City of San Diego
Development Services

ENTITLEMENTS DIVISION
(619) 446-5460

MITIGATED NEGATIVE DECLARATION
Project No. 152162
SCH# 2010011028

SUBJECT: Aldine Drive Slope Stabilization: SITE DEVELOPMENT PERMIT (SDP) to allow for the stabilization of a failing slope located on the south side of Aldine Drive, west of Fairmount Avenue and within the Kensington-Talmadge Neighborhood of the Mid-City Community Plan Area. The project would construct two cast-in-place retaining walls, each measuring approximately 360 lineal feet (LF) in length and six to twenty-six feet in height. The retaining walls would support the currently sloughing hillside. Other project improvements would consist of slope reinforcement and landscaping treatments. Applicant: City of San Diego, Engineering and Capital Projects Department.

Update 3/4/2010:

Minor revisions have been made to the draft Mitigated Negative Declaration (MND). Added language would appear in a ~~strikeout~~ and underlined format. In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. Amongst other minor modifications the Final MND clarifies that the project is not directly adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.

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): Land Use (MSCP/MHPA), and Biological Resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially

significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General Requirements

1. Prior to issuance of a Notice to Proceed (NTP), the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division shall verify that Mitigation Measures for Land Use (MHPA), and Biological Impact Mitigation Requirements have been included in entirety on the submitted construction documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." ~~In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.~~

2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Mitigation Monitoring Coordination (MMC) Section, Project Biologist, RE, Construction Manager, ~~Applicant~~ Permittee and other parties of interest.

3. Evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

LAND USE (MSCP/MHPA)

1. Prior to issuance of a Notice to Proceed (NTP), the permitee shall make arrangements to schedule a preconstruction meeting (precon meeting) to ensure implementation of the following conditions. The meeting shall include the ~~Principal Qualified Biologist (PQB)~~ Project Biologist, Construction Manager, and the Applicant.

2. Prior to the first precon meeting, the applicant shall submit for approval a letter verifying the qualifications of the ~~biological professional to EAS~~ Project Biologist to MMC.

3. Prior to initiation of any construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

4. The limits of grading shall be clearly delineated prior to brushing, clearing, or grading. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A. The project biologist shall have the authority to order the movement of flagging or fencing to properly and adequately delineate grading limits to avoid impacts to the MHPA. ~~The limits of grading shall be defined with silt and construction fencing or flagging and checked by the biologist before initiation of construction grading.~~

5. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be unidirectional, low pressure sodium illumination (or similar), and it shall be directed away form the preserve areas and the tops of adjacent trees with potentially nesting raptor species, using appropriate placement and shields.

6. Staging/storage areas for equipment and materials shall be located within areas approved by the project biologist. No equipment maintenance shall be conducted within or near sensitive areas.

7. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

8. No trash, oil, parking or other construction related activities shall be allowed outside the established temporary construction easement as shown on the construction drawings. All construction related debris shall be removed off-site to an approved disposal facility.

9. ~~Prior to the precon meeting~~ Prior to the issuance of any construction permit, the ADD environmental designee shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown in the biological resources report:

10. No invasive plant material shall be utilized in or adjacent to the MHPA. For Plantings within the MHPA, all plant material must be native.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the precon meeting, the ADD (Environmental Designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the Coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the ADD Environmental Designee:

A. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels ~~[db(a)]~~ dB(A) hourly average for the presence of the Coastal California gnatcatcher. Surveys for the Coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following ~~conditions must be met~~ shall be implemented:

   I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

   II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 ~~db(a)~~ dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 ~~db(a)~~ dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 ~~db(a)~~ dB(A) hourly average at the edge of habitat occupied by the Coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 ~~db(a)~~ dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

B. If Coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the ADD Environmental Designee and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

I. If this evidence indicates the potential is high for Coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.

II. If this evidence concludes that no impacts to this species are anticipated, no further mitigation measures are necessary.

~~C. Monitor Shall Attend Precon Meetings~~

~~a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Resident~~

~~Engineer (RE) the Biologist, Biological Monitors, Construction Manager and/or Grading Contractor. The qualified Biologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the monitoring program with the Construction Manager and/or Grading Contractor.~~

~~b. If the Biologist is not able to attend the Precon Meeting, RE AND MMC, shall schedule a focused Precon Meeting for Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on site prior to start of any work that requires monitoring.~~

Identify Areas to Be Monitored

c. At the Precon Meeting, the Biologist shall submit to the RE and MMC a copy of the site/grading plan (reduced to 11"x17") that identifies areas to be protected, fenced and monitored as well as areas that may require delineation of grading limits.

When Monitoring Will Occur

d. Prior to the start of work, the Biologist shall also submit a construction schedule to the RE and MMC, as appropriate, indicating when and where monitoring is to begin and shall notify EAS of the start date for monitoring.

IV. During Construction

1. Biological Monitor Shall Be Present During Grading/Excavation

a. The Biological Monitor shall be on site to ensure that grading limits are observed and shall document activity via ~~Site Observation Reports~~. Consultant Site Visit Records (CSVRS). These reports shall be sent to ~~the Construction Manager or BI, as appropriate~~, the RE and MMC each month. The biological monitor shall have the authority to divert work or temporarily stop operations to avoid significant impacts. It is the ~~Construction Manager's~~ Permittee's responsibility to keep the monitors up-to-date with current plans.

b. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; no equipment maintenance shall be conducted within or near adjacent open space.

a. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter

drainage during construction activities into the adjacent open space.

~~b. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off site to an approved disposal facility.~~

2. ~~For any unforeseen additional biological resources impacted during monitoring, the rehabilitation, revegetation or other such follow up action plans shall be included as part of the Final Biological Monitoring Report. Additional mitigation measures may also be required if additional impacts to the adjacent wetland habitat occur as a result of project construction.~~

V. Post Construction

1. Submittal of ~~Draft AND~~ FINAL Monitoring Reports to ~~the RE~~ MMC
   a. The Applicant or Project Biologist, as appropriate, shall submit ~~two copies of~~ the ~~Draft~~ Final Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring Program (with appropriate graphics) to ~~the RE~~ MMC for review and approval within 90 days following the completion of monitoring,
   ~~b. 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, within 90 days after notification from MMC of the approved report.~~
   2. The RE shall, in no case, issue the Notice of Completion until receiving ~~a copy~~ confirmation of the approved Final Monitoring Report from MMC

Biological Resources

In order to comply with the conditions of the City of San Diego MSCP, CEQA, the Federal Migratory Bird Treaty Act, and the California Department of Fish and Game (CDFG) Code (which when combined, essentially prohibit any "take" of bird species - including disturbance of eggs, fledglings, nests, or plants/ substrate the nest is located in, or causing adults to abandon nests), the project biologist shall verify that no nesting birds are present on any portion of the project site or nearby vicinity (including off-site areas to be impacted) during grading and construction operations that would be disturbed directly or indirectly by the project, especially during the typical bird breeding season between February 1 and September 15.

If any nesting birds are present on-site or adjacent to the site ~~within 300 feet~~, the breeding season work shall be avoided, or the project biologist shall work with ~~the ADD Environmental Designee~~ MMC and the appropriate Wildlife Agencies (i.e. US Fish and Wildlife Service and CDFG) to determine appropriate avoidance and/or other mitigation. The agreed upon mitigation shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results shall be added to the final biological construction monitoring report.

VI. PUBLIC REVIEW DISTRIBUTION:

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

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

State of California
- California Department of Fish and Game (32A)
- State Clearinghouse (46)

City of San Diego
- Council Member Gloria, District 3
- City Planning and Community Investment Department
- Jeanne Krosch (MS 5A)
- City Attorney (MS 56A)
- Engineering and Capital Projects
  - Mastaneh Ashrafezadeh (MS 908A)
  - Michael Handal (MS 908A)
- Development Services Department
  - Jeannette Temple (MS 501)
  - Kamran Khaligh (MS 501)
  - Myra Herrmann (MS 501)
- Library Dept.-Gov. Documents MS 17 (81)

Other
- Sierra Club (165A)
- San Diego Audubon Society (167)
- Jim Pugh (167A)
- California Native Plant Society (170)
- Citizens Coordinate for Century III (179)
- Endangered Habitat League (182)
- Kensington Talmadge Planning Committee (290)

VII. RESULTS OF PUBLIC REVIEW:

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

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

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

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

Myra Herrmann, Senior Planner
Development Services Department

January 6, 2010
Date of Draft Report

March 4, 2010
Date of Final Report

Analyst: Jeffrey Szymanski

Fostering the protection and appreciation SAN DIEGO AUDUBON SOCIETY *of birds, other wildlife and their habitats...*

February 9, 2010

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

Via email: jszymanski@sandiego.gov

Dear Mr. Szymanski:

SUBJECT: SDAS comments on Aldine Drive Slope Stabilization DMND, Project No. 152162

The San Diego Audubon Society, the San Diego Chapter of the California Native Plant Society and the San Diego Canyonlandsare concerned with the planned revegetation and maintenance of the project site after grading. The Biological Resources Report for the project, on page 9 states that the project is adjacent to the MHPA and that it encroaches into the MHPA. On page 10 it recites the MHPA adjacency guidelines, including

> "All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environmental or ecosystem processes within the MHPA."

But the Project and the MND fails to include measures that are essential to assuring that the MND will not release invasive plant species into habitat areas and the MHPA. Thus the MND fails to satisfy the adjacency guidelines of the MSCP and fails to support its assertion that it would reduce the impacts to below a level of significance.

(1) HOTTENTOT FIG REMOVAL

On page 3, the MND states "as part of the project the area would be graded and the Hottentot fig would be eradicated." Grading will not eradicate Hottentot fig. It just breaks it up, spreads it around, and replants it where ever the soil is spread or moved. When subsequent irrigation is provided for the revegetation the Hottentot fig will aggressively sprout out from all of the fragments left in the soil, quickly dominating the site. The Hottentot fig must all be eradicated long before the grading occurs. Grading should not start until it is all completely dead, down to the roots. It should then be scraped to the roots and taken to the landfill to make sure. None of those scrapings should remain on site. All fragments of the Hottentot fig and its roots should be removed from the site. After that the grading can begin. Even with that the mitigation measures need to specify that any Hottentot fig appearing on the site will be eradicated for several years. Unless this provision is included in the mitigation, the MND can not support its assertion that the MND would reduce the impacts to below a level of significance. Please add this provision.

(2) POST CONSTRUCTION REMOVAL OF OPPORTUNISTIC WEEDS

After grading, almost all construction sites are soon dominated by opportunistic invasive weeds. These weeds produce huge quantities of seeds that spread to adjacent areas with every wind, in the clothes of every worker that crosses the area, and in the coats of any animal that crosses the area. That will happen at this project also. The MND needs to include a provision that will require strict control of weeds on the site before they are able to spread their seeds. This control must be provided during construction and for years after the construction. That is the only way to keep these weeds from invading the adjacent habitat areas and MHPA. Unless this provision is included in the mitigation, the MND can

858-273-7800 • 4010 Morena Blvd., Suite 100, San Diego, CA 92117 • Fax 858-273-7801 • www.sandiegoaudubon.org

Response to Comments

SAN DIEGO AUDUBON SOCIETY (2/9/2010)

1. A condition has been added to the Site Development Permit that will ensure that the Hottentot fig will be eradicated from the project site. The method of removal may include hand pulling or spraying with an approved herbicide or another approved methodology. The applicant is required to maintain the landscaping and revegetation areas for 25 months. If the Hottentot fig comes back within this time it will be removed as part of routine maintenance. Please note that the removal the Hottentot fig is not a mitigation measure. This invasive plant currently exists on site and the project as proposed would not result in the proliferation of it; therefore, no significant environmental impacts have been identified in association with the Hottentot fig. However, as a good best management practice the Hottentot fig will be removed from the project site.

2. The project site is not directly adjacent to the MHPA. Please see revisions to the Final MND. However, as part of the routine maintenance plan which included 25 months of monitoring, any opportunistic weeds that appear on site will be removed.

not support its assertion that the MND would reduce the impacts to below a level of significance. Please add this provision.

(3) USE OF NON-NATIVE PLANTS IN THE REVEGETATION OF THE PROJECT SITE

The Biological Resources Report, on page 8, specifically recommends that "any proposed revegetation efforts be accomplished with the use of native plant species." Unfortunately the DMND states, on page 3, "The project is proposing a combination of native and introduced drought tolerant plants in the landscaping palate..." Doing this will provide roots and seeds of introduced plant species adjacent to habitat area, adjacent to the MHPA, and into an encroachment into the MHPA. This clearly violates the provision of the MSCP mentioned above. Rather than reducing the impacts, this provision of the DMND specifically and intentionally increases the impact of the project. Unless the planting of only appropriate native species is required in the MND it can not support its assertion that the MND would reduce the impacts to below a level of significance. Please specify the use of only appropriate native plant species in the MND.

(4) CONCLUSION

We strongly urge that the MND incorporate the three changes mentioned above. If they are not changed, the MND can not support its assertion that it would reduce the impacts to below a level of significance. In that case we strongly urge that the MND be withdrawn and an EIR be provided that will reduce the impacts to below a level of significance.

In case of questions or follow-up, the undersigned can be reached at 619-224-4591 or peugh@cox.net .

Respectfully,

James A. Peugh
Conservation Committee Chair

Carrie Schneider,
Conservation Chair,
California Native Plant Society
San Diego Chapter

Eric Bowlby
Executive Director
San Diego Canyonlands, (SDCL)

SAN DIEGO AUDUBON SOCIETY (2/9/2010) continued

3. Please see response #2. The MHPA is located on the north side of Aldine Drive and the project is not directly adjacent to it. Therefore the project would not introduce non-native plants into the MHPA.

4. As proposed the project would not result in impacts that would require the preparation of an EIR.

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

February 18, 2010

Jeffrey Szymanski
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: Aldine Drive Slope Stabilization
SCH#: 2010011028

Dear Jeffrey Szymanski:

(5) The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on February 11, 2010, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Acting Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

STATE CLEARING HOUSE (2/18/2010)

5. Comment acknowledged.

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

Clear
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January 29, 2010

Mr. Jeffrey Szymanski, Analyst
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
1222 First Avenue, Mail Station 501
San Diego, CA 92101

Re: SCH#2010011028 CEQA Notice of Completion; proposed Mitigated Negative Declration for the **Aldine Drive Retaining Wall Project;** located in the Kensington-Talmadge Neighborhood of the Mid-Town Planning Area; City of San Diego; San Diego County, California

Dear Mr. Szymanski:

(6) The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources.. (Also see *Environmental Protection Information Center v. Johnson (1985) 170 Cal App. 3rd 604)* The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following.

(7) The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources **were not dentified** in the 'area of potential effect' (APE).

(8) Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Also, the NAHC recommends that a Native American Monitor or Native American culturally knowledgeable person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental planning processes.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11..

Consultation with tribes and interested Native American tribes and individuals, as consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f]*et se),* 36 CFR Part 800.3, the President's Council on Environmental Quality (CSQ; 42 U.S.C. 4371 *et seq*) and NAGPRA (25 U.S.C. 3001-3013), as appropriate. .

NATIVE AMERICAN HERITAGE COMMISSION (1/29/10)

6. In the process of completing the Initial Study an assessment of historical resources was conducted. A California Historic Resources Information System (CHRIS) data base search was conducted and revealed that no previous recorded archaeological/historical resources were identified within the project's APE. In addition, the fact that the project site is predominately composed of slopes in excess of 25% grade greatly diminishes the chance that historical resources are present on-site. Therefore, the determination was made that there would be no adverse impacts on historical resources. Please see the Initial Study Checklist.

7. Comment noted.

8. Comment acknowledged. Please see response #6. Qualified archaeological staff was able to make the determination that the project would not result in an adverse impact on historical resources Initial Study without requiring input from an outside archaeologist. However Staff acknowledges that if there would have been the need to consult with an outside archaeologist to complete the Initial Study then the inclusion of a Native American Monitor would have been made a requirement of the evaluation.

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

(9) The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly -threatened by proposed project activity.

CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

(10) Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION (1/29/10) continued

9. Comment noted. The Initial Study did not identify the presence or likely presence of Native American remains within the project's APE.

10. Comment noted.

City of San Diego
Development Services Department
ENTITLEMENTS DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 152162

SUBJECT: Aldine Drive Slope Stabilization: SITE DEVELOPMENT PERMIT (SDP) to allow for the stabilization of a failing slope located on the south side of Aldine Drive, west of Fairmount Avenue and within the Kensington-Talmadge Neighborhood of the Mid-City Community Plan Area. The project would construct two cast-in-place retaining walls, each measuring approximately 360 lineal feet (LF) in length and six to twenty-six feet in height. The retaining walls would support the currently sloughing hillside. Other project improvements would consist of slope reinforcement and landscaping treatments. Applicant: City of San Diego Engineering, and Capital Projects Department.

Update 3/4/2010:

Minor revisions have been made to the draft Mitigated Negative Declaration (MND). Added language would appear in a ~~strikeout~~ and underlined format. In accordance with the California Environmental Quality Act, Section 15073.5 (c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modification does not require recirculation as there are no new impacts and no new mitigation identified. Amongst other minor modifications the Final MND clarifies that the project is not directly adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). An environmental document need only be recirculated when there is identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.

I. PURPOSE AND MAIN FEATURES:

The proposed project would stabilize a failing slope located on the south side of Aldine Drive, west of Fairmount Avenue and within the Kensington-Talmadge Neighborhood of Mid-City Community Plan Area. The project would construct two cast in place retaining walls, each measuring 360 LF and six to twenty-six feet in height (Figure 1). The retaining walls would support the sloughing slope where erosion has occurred. Improvements would consist of reinforcing the slope where erosion has occurred, rerouting utilities, and landscaping treatments.

The face of the walls would be sheathed in a cobble veneer from the bottom of the wall up to six feet high. From six feet and up the retaining walls would be faced with

horizontally integrally scored concrete surface. A concrete "K-Rail" barrier would be cast against the wall to three feet high. The walls would also include concrete pilaster caps with large cobble finials. Landscaping that replicates the existing vegetation along Aldine Drive would be provided along the entire length of the proposed retaining wall (Figures 2 and 3). The landscaping design concept is intended to enhance and complement the neighborhood while blending into the surrounding natural environment and open space.

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

II. ENVIRONMENTAL SETTING:

The project area consists of a steep sloughing slope which lies on the south side of Aldine Drive, east of Dyke Avenue and west of Fairmount Avenue. Due to the construction of Aldine Drive the once gently sloping hillside was cut and has resulted in a steep and unstable hill. Over time, the slope has been subjected to raveling and sloughing which has resulted in the loss of portions of the hillside. Both the slope and the surrounding area are generally covered in non-native vegetation.

The proposed retaining wall location is bound by residential lots to the south and west, an undeveloped canyon to the north, and Fairmount Avenue to the east. ~~The eastern portion of the project area is adjacent to t~~The City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) is located on the north side of the road and does not intersect with the project.~~; however, this portion of the MHPA does not support native habitat~~ (Figure 4).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following issues were considered during the environmental review of this project and determined to be potentially significant: **Biological Resources and Land Use**

Biological Resources

A biological survey report was prepared by Tierra Environmental Services, Inc. (August 20, 2009) to assess the impacts of the project on sensitive biological resources. Biological field surveys conducted included: vegetation mapping, a sensitive plant species assessment, and a general wildlife survey. The biological survey report is available for review at the offices of the Entitlements Division and is summarized below:

A biological survey was conducted on January 3, 2007 in an effort to identify and map vegetation communities and associated biological resources. In addition to the general survey a United States Fish and Wildlife Service (USFWS) protocol presence or absence survey for coastal California gnatcatcher was also conducted by Jones and Stokes on February 21st 2007, and March 6 and 13th of 2007.

The general biological survey determined that no native vegetation communities existed within the project's footprint. The project area is dominated by ornamental vegetation with only remnant native individuals occurring intermittently. Overall, the project would result in impacts to .29 acres of ornamental vegetation. Impacts to ornamental vegetation are not considered significant and no mitigation would be required.

Several bird species were observed on-site and include red-tail hawk, Anna's hummingbird, Bewick's wren, yellow-rumped warbler, white-crowned sparrow, and lesser goldfinch. No mammal or reptile species were observed on-site. Based upon the identification of the various bird species and the project's vicinity to sensitive vegetation there would be a potential that grading activities, if conducted during the breeding season (Feb. 1-Sept. 15), could result in direct impacts to avian species. Therefore, mitigation has been added to section V. of the Mitigated Negative Declaration (MND) that would reduce the impacts to below a level of significance.

In addition, the biological resources report recommends that as part of the revegetation effort that the landscaping plan should include native plants and removal of Hottentot fig (*Carpobrotus edulis)* plants. The project is proposing a combination of native and introduced drought tolerant plants in the landscaping palate and as part of the project the area would be graded and the Hottentot fig would be eradicated. To ensure that the invasive plant is eradicated the SDP contains a condition that the Hottentot fig would be removed by hand or sprayed with an approved herbicide prior to the grading of the site.

As noted above Jones and Stokes conducted a protocol survey to determine the presence/absence of the coastal California gnatcatcher. No California gnatcatchers were detected during the surveys. However, since the project site is ~~directly adjacent to~~ located to the south of the MHPA, mitigation in the form of the Land Use Adjacency Guidelines (LUAG) have been made a requirement of the project and is included in Section V. of the MND under Land Use. Compliance with the LUAG would dictate that no clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the Coastal California gnatcatcher. If the construction would occur during the breeding season then presence/absence surveys for the gnatcatcher would be required.

Land Use (MULTIPLE SPECIES CONSERVATION PROGRAM)

~~A portion of the proposed project is adjacent to~~ ~~t~~ The MHPA of the City of San Diego MSCP Subarea Plan is located on the north side of Aldine Drive. The Subarea Plan states

that proposed infrastructure should be designed to avoid or minimize intrusion in the MHPA unless no other routing is feasible. To the extent feasible, all of the proposed work was redesigned to reduce and avoid any potential impacts to sensitive habitats inside and outside the MHPA.

In order to reduce potential direct and/or indirect impacts to the MHPA from the proposed construction, the applicant shall be required to comply with the MSCP/MHPA LUAG. Implementation of the LUAG and the biological monitoring program consisting of staking and flagging adjacent habitat as described in Section V of the MND would reduce potential Land Use impacts to below a level of significance.

The following issues were considered during the environmental review of this project and determined **not** to be significant: **Visual Quality and Traffic Circulation**

Visual Quality

The proposed project would stabilize a potentially failing earthen slope with retaining walls. As part of the project's design, the face of the walls would be sheathed in a cobble veneer from the bottom of the wall up to six feet high. From six feet and up the retaining walls would be faced with a stained scored concrete surface. The wall would also include concrete pilaster caps with large cobble finials. Landscaping that replicates the existing vegetation along Aldine Drive would be provided along the entire length of the proposed retaining walls. The landscaping design concept is intended to enhance and complement the neighborhood while blending into the surrounding natural environment and open space.

A visual Impact Assessment (*Visual Impact Assessment, Aldine Drive Slope Stabilization,* KTUA June 2009) was prepared for the project. The study provides a series of photos that depict the existing conditions along Aldine Drive, along with a visual simulation of what the retaining walls would look like once the walls are complete. The report concludes that with implementation of the design measures as shown on sheet 5 of the project plans the project would not result in a visual quality impact.

Because the proposed project would stabilize an existing slope and the project footprint would not extend into a designated viewing corridor, the project would not block any public views to scenic vistas or significant landmarks. The project has been designed to blend and mimic the existing conditions of the area and would not impact neighborhood character. The project would alter an existing landform; however, the design would improve the overall visual quality due to the design of the retaining walls and the plantings associated with the slope stabilization.

Based on the conclusions of the visual study analysis and photographic simulations, the project would not obstruct a designated viewing corridor, or significantly alter a natural landform, nor would the project adversely contrast with the existing neighborhood

character. Therefore, the project as designed would not constitute a significant visual quality impact and mitigation would not be required.

Transportation/Circulation

The segment of Aldine Drive where the proposed slope restoration project is located is a two-lane collector and it is expected that transportation/circulation in the vicinity of the project area could be affected due to one or both lane closures and detours. A traffic detour analysis report (RBF Consulting, August 31, 2009) was prepared to identify potential traffic impacts associated with the slope restoration project and construction of the retaining walls. It is expected that the initial phases of construction would result in the closure of the eastbound lane, and full closure would be needed mostly during the construction of the footings for the retaining walls. Based upon this information two separate lane closure scenarios were developed a **Partial Street Closure** (closed to eastbound traffic) and **Full Street Closure** (closed in both directions of travel). In anticipation of potential road closures two traffic detour plans are being proposed, an Eastbound Detour Plan (used for both traffic detour scenarios) and a Westbound Detour plan (used only for full street closure). The partial or full street closure would require re-routing the eastbound or all through traffic respectively on Aldine Drive to other nearby street networks.

The following intersections and road segments within the anticipated detour plans were analyzed under both scenarios:

Intersections: Monroe Avenue/Euclid Ave., El Cajon Blvd. /Euclid Ave., El Cajon Blvd., /Fairmont Ave., Meade Ave., /44th St., Fairmont Ave. /Meade Ave., Meade Ave./ 43RD St., Meade Ave./Van Dyke Ave., Meade Ave./Marlborough Ave., Adams Ave./Van Dyke Ave., Adams Ave./Marlborough Ave.

Road Segments: Adams Avenue Marlborough Ave. to Van Dyke Ave., **Aldine Drive** Van Dyke Avenue to Fairmount Avenue, **Meade Avenue** I-15 to Marlborough Avenue, Marlborough Avenue to Van Dyke Avenue, Van Dyke Avenue to 43rd Street **Monroe Avenue** 44TH Street to Aldine Drive, **El Cajon Boulevard** Van Dyke Avenue to 43rd Street, 43rd Street to Fairmount Avenue, Fairmount Avenue to Highland, Highland Avenue to Euclid Avenue, **Marlborough Avenue** North of Meade Avenue, Meade Avenue to El Cajon Boulevard **Fairmount Avenue** Aldine Drive to Meade Avenue, **Euclid Avenue** Monroe Avenue to El Cajon Boulevard.

The results of the intersection peak hour level of service analysis of both scenarios showed that with the exception of Monroe Avenue/ Euclid Avenue, all study intersections are currently operating at acceptable levels of service (LOS), and would continue to operate at acceptable LOS under both scenarios. Although the intersection of Monroe/Euclid Avenue would continue to operate at LOS F during the a.m. peak hour under both street closure scenarios, neither the partial street closure nor the full street

closure scenario would result in an increase in delay time. Therefore, the proposed project and subsequent detour plans would not result in a significant CEQA impact.

The results of the roadway segment daily LOS analysis demonstrated that all study roadway segments currently operate at acceptable LOS, and would continue to operate at acceptable LOS under both traffic detour scenarios. Because no significant CEQA impacts were indentified in either the intersection analysis or the segment analysis no mitigation would be required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

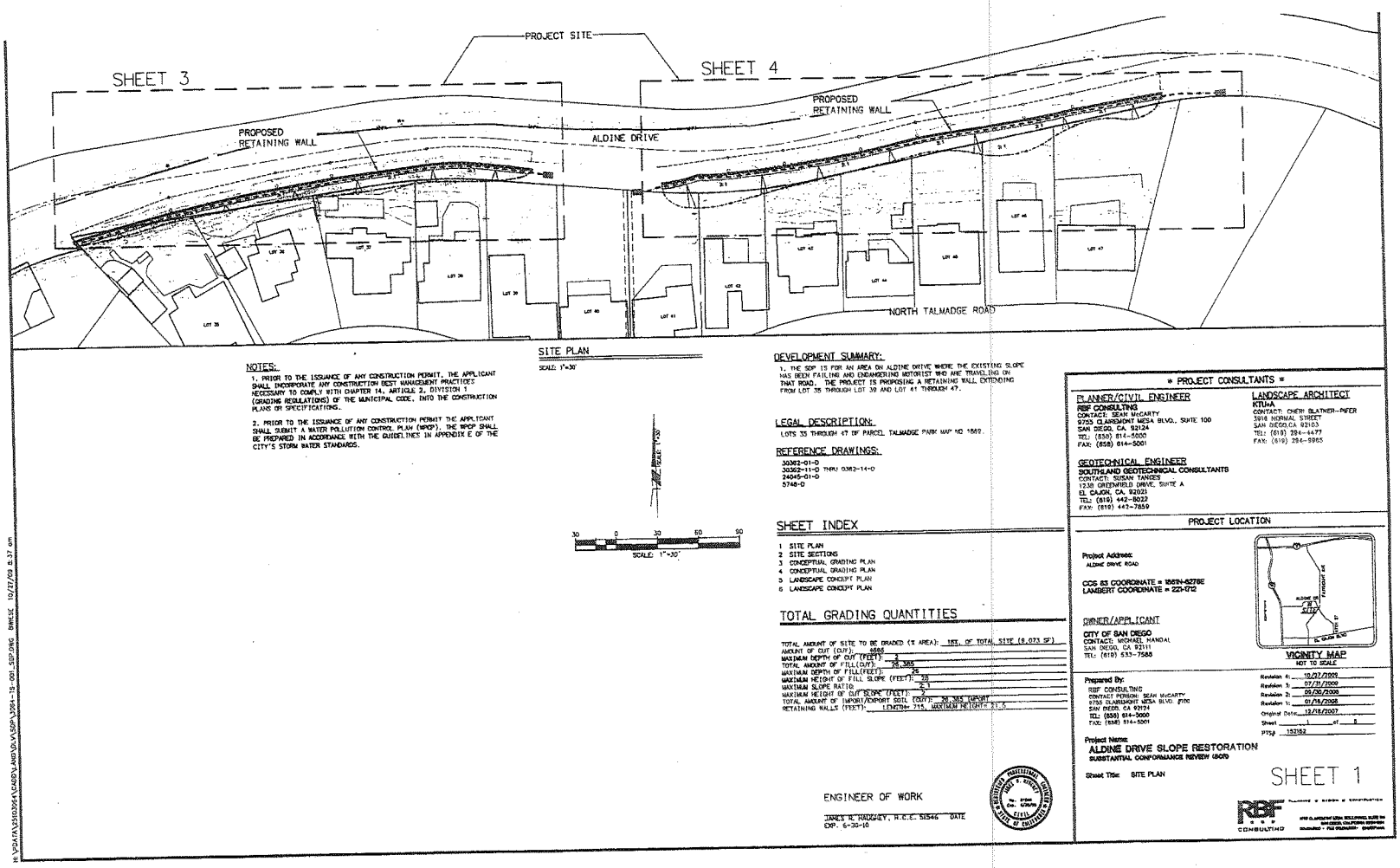
_ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

___ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jeffrey Szymanski

Attachments:
Figure 1. Site Plan
Figures 2. and 3. Landscape Design and Retaining Wall Elevation
Figure 4. Vicinity Map
Initial Study Checklist



