



County of San Diego

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DEPARTMENT OF GENERAL SERVICES

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FACILITIES OPERATIONS
FLEET MANAGEMENT
MAIL SERVICES
PROJECT MANAGEMENT
REAL ESTATE SERVICES

December 20, 2013

CEQA Initial Study - Environmental Checklist Form

1. Title; Project Number(s); Environmental Log Number:

Los Peñasquitos Adobe Drainage Project, Project No. 13205 (ML)
2. Lead Agency name and address:

Department of General Services
County of San Diego
5560 Overland Avenue, Suite 410
San Diego, CA 92123
3. Lead Agency Contact:

Tim Manzano, Project Manager
Phone number: (858) 694-2167
E-mail: Tim.Manzano@sdcounty.ca.gov
4. Project location:

12122 Canyonside Park Drive, San Diego 92129

Thomas Brothers Coordinates: Page 1189, Grid D7
5. Project applicant name and address:

Department of General Services
County of San Diego
5560 Overland Avenue, Suite 410
San Diego, CA 92123
6. General plan designation:

Park, Open Space, Park & Recreation

7. Zoning:

Agricultural Residential (AR)-1-1

8. Description of project:

The project consists of installation of a subdrain at the Los Peñasquitos Ranch complex which is located in the Los Peñasquitos Canyon Preserve, within the City of San Diego, approximately 0.5-mile west of the intersection of Black Mountain Road and Canyonside Park Drive (Figure 1). The site is located 1.5 miles west of Interstate 15 (I-15).

The ranch complex consists of the historic Johnson-Taylor Adobe (Adobe), also known as the Santa Maria de Los Peñasquitos Adobe, and several outbuildings including barns, sheds and livestock pens (collectively referred to as the “ranch complex”). The Johnson-Taylor Adobe is listed on the National Register of Historic Places (NRHP). The overall ranch complex is a National Historic and Archaeological District. The ranch complex is managed by the County of San Diego’s Department of Parks and Recreation (DPR).

The subdrain is intended to protect the foundations of the Johnson-Taylor Adobe from damage related to groundwater flowing from a spring located to the east. The subdrain will collect excessive groundwater from the spring, and discharge it into an existing cement-lined retention basin on the property. The retention basin has historically been used to retain water produced by a spring, which is located approximately 20 feet to the east, for irrigation. Spring water flows from the spring through a narrow earthen channel into the retention basin. Historically, the flow of spring water has kept the basin full of water during most of the year. In fact, the amount of spring water is frequently sufficient to keep water flowing out of the basin through a spillway located in the western wall of basin, where it flows into an adjacent orchard.

The subdrain will extend for a total distance of approximately 350 feet (Figure 2). It will start at the northwest corner of Wing A of the Adobe, and run along the north side of the structure to the northeast corner, where it will extend in a southerly direction along the west side of Wing A to the southeast corner of Wing C. The pipe will be located a minimum of 5 feet from the existing structures. At the southwest corner of Wing C, the pipe will change from perforated to solid, and continue in a southerly direction for a distance of approximately 85 feet to an existing cement retention basin. The pipe will connect to the retention basin through a hole drilled approximately 6 inches above the water level in the basin.

The subdrain will be laid in an 18-inch-wide trench with a minimum depth 4 feet. The trench will be excavated using hand tools. The 4-inch pipe will be covered with drain rock wrapped in non-woven filter fabric, which will be capped with 12 inches of soil with a minimum compaction of 90%.

9. Surrounding land uses and setting:

Land immediately surrounding the project site is used for open space and recreation. Land to the south is comprised of Los Peñasquitos Creek. The Canyonside Community Park is located approximately one quarter mile to the east; the park supports active recreation uses including baseball fields and tennis courts as well as picnicking. Residential development overlooks the project site from the canyon rims to the north and south.

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> |
| <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION:

On the basis of this initial evaluation:

- The Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- The Department of General Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Signature

12/18/13

Date

April F. Heinze

Printed Name

Director

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS

Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

No Impact: The proposed project is not located near or within, or visible from, a scenic vista, and will not substantially change the composition of an existing scenic vista in a way that will adversely alter the visual quality or character of the view. The proposed project is the installation of a subdrain to protect the foundations of the Johnson-Taylor Adobe from damage related to groundwater flowing from a spring located to the east. The project will have minimal grading as a result of the proposed use of hand tools, and will not require cut and/or fill slopes or grading into natural habitat. Once completed, the subdrain will be underground and not visible. Therefore, the proposed project will not have a substantial adverse project effect on a scenic vista.

Similarly, the project will not result in cumulative impacts on a scenic vista. As indicated earlier, the project is not located within a scenic vista and will not be visible in the long-term.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way.

The proposed project is not located near, or visible from, the viewshed of a State scenic highway, and will not damage or remove visual resources within a State scenic highway. The nearest highway, Interstate-15 (I-15), is not designated as a scenic highway, and as discussed earlier, the subdrain will not be visible upon completion. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway on a project or cumulative level.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: As discussed in Question I.a, the project will not result in a long-term change in the visual character of the property. Therefore, the project will not alter the existing visual character or quality of the project site and surrounding area in a way that would result in a significant project impact.

