



Land Development
Review Division
(619) 446-5460

Negative Declaration

Project No.: 48148
SCH No. 2004091023

SUBJECT: North San Diego Recycling Market Development Zone Redesignation. City Council approval of a resolution to continue a State loan program designation that provides economic incentives to businesses using secondary materials from the waste stream as feedstock for manufacturing, and therefore to divert solid waste from landfills. The project area includes portions of the City of San Diego and unincorporated County of San Diego and the Cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Marcos, Solana Beach, and Vista. Applicant: City of San Diego Environmental Services Department.

- 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 will not have a significant environmental effect 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:

None required.

- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notices of this Negative Declaration were distributed to:

City of San Diego

Carmel Valley Community Service Center (344A)

Councilmember Peters, District 1

Councilmember Maienschein, District 5

Councilmember Madaffer, District 7

Development Services Department

Economic Development Department, Enterprise Zone Program

Environmental Services Department (93A)

Local Enforcement Agency

Library Department (81)

- State of California
 - California Integrated Waste Management Board (35)
 - State Clearinghouse (46a)
- County of San Diego
 - County of San Diego, Department of Public Works (70)
 - County of San Diego, Planning Department
- Other Cities
 - City of Del Mar (96)
 - City of Escondido (98)
 - City of Poway (103)
 - City of Solana Beach (105)
 - City of Carlsbad
 - City of Oceanside
 - City of San Marcos
 - City of Vista
- Other Entities/Organizations
 - Carmel Mountain Ranch Community Council (344)
 - Carmel Valley Community Planning Board (350)
 - Clairemont Chamber of Commerce (249)
 - Clairemont Town Council (257)
 - Commanding General MCAS Miramar (461)
 - Del Mar Mesa Community Planning Board (361)
 - I Love A Clean San Diego, Inc.
 - LAFCO (111)
 - Navajo Community Planners (336)
 - Miramar Ranch North Planning Committee (439)
 - Mira Mesa Community Planning Group (310)
 - Rancho Penasquitos Community Council (378)
 - Rancho Bernardo Community Council (398)
 - Sabre Springs Planning Group (406B)
 - SANDAG (108)
 - San Dieguito Planning Group (412)
 - San Diego Regional Chamber of Commerce (157)
 - San Diego Regional Economic Development Corporation
 - San Pasqual/Lake Hodges Planning group (426)
 - Scripps Ranch Community Planning Group (437)
 - Scripps Ranch Community Service Center (442)
 - Torrey Hills Community Planning Board (444A)
 - Torrey Pines Community Planning Group (469)
 - University City Community Planning Group (480)

VII. RESULTS OF PUBLIC REVIEW:

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

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



Eileen Lower, Senior Planner
Development Services Department

September 2, 2004
Date of Draft Report

October 11, 2004
Date of Final Report

Analyst: Philip Lizzi

Comments Received

Response



Arnold
Schwarzenegger
Governor



Jan Beel
Acting Director

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

October 5, 2004

Philip Lizzi
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: North County San Diego Recycling RMDZ
SCH#: 2004091023

Dear Philip Lizzi:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on October 4, 2004, and no state agencies submitted comments by that date. 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 call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

1. Comment Noted, No Response Necessary.

Comments Received



County of San Diego

JOHN L. BENDER
DIRECTOR

DEPARTMENT OF PUBLIC WORKS

5555 OVERLAND AVE., SAN DIEGO, CALIFORNIA 92122-1296

(619) 864-2333
FAX: (619) 216-5441

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY SURVEYOR
COUNTY WATERWORKS
WASTEWATER MANAGEMENT

10 September, 2004

Philip Lizzi
Environmental Planner
City of San Diego
Development Services Center
1222 First Ave. MS501
San Diego, CA 92101

Re: Project No. 48148 --Negative Declaration for North County San Diego Recycling market Development Zone.

Dear Mr. Lizzi:

Thank you for sending us the Public Notice of a Draft Negative Declaration for the North County San Diego Recycling Market Development Zone.

The Recycling Section and Environmental Services Section of the Department of Public Works have studied the Negative Declaration, and concur with the City of San Diego that there would be no significant effect from the establishment of the RMDZ. In terms of unincorporated county portions of the RMDZ, any recycling activities to be established would have to acquire the proper permits to operate, and any potential environmental impacts arising from those proposed projects would be assessed and mitigated at that time.

I thank you for requesting our opinion on the Negative Declaration.

Sincerely yours,

Wayne T. Williams

Wayne T. Williams, PhD
Recycling Program Coordinator
Recycling Section
14108

Julia M. Quinn

Julia Quinn
Environmental Planning Manager
Environmental Services
858 874 4054

Response

2. Comment Noted. No Response Necessary

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
Land Development Review Division
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-5460

**INITIAL STUDY
Project No. 48148**

SUBJECT: North San Diego Recycling Market Development Zone Redesignation. City Council approval of a resolution to continue a State loan program designation that provides economic incentives to businesses using secondary materials from the waste stream as feedstock for manufacturing, and therefore to divert solid waste from landfills. The project area includes portions of the City of San Diego and unincorporated County of San Diego and the Cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Marcos, Solana Beach, and Vista. Applicant: City of San Diego, Environmental Services Department.