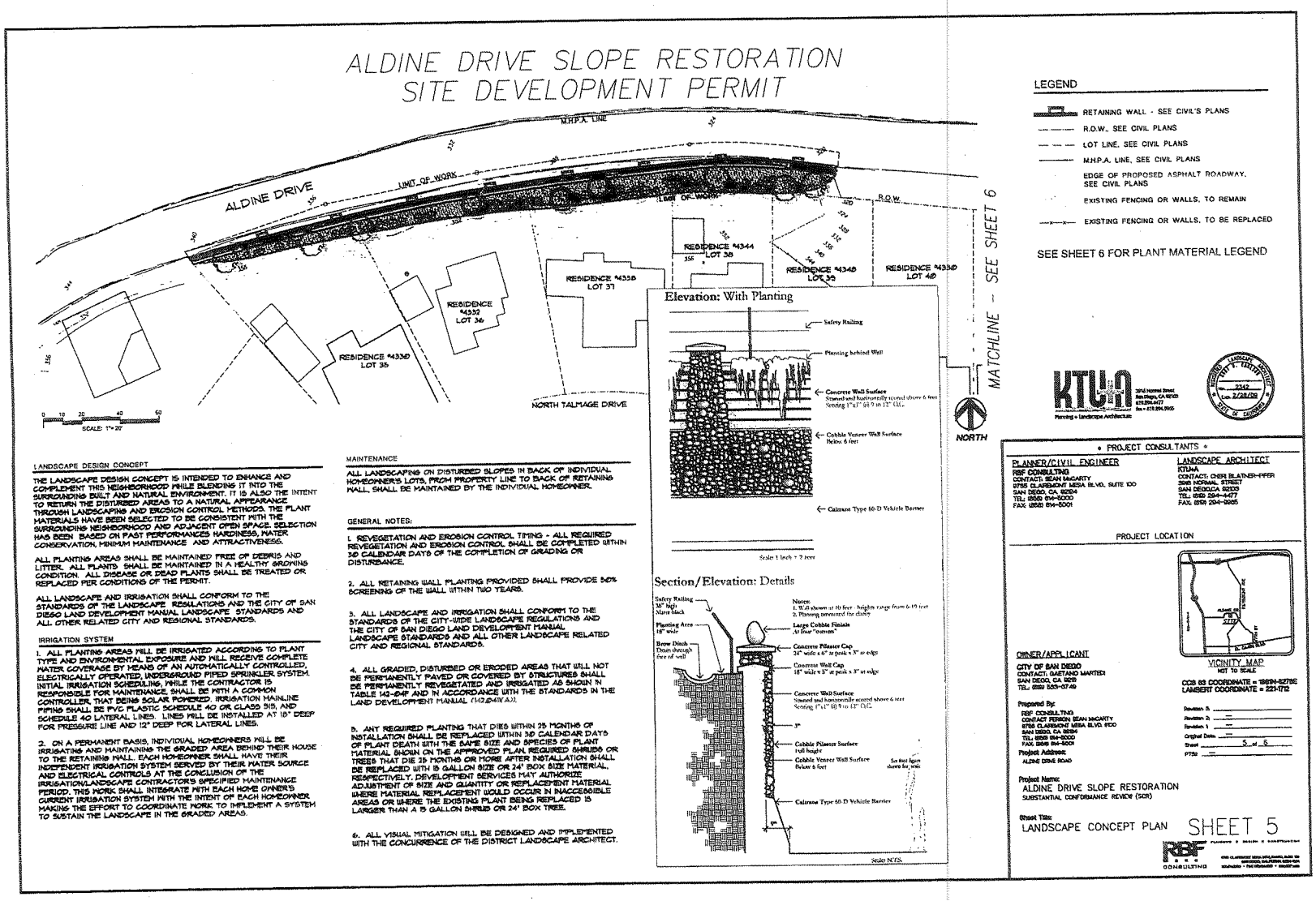
Site Plan

Aldine Drive Slope Stabilization / Project No. 152162

City of San Diego – Development Services Department

FIGURE

No. 1



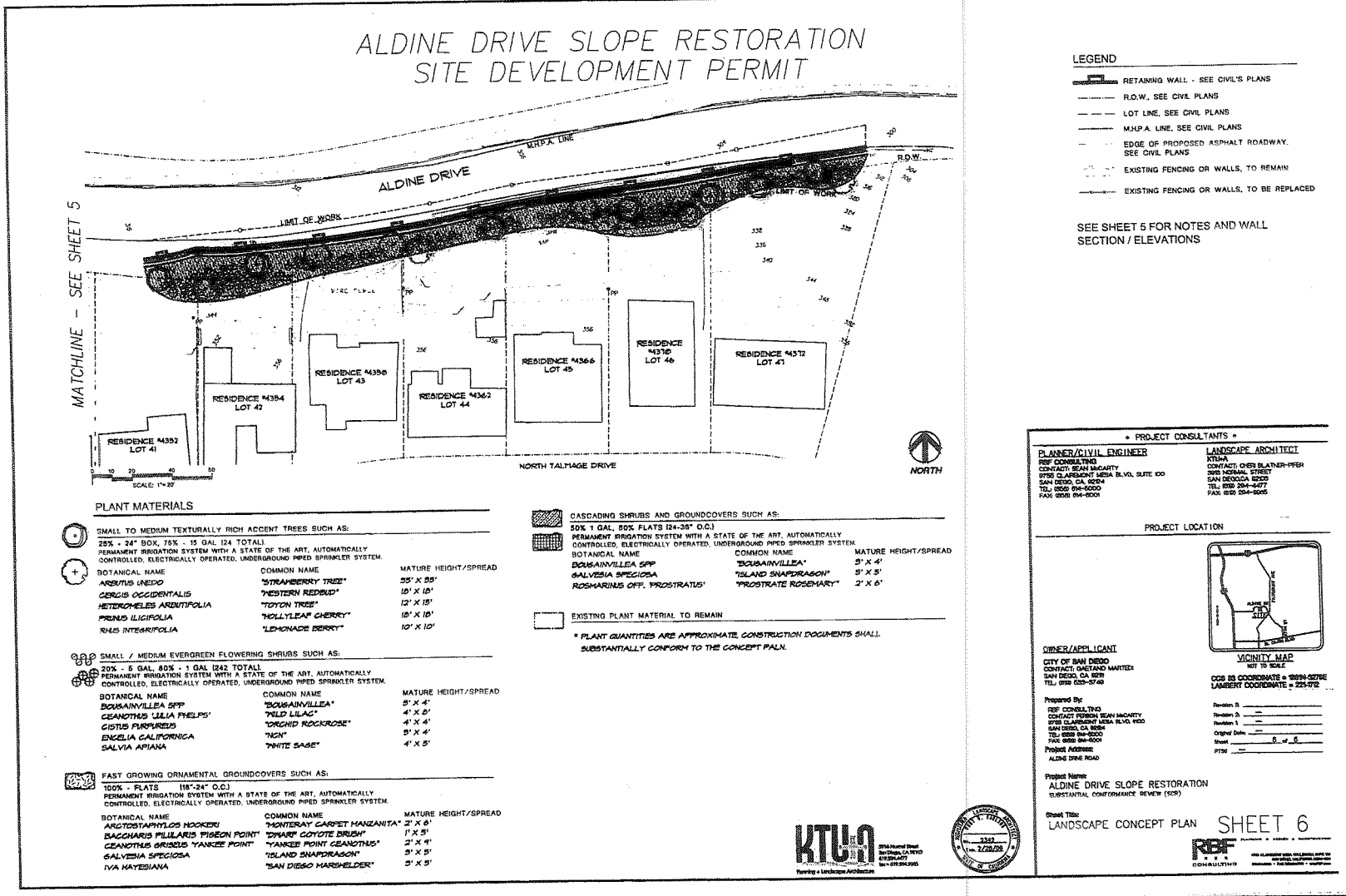
Landscape Design and Retaining Wall Elevation