As the project will not result in a long-term change in the visual character of the property, it will not interact with other projects to create a significant cumulative impact on the existing visual character or quality of the site or surroundings.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not involve any outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass, or glare which will adversely affect day or nighttime views in area on a project or cumulative level.

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Within the project area there are lands designated as Prime Farmland and Soils of Statewide Importance. The proposed project is to protect the foundations of the Johnson-Taylor Adobe from damage related to groundwater flowing from a spring located to the east. The water will then be discharged into an existing historic cement-lined reservoir where it will flow into an onsite orchard. Therefore, there will be no potentially significant impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use as a result of this project on a project or cumulative level.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned by the City of San Diego as Agriculture-Residential (AR). The purpose of the AR zone is to accommodate a wide range of low-intensity agricultural uses, while also permitting the development of single-family homes at a very low density. This zone is typically applied to lands that are in agricultural use or that are undeveloped, and not appropriate for more intense zoning. More specifically, the property is zone AR-1-1, which allows residential homes on 10-acre-minimum lots. The proposed subsurface drain project is intended to protect the foundations of the Johnson-Taylor Adobe from damage related to groundwater flowing from a spring located to the east. The water will then be discharged into an existing historic cement-lined reservoir, where it will flow into an onsite orchard. Therefore, the project will not create a conflict with existing zoning for agricultural use as agricultural uses will remain on the property, and will actually benefit from this project. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract on a project or cumulative level.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is currently developed, and does not contain forest lands or timberland. Neither the County nor City of San Diego has Timberland Production Zones. In addition, the project is intended to improve drainage on the site, and will not be inconsistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation will not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any forest lands, as defined in Public Resources Code section 12220(g). Therefore, project implementation will not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site and surrounding area contain farmland of local importance. However, the project will not result in the conversion of agricultural resources to non-agricultural uses as this area is within a disturbed piece of the property next to the existing historic adobe, and is diverting water away from the adobe into an existing orchard. Therefore, no potentially significant project or

cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this proposed project.

III. AIR QUALITY

Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Operation of the project will not result in an increase of criteria pollutant emissions compared to the existing use of the subject area that was anticipated by the RAQS. The project will not emit toxic air contaminants as identified by the California Air Resources Board. Therefore, the project will not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include any operation or activity that has the potential to create pollutant emissions, because all excavation will be accomplished by using hand tools. Excavation by hand will avoid health hazards associated with the diesel particulates associated with mechanized excavation equipment. In addition, no increase in vehicular trips is anticipated as a result of the proposed project, and the subdrain will not generate air emissions. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation on a project or cumulative level.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands. The project does not include any construction and/or operation that have the potential to emit any criteria air pollutants since the work will be completed using hand tools. No increase in vehicular trips is anticipated as a result of the proposed project. Further, there will be no substantial grading operations associated with the construction of the project, and all trenching for the subdrain will be done by using hand tools. As such, the proposed project will not result in the in a cumulatively considerable net increase of particulates or any ozone precursors.

- d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Less Than Significant Impact: The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: residential development to the north and south. However, this project does not propose uses or activities that will result in exposure of these identified sensitive receptors to significant pollutant

concentrations, and will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project will have emissions below the screening-level criteria. As such, the proposed project will not expose sensitive populations to excessive levels of air pollutants. Nor will it combine with other emissions in the area to result in a significant cumulative impact on nearby receptors.

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

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation
Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors will be associated with the proposed project. All equipment used for installing the subdrain will be operated by hand. The subdrain will not transport wastewater or other sources of odor. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES

Would the project:

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

- | | |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation
Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A site visit was conducted by a qualified biologist to determine the nature of biological resources on and around the project site. The results of this survey are summarized in a letter included as Exhibit A. The subdrain will be installed within a developed area which does not exhibit natural vegetation that support sensitive species. While sensitive bird species may utilize the riparian habitat associated with the nearby Los Peñasquitos Creek, installation and operation of the subdrain will not impact these species. Installation of the subdrain is not expected to take more than several weeks to complete. As described earlier, excavation will be done using hand tools which will minimize noise related to the installation. The subdrain will be located beneath the ground, and rely on gravity to transfer groundwater to the retention basin; thus, no operational noise will occur. As a result, the project will not

have a substantial adverse effect on any candidate, sensitive, or special status species on either a project or cumulative level.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The nearest sensitive natural community is the riparian habitat associated with the Los Peñasquitos Creek. As discussed in Exhibit A, the subdrain will be located within non-native habitat and a disturbed portion of the property near the historic Johnson-Taylor Adobe. Although it will be located within 10 feet of seasonal wetlands and riparian habitat located on the east side of the retention basin (see Photograph 2 of Attachment A of the Exhibit A), the trench and subdrain connection to the retention basin will be accomplished without impacting this riparian habