local Kumeyaay community for consultation on November 2, 2021, for 30 days concluding on December 2, 2021. Iipay Nation of Santa Ysabel and Jamul Indian Village responded and concurred with the determination to require Native American monitoring. San Pasqual Band of Mission Indians did not respond within the 30-day consultation period.

It was determined that there are no sites, features, places or cultural landscapes that would be substantially adversely impacted by the proposed project. Although no Tribal Cultural Resources were identified within the project site, there is a potential for the construction of the project to impact buried and unknown cultural resources due to its location to known recorded resources in the near vicinity. Therefore, archaeological and tribal cultural resources monitoring would be included in the MMRP as mitigation measure CUL-1, as described in response V.a. Impacts would be reduced to a level below significance with mitigation.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

Wastewater treatment is provided at the project site by the City’s Metropolitan Wastewater System, while water treatment is provided by the City’s North City Water Reclamation Plant. The project site would connect to and be serviced by the City’s wastewater and water system, with existing mains located in Caminito Mendiola. All proposed water and wastewater facilities would be designed and constructed in accordance with the criteria established within the City’s current water and sewer facility design guidelines, regulations, standards and practices. Given that the site is planned and zoned for residential use, and is located adjacent to existing residential uses, no significant increase

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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in demand for wastewater disposal or treatment would be created by the anticipated single-family residential dwelling or equestrian area associated with the project. No impact would occur.

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

The project site is within an area containing existing development. The project would connect to the existing water and wastewater systems located in Caminito Mendiola and would be served by water and wastewater providers as noted above in response XIX.a. The proposed project would construct one single-family residence and associated equestrian area that would increase demand for water and would produce wastewater. The project would include private connections to the existing water and wastewater lines located in Caminito Mendiola. Required improvements related to water and wastewater would be limited to extension of water and sewer lines from the project site to their connection point in Caminito Mendiola. All utility infrastructure would be designed and constructed in accordance with the criteria established by the City's current water and sewer facility guidelines, regulations, standards, and practices. Less-than-significant impacts would occur.

- 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?

As discussed in response X.c, the project would include the construction of biofiltration basins and a storm drainage system to convey flows to the existing storm drain system in Caminito Mendiola. The project would be designed so as to comply with the relevant stormwater requirements, including the State Construction General Permit, Order No. 2009-0009DWQ and the Municipal Storm Water Permit, Order No. R9-2013-0001. The project would not require new or expanded off-site facilities, and as such, impacts would be less than significant.

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

The project site was approved as a single-family residential lot in 1987, and as such, has been accounted for in the long-range planning for water supplies for the area. The City of San Diego 2020 Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which is estimated to account for approximately 26 percent of the total water requirements for the City in 2025. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands and local supplies (City of San Diego 2021). Given that the project would result in the construction of one single-family home and associated equestrian area on an approved single-family lot, new or expanded water supply entitlements would not be required. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is served by the City's Metropolitan Wastewater System. The project would not adversely affect existing wastewater treatment services. The project anticipates one residential unit and would not require new or expanded wastewater treatment capacity. Impacts would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would result in the generation of debris during construction activities. Construction debris would be separated on site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation. Source separation at the construction site would be diverted in accordance with the Construction and Demolition (C&D) Debris Deposit Ordinance. All construction waste from the project site would be transported to an appropriate facility for diversion and disposal.

Long-term operation of the residential use is anticipated to generate typical amounts of solid waste associated with residential uses. Anticipated equestrian uses would generate horse manure. Manure is expected to be recycled and would be picked up by the recycler, as is common practice for such facilities. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of solid waste during the long-term, operational phase. Impacts are considered to be less than significant.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would comply with all federal, state, and local statutes and regulations related to solid waste generation, diversion and disposal. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All construction activities would comply with any City requirements for diversion of both construction waste and solid waste during the long-term, operational phase. Impacts would be less than significant.

XX. WILDFIRE – Would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of San Diego participates in the San Diego County Multi-jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is consistent with the Pacific Highlands Ranch Subarea Plan land use and the LDC zoning designation. The project is located adjacent to existing single-family residences and approximately 200 feet from SR-56. The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, the project would have a less-than-significant impact on an emergency response and evacuation plan during construction and operation.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is located adjacent to existing residential development and MHPA open space. The project site is located in a Very High Fire Severity Zone. Due to its location adjacent to undeveloped open space, the project would have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The anticipated residential use would be constructed consistent with applicable standards, including the California Building Code and City Fire Code standards. Additionally, the project would implement Brush Management Zones. Brush Management Zone 1 and Brush Management Zone 2 would surround the anticipated residential pad, while an additional area of Brush Management Zone 1 would also be required in the northwest portion of the project, adjacent to the residential uses north of the project site. Compliance with existing building and fire codes and implementation of Brush Management Zones would ensure that the project would not result in significant impacts associated with exacerbated wildfire risk. Therefore, impacts would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As described in response XX.b, the project would comply with California Building Code and City Fire Code standards to protect the project from wildfire. No infrastructure, such as roads, fuel breaks or power lines, are proposed which could result in temporary or ongoing impacts. The project would include the construction of a trail which would connect to an existing City Parks and Recreation trail system. The homeowner would be responsible for maintenance of the trail. The placement of the trail, which would connect to an existing trail system, would not exacerbate fire risks. No impact would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to response XX.b above. The project site is adjacent to an existing residential neighborhood. The project incorporates biofiltration basins and storm drains and would comply with the City's appropriate BMPs for drainage. Thus, the project would not expose people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, a less-than-significant impact would result.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

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

As detailed in this Initial Study Checklist, the project would result in significant impacts to biological resources, including sensitive plant and animal species and their habitat, and sensitive vegetation communities. These impacts would be reduced to a less-than-significant level based on incorporation of mitigation measures BIO-1 and BIO-2. This analysis has also determined that, although there is the potential for significant impacts related to Cultural Resources (Archaeology) and Tribal Cultural Resources, implementation of a mitigation measure (CUL-1) included in this document would reduce these potential impacts to a less-than-significant level.

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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Does the project have impacts that are individually limited but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural Resources, which may have cumulatively considerable impacts. As such, a mitigation measures (i.e., BIO-1 and BIO-2, and CUL-1) has been incorporated into the project to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project would not contribute to potentially significant cumulative environmental impacts. Impacts would be less than significant with mitigation incorporated.

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

As discussed throughout this Initial Study, no hazardous conditions on the project site or in the surrounding area were identified that could adversely affect human beings. It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less than significant.

REFERENCES

I. Aesthetics/Neighborhood Character

- City of San Diego General Plan
- Community Plans: Pacific Highlands Ranch Subarea Plan

II. Agricultural and Forest Resources

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

III. Air Quality

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- Regional Air Quality Strategies (RAQS) - APCD
- Site Specific Report:

IV. Biological Resources

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- Community Plan - Resource Element
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- City of San Diego LDC Biology Guidelines
- Site Specific Report:
Biological Technical Report for Rancho del Sol Site Development Permit (Lot 31) Project. Prepared by Alden Environmental, Inc., July 15, 2022.

V. Cultural Resources (includes Historical Resources and Built Environment)

- City of San Diego HRG
- City of San Diego Archaeology Library
- HRB List
- Community Historical Survey:
- Site Specific Reports:
A Cultural Resource Survey Using the Archaeological Resources Report Form (Appendix D) for the Rancho del Sol Project, San Diego, California. Prepared by ASM Affiliates, Inc. April 2020.

VI. Geology and Soils

- City of San Diego Seismic Safety Study
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Parts I and II, December 1973, and Part III, 1975
- Site Specific Report:
Report of Preliminary Geotechnical Investigation, Lot 31, Rancho del Sol, APN 305-060-18-00, San Diego, CA. October 16, 2019.

VII. Greenhouse Gas Emissions

- Site Specific Report:
Climate Action Plan Consistency Checklist for Lot 31 Rancho del Sol, San Diego, California.
Prepared by Metcalf Development and Consulting.

VIII. Hazards and Hazardous Materials

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

IX. Hydrology/Drainage

- Flood Insurance Rate Map (FIRM); Panel 06073C1335G
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- Clean Water Act section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report:
Preliminary Hydrology Study for Lot 31 Rancho del Sol. Prepared by ARC Construction & Engineering, Inc. Revised December 20, 2020.
Priority Development Project Stormwater Quality Management Plan Lot 31 Rancho del Sol. Prepared by ARC Construction & Engineering, Inc. Revised June 28, 2021.

X. Land Use and Planning

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch Subarea Plan
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination:
- Other Plans:

XI. Mineral Resources

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

XII. Noise

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch
- San Diego International Airport - Lindbergh Field CNEL Maps
- Brown Field Airport Master Plan CNEL Maps
- Montgomery Field CNEL Maps
- SANDAG - San Diego Regional Average Weekday Traffic Volumes
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- Site Specific Report:

XIII. Paleontological Resources

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

XIV. Population/Housing

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch Subarea Plan
- Series 11/Series 12 Population Forecasts, SANDAG
- Other:

XV. Public Services

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch Subarea Plan

XVI. Recreational Resources

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch Subarea Plan
- Department of Park and Recreation
- City of San Diego - San Diego Regional Bicycling Map
- Additional Resources:

XVII. Transportation/Circulation

- City of San Diego General Plan
- Community Plan: Pacific Highlands Ranch Subarea Plan
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- San Diego Region Weekday Traffic Volumes, SANDAG
- Site Specific Report:

XVIII. Tribal Cultural Resources

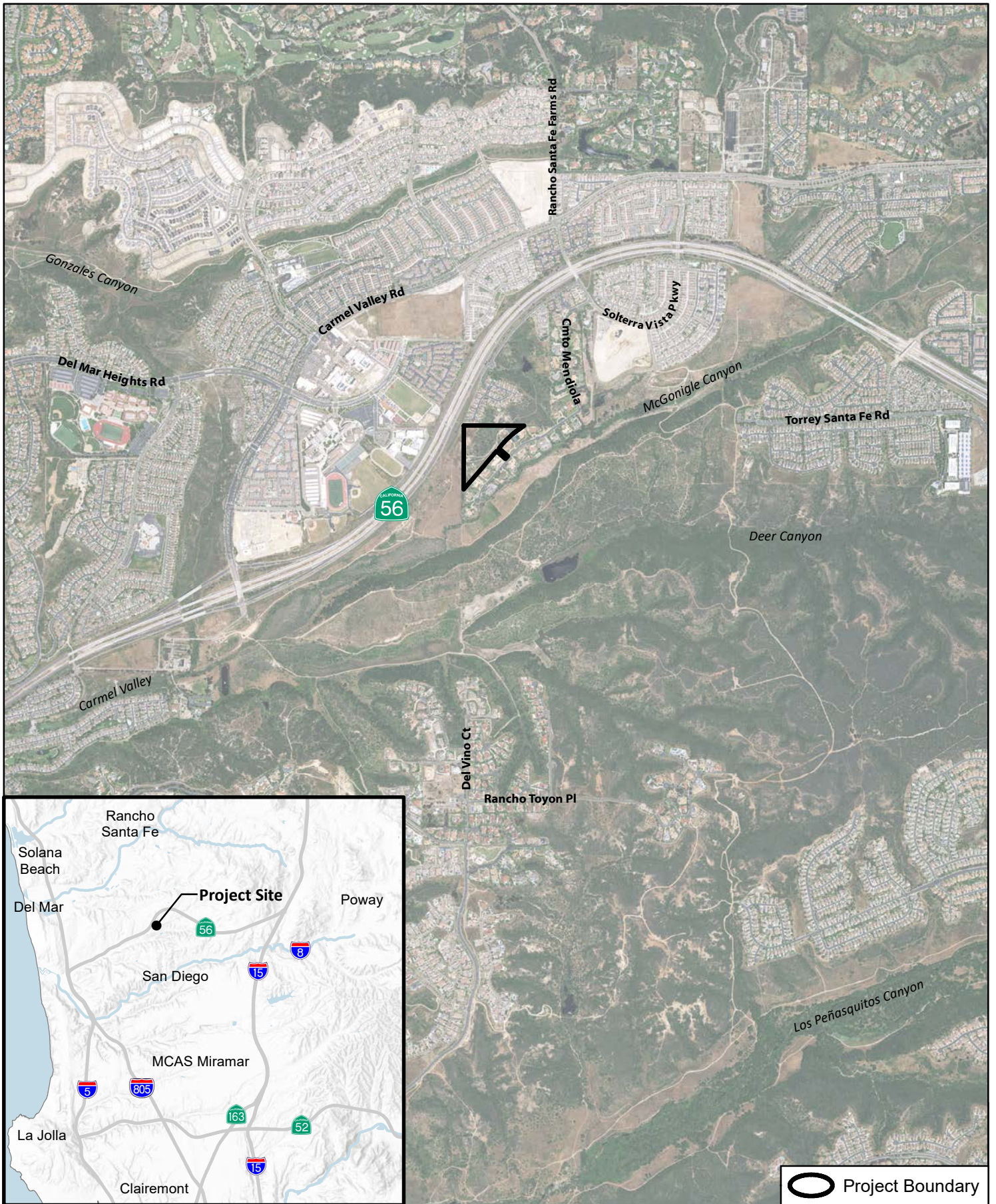
- Consultation correspondence

XIX. Utilities

- Site Specific Report:

XX. Water Quality

- Clean Water Act section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report:



 Project Boundary

Figure 1

Site Vicinity Map

RANCHO DEL SOL

Aerial Photo: USDA NAIP 2020





Aerial Photo: Nearmap 2019


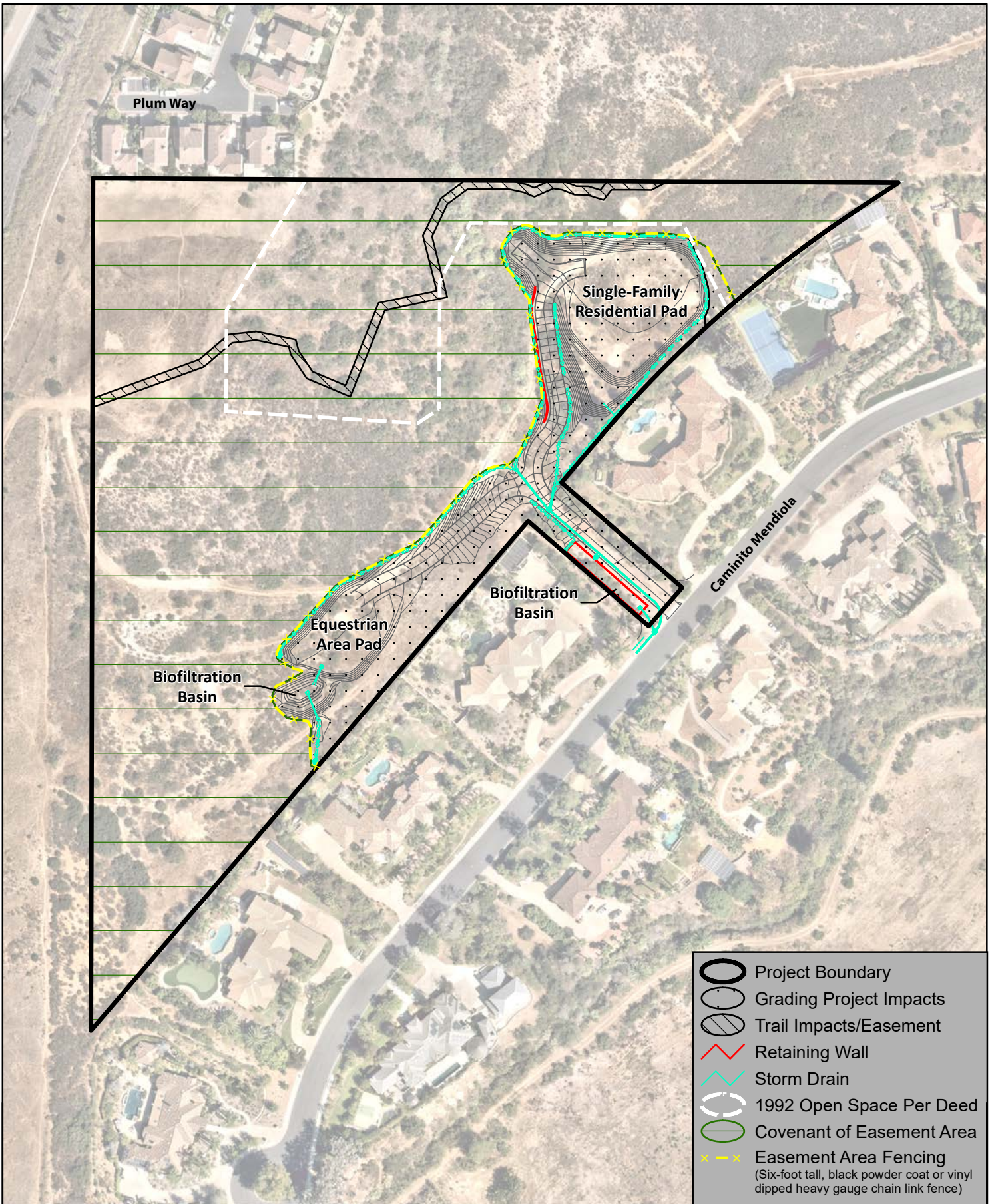
 Project Boundary

Figure 2

Aerial Photograph



RANCHO DEL SOL



Aerial Photo: Nearmap 2019



Figure 3

Proposed Project

RANCHO DEL SOL