I. PURPOSE AND MAIN FEATURES:

The proposed project is the redesignation of the North San Diego Recycling Market Development Zone (RMDZ), a State loan program designed to encourage new and existing businesses to use post-consumer recycled content. California legislation created the RMDZ program to provide incentives to businesses that use secondary materials from the waste stream as feedstock for manufacturing, with the goal of diverting solid waste material from the State's landfills. The California Integrated Waste Management Board established RMDZs in 40 regions of the State of California.

There are two areas in San Diego County that have been designated as RMDZs: South San Diego in 1992 and North San Diego County in 1994. The RMDZs were designated for 10 years and the North San Diego RMDZ designation will expire November 15, 2004. The legislation allows each RMDZ to be redesignated. The North San Diego RMDZ has not changed in size since its original designation. (See figure 1).

Under the RMDZ program, qualifying companies can apply for below market, fixed rate and long term loans for up to 75% of the project's cost, not to exceed \$2 million. Loan proceeds can be used for machinery and equipment, working capital, real estate purchase (maximum of \$500,000), leasehold improvements and the refinancing of onerous debt that results in increased diversion. Qualifying companies include those that produce a recycled-content, value-added product, or otherwise increase demand for materials that are normally disposed of in a sanitary landfill.

II. ENVIRONMENTAL SETTING:

The North San Diego County RMDZ constitutes a portion of the California Department of Commerce Region 9, and encompasses the North County portion of San Diego County, located approximately 30 miles north of downtown San Diego. The zone includes those communities in the City of San Diego that are generally north of Miramar Road, as well as the Cities of Carlsbad, Del Mar, Escondido, Oceanside, Poway, San Marcos, Solana Beach, and Vista. The County of San Diego is included as an applicant to allow the inclusion of unincorporated areas (Fallbrook, Rainbow, Ramona, and Valley Center, in which market development activities might occur) in the North San Diego County RMDZ.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Land Use

The project is the redesignation of an area in which companies that use recycled materials as feedstock for manufacturing are eligible for incentives. The project does not change zoning, land use patterns or planning, and therefore no impacts to land use or planning would result. The diversion and reuse or remanufacturing of waste materials from landfills has positive environmental benefits because making products from recycled materials generally requires less energy than manufacture from virgin materials. The goal of reuse of materials may be achieved by siting new facilities within the RMDZ, or by modifying existing facilities. Any project funded by the program would require land use review and approval from the government agency with jurisdiction. Individual projects proposed as a result of the incentives offered through the RMDZ would be subject to compliance with CEQA and other State and local planning and permitting requirements.

V. RECOMMENDATION

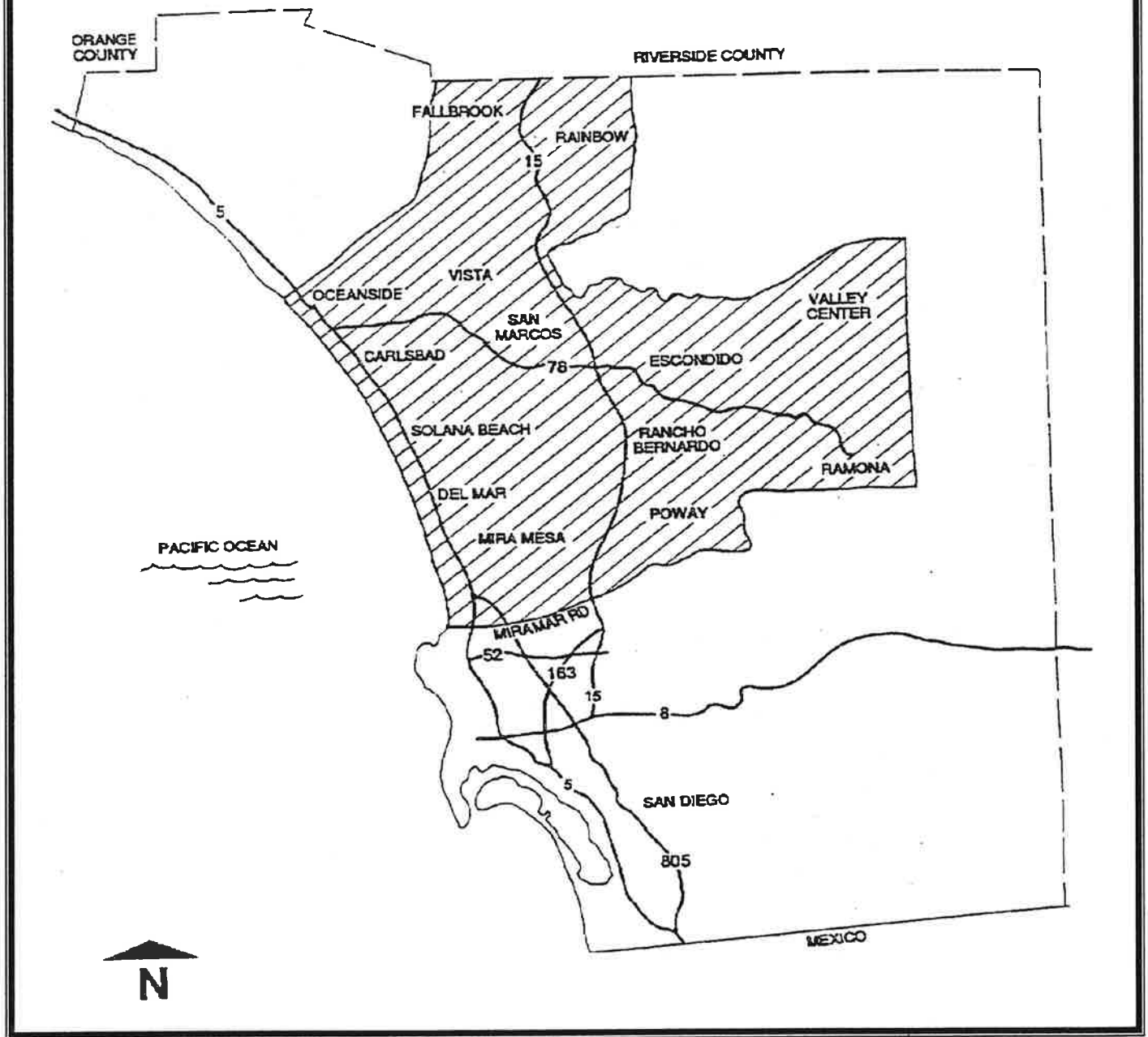
On the basis of this initial evaluation:

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

PROJECT ANALYST: Philip Lizzi

Attachments: Location Map (Figure 1)
Initial Study Checklist

NORTH SAN DIEGO COUNTY RECYCLING MARKET DEVELOPMENT ZONE



Location Map

Environmental Analysis Section Project No. 48148
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

1

Initial Study Checklist

Date: August 30, 2004

Project No.: 48148

Name of Project: North County SD RMDZ

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.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>The project would not result in any physical development or land use</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>See I A.</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>See I A.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>See I A.</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>See I A.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See I A</u>			
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>See I A.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>See I A.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>See I A.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project would not result in any physical development or land use</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>See II A.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Create objectionable odors affecting a substantial number of people? <u>See III A.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>See III A.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>See III A.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III A.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>See IV A.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV A.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>See IV A.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>See VI A.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII A.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>See VII A.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII A.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>See VIII A.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII A.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>See VIII A.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>See VIII A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII A.</u>	—	—	<u>X</u>
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. <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>See IX A.</u>			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX A.</u>	—	—	<u>X</u>
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?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project would be consistent with City zoning and Community Plan designations.</u>			
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X A.</u>	—	—	<u>X</u>
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? <u>Redesignation of the zone would have no effect on adapted habitat conservation plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See XI A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>See XIII A.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Police protection? <u>See XIV A.</u>	—	—	<u>X</u>
C. Schools? <u>See XIV A.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>See XIV A.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See XIV A.</u>			
F. Other governmental services? <u>See XIV A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV A.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The proposed project would not generate any traffic.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>The project would not result in any physical development.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>See XVI C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI C.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>See XVI C.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>See XVI C.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project does not conflict with any alternate transportation measures. No development is proposed.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII A.</u>	—	—	<u>X</u>
C. Water? <u>See XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XVII A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>The project would not result in any physical development. A goal of this project is to divert recyclable materials from the City's existing landfill.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Use of excessive amounts of water? <u>The project would not result in any physical development or land use.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>See XVIII A.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No such impacts have been identified. No development is proposed.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>No such impacts have been identified.</u>	—	—	<u>X</u>
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.) <u>No such impacts have been identified.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>No such impacts have been identified.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

- City of San Diego Progress Guide and General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- Site Specific Report: _____.

III. Air

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

IV. Biology

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

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

V. Energy

- _____.

VI. Geology/Soils

- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report:_____.

VII. Historical Resources

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:

VIII. Human Health / Public Safety / Hazardous Materials

- X San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use 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.
- Clean Water Act Section 303(b) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. Land Use

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

XI. Noise

- 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 Progress Guide and General Plan.
- Site Specific Report: _____.

XII. Paleontological Resources

- City of San Diego Paleontological Guidelines.
- Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
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- Site Specific Report: _____.

XIII. Population / Housing

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series 8 Population Forecasts, SANDAG.
- Other: _____.

XIV. Public Services

- City of San Diego Progress Guide and General Plan.
- Community Plan.

XV. Recreational Resources

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

XVI. Transportation / Circulation

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

XVII. Utilities

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XVIII. Water Conservation

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