Aldine Drive Slope Stabilization / Project No. 152162

City of San Diego – Development Services Department

FIGURE

No. 2



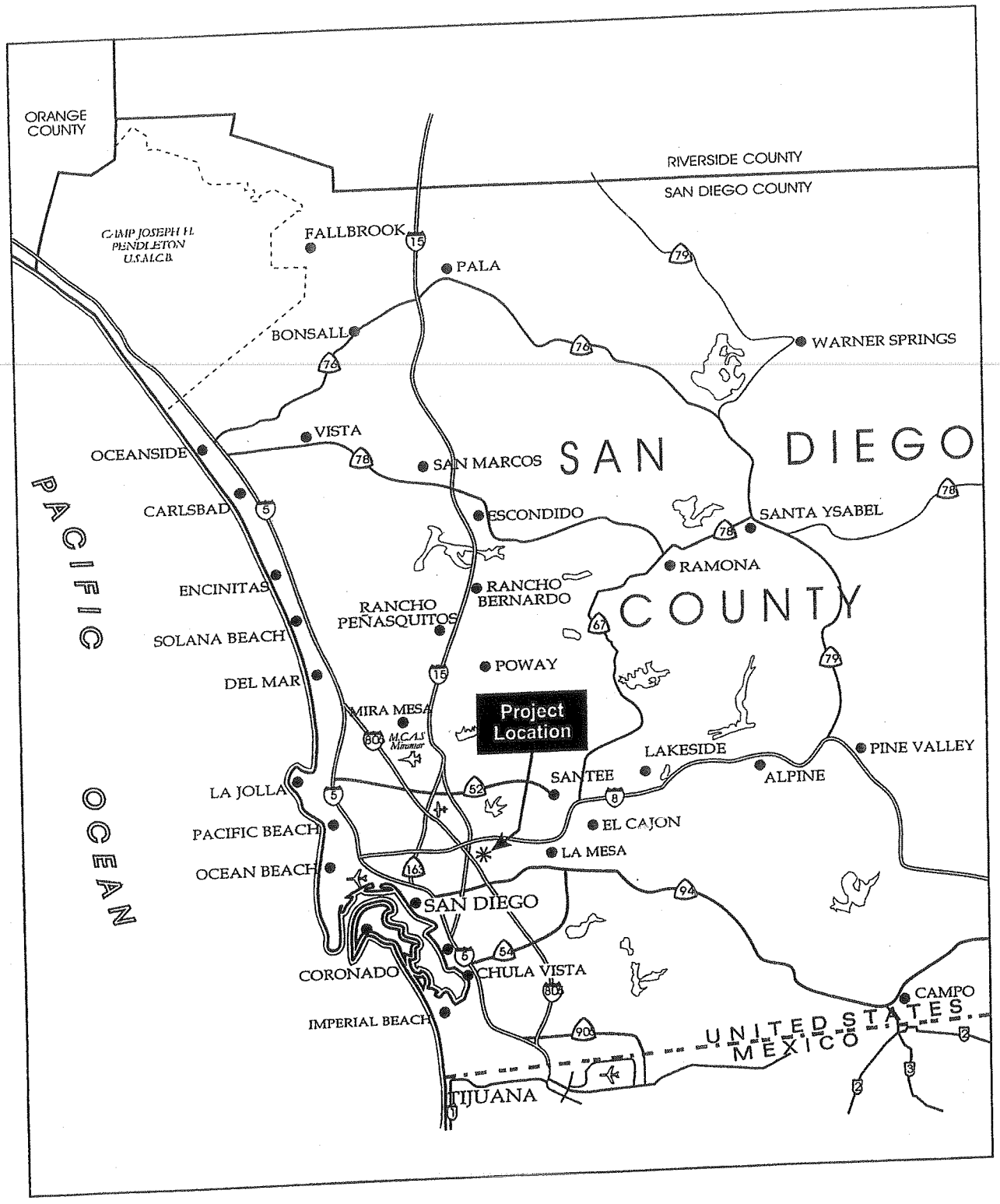
Landscape Design and Retaining Wall Elevation

Aldine Drive Slope Stabilization / Project No. 152162

City of San Diego – Development Services Department

FIGURE

No. 3



Vicinity Map

Aldine Drive Slope Stabilization / Project No. 152162

City of San Diego – Development Services Department

FIGURE

No. 4

Initial Study Checklist

Date: June 5, 2008

Project No.: 152162

Name of Project: Aldine Drive Slope Repair

III. ENVIRONMENTAL ANALYSIS:

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

	Yes	Maybe	No
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? The proposed project would stabilize an eroding slope by installing retaining walls. The walls abut the hillside and would not block a vista or scenic view.	_	_	X
B. The creation of a negative aesthetic site or project? The project is designed to minimize negative aesthics. Please see the Initial Study Discussion concerning Visual Quality.	_	X	_
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? The project is designed to blend with the surrounding area. Please see the Initial Study Discussion concerning Visual Quality.	_	X	_
D. Substantial alteration to the existing character of the area? Please see I-D.	_	_	X

	Yes	Maybe	No
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? The project would not require the removal of mature or landmark trees.	—	—	X
F. Substantial change in topography or ground surface relief features? The project would result in changes to topography; however, these modifications would potentially improve the existing visual quality and stabalize the slope at the same time.	—	—	X
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? Please see I-F.	—	—	X
H. Substantial light or glare? No structures using reflective glass are proposed therefore, no such impact would result.	—	—	X
I. Substantial shading of other properties? The retaining walls would abut a hillside and would not shade adjacent properties.	—	—	X

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? The project area is not suitable for mineral extraction.	—	—	X

	Yes	Maybe	No
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? The proposed project would not be located on agricultural land.	_	_	X
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? The project would not result in any air quality impacts nor adversely affect implementation of the regional air quality plan.	_	_	X
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Standard construction practices would be in place to ensure that air quality standards would not be violated.	_	_	X
C. Expose sensitive receptors to substantial pollutant concentrations? The proposed slope repair project would not generate a substantial amount of pollutants and therefore would not expose sensitive receptors to any pollutants.	_	_	X
D. Create objectionable odors affecting a substantial number of people? See III-B.	_	_	X
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? Any dust created by construction would be abated using standard dust control measures as detailed in the contract specifications.	_	_	X
F. Alter air movement in the area of the project? The project does not have the bulk and scale to significantly alter air movement.	_	_	X
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? The project does not have the bulk and scale to significantly alter weather patterns.	_	_	X

	Yes	Maybe	No
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? A biological resources report was prepared for the project. Please see the Initial Study Discussion concerning Biology.	_	X	_
B. A substantial change in the diversity of any species of animals or plants? Please see IV A.	_	_	X
C. Introduction of invasive species of plants into the area? The proposed project would conform to the City of San Diego's Landscaping requirements.	_	_	X
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? Please see IV A.	_	_	X
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? Please see IV A.	_	_	X
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? There are no wetlands on site.	_	_	X
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? A portion of the project is adjacent to the MHPA. The project would be required to implement the MHPA Land Use Adjacency Guidelines. Compliance with these guidelines would reduce any potential impact to below a level of	_	X	_

		Yes	Maybe	No
	significance. Please see the Initial Study discussion regarding Land Use.			
V.	ENERGY – Would the proposal:			
	A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? The proposed project would not require the use of excessive amounts of fuel energy or power.	_	_	X
	B. Result in the use of excessive amounts of power? See V A.	_	_	X
VI.	GEOLOGY/SOILS – Would the proposal:			
	A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? The proposed project would stabilize an existing slope. The project would not expose people or property to geologic hazards.	_	_	X
	B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? See VI A.	_	_	X
	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? See VI A.	_	_	X
VII.	HISTORICAL RESOURCES – Would the proposal result in:			
	A. Alteration of or the destruction of a prehistoric or historic archaeological site? The project site is not located in an area containing historic resources. In addition, the scope of the project does not have the potential to impact historical resources.	_	_	X
	B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? See VII A.	_	_	X

	Yes	Maybe	No
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? There are no architecturally significant buildings on the proposed site or in the immediate surrounding area.	_	_	X
D. Any impact to existing religious or sacred uses within the potential impact area? No such uses occur on the site.	_	_	X
E. The disturbance of any human remains, including those interred outside of formal cemeteries? See VII A.	_	_	X
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? The proposed project does not propose the use of any chemicals or practices that are known to create health hazards.	_	_	X
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? See VIII A.	_	_	X
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? See VIII A.	_	_	X
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? See VIII A	_	_	X
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? According to the County of San Diego Department of Environmental Health Hazardous Materials Listing, no recorded hazardous materials sites exist on-site or within the proximity of this site.	_	_	X

	Yes	Maybe	No
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? See VIII A.	_	_	X
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. Best management practices would be used to eliminate any increased sedimentation during construction. Conformance with State and City stormwater water standards would preclude downstream impacts.	_	_	X
B. An increase in impervious surfaces and associated increased runoff? The proposed project would conform to the City of San Diego's current Stormwater standards and best management practices would be used during construction.	_	_	X
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? The project scope does not require the alteration of drainages.	_	_	X
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? See IX B.	_	_	X
E. A potentially significant adverse impact on ground water quality? The project would not result in areas of ponded water.	_	_	X
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? Please see IX A.	_	_	X

		Yes	Maybe	No
X.	LAND USE – Would the proposal result in:			
	A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? A portion of the project is located adjacent to the MHPA. The project would be required to implement the MHPA Land Use Adjacency Guidelines. Compliance with these guidelines would reduce any potential impact to below a level of significance. Please see the Initial Study discussion regarding Land Use.	_	_	X
	B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? The project does not conflict with the community plan.	_	_	X
	C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? Please see X-A.	_	X	_
	D. Physically divide an established community? The proposed project would not divide an established community.	_	_	X
	E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan (ALUCP)? The proposed project is not located within any of the flight pattern areas listed according to the Airport Land Use Compatibility Plan (ALUCP).	_	_	X
XI.	NOISE – Would the proposal result in:			
	A. A significant increase in the existing ambient noise levels? The slope repair project, which includes the construction of retaining walls, would not generate a significant increase in noise levels. Once constructed the walls would reduce existing traffic noise to the existing adjacent homes.	_	_	X

	Yes	Maybe	No
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? See XI A.	_	_	X
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted ALCUP? See XI A.	_	_	X
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? The project's proposed grading quantities do not exceed the threshold for the requirement of paleontological monitoring. Impacts to paleontological resources are not anticipated.	_	_	X
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? The proposed project would stabilize a slope. The project would not induce substantial population growth.	_	_	X
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? See XIII A.	_	_	X
C. Alter the planned location, distribution, density or growth rate of the population of an area? See XIII A.	_	_	X
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection?	_	_	X

	Yes	Maybe	No
The proposed project would not result in the need for new facilities and/or cause significant impacts that would reduce performance objectives.			
B. Police protection? See XIV-A.	_	_	X
C. Schools? See XIV-A.	_	_	X
D. Parks or other recreational facilities? See XIV-A.	_	_	X
E. Maintenance of public facilities, including roads? See XIV-A.	_	_	X
F. Other governmental services? N/A.	_	_	X

XV. RECREATIONAL RESOURCES – Would the proposal result in:

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The proposed slope repair project would not contribute to the deterioration of recreational facilities.	_	_	X
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? The project does not include recreational facilities and would not require the construction or expansion of recreational facilities.	_	_	X

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation? The proposed project would not generate additional traffic; therefore, no such generation would result.	_	_	X

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

	Yes	Maybe	No
C. Water? See XVII A.	—	—	X
D. Sewer? See XVII A.	—	—	X
E. Storm water drainage? The project would not result in the need for new storm water systems.	—	—	X
F. Solid waste disposal? The proposed project would not result in the need for substantial solid waste disposal.	—	—	X

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? Standard consumption is expected.	—	—	X
B. Landscaping which is predominantly non-drought resistant vegetation? The project would comply with the City of San Diego's regulations regarding landscaping and would use drought tolerant plants in the landscape design.	—	—	X

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? The project site does not contain sensitive plants or animals, nor does it contain historic items of signifcance.	—	—	X
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the			

	Yes	Maybe	No
environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) This project would not affect any environmental long-term goals in the area.	_	_	X
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) The project would not have a cumulatively considerable effect on air quality, water quality, traffic, or any other environmental issue areas.	_	_	X
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? The project proposes no environmental effects which would cause substantial adverse effects on human beings.	_	_	X

INITIAL STUDY CHECKLIST

REFERENCES

I. **Aesthetics / Neighborhood Character**

X City of San Diego General Plan.

X Community Plan.

_ Local Coastal Plan.

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

X City of San Diego General Plan.

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

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

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

_ Site Specific Report: _____.

III. **Air**

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

_ Regional Air Quality Strategies (RAQS) - APCD.

_ Site Specific Report: _____.

IV. **Biology**

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

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

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

_ Community Plan - Resource Element.

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

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

_ City of San Diego Land Development Code Biology Guidelines.

X Site Specific Report: *Biological Resources Report for the Aldine Drive Retaining Wall Project Site.* (Tierra Environmental, August 20, 2009)

V. Energy

_ _____.

VI. Geology/Soils

X City of San Diego Seismic Safety Study.

_ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

X Site Specific Report: *Slope Investigation Including Slope Stability Evaluation Aldine Drive Slope* (Southland Geotechnical Consultants, October 26, 2009)

VII. Historical Resources

_ City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

X Historical Resources Board List.

__ Community Historical Survey:

_ Site Specific Report:

X Updated Record Search

VIII. **Human Health / Public Safety / Hazardous Materials**

X San Diego County Hazardous Materials Environmental Assessment Listing, County Website.

_ San Diego County Hazardous Materials Management Division

_ FAA Determination

_ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.

_ Airport Land Use Compatibility Plan.

_ Site Specific Report:

IX. **Hydrology/Water Quality**

_ Flood Insurance Rate Map (FIRM).

_ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

_ Site Specific Report:

_ Clean Water Act Section 303(b) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. **Land Use**

X City of San Diego General Plan.

X Community Plan.

X Airport Land Use Compatibility Plan

_ City of San Diego Zoning Maps

_ FAA Determination

XI. **Noise**

X Community Plan

__ San Diego International Airport - Lindbergh Field CNEL Maps.

__ Brown Field Airport Master Plan CNEL Maps.

__ Montgomery Field CNEL Maps.

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

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

__ City of San Diego General Plan.

__ Site Specific Report: _____.

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

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

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

__ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

__ Site Specific Report:_____.

XIII. Population / Housing

X City of San Diego General Plan.

__ Community Plan.

__ Series 8 Population Forecasts, SANDAG.

__ Other:_____.

XIV. Public Services

_ City of San Diego General Plan.

_ Community Plan.

XV. Recreational Resources

_ City of San Diego General Plan.

_ Community Plan.

_ Department of Park and Recreation

_ City of San Diego - San Diego Regional Bicycling Map

_ Additional Resources:_____.

XVI. Transportation / Circulation

_ City of San Diego General Plan.

_ Community Plan.

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

_ San Diego Region Weekday Traffic Volumes, SANDAG.

X Site Specific Report: *Aldine Drive Slope Restoration Project, Traffic Detour Analysis* (RBF Consulting, April 2009)

XVII. Utilities

_ _____.

XVIII. Water Conservation

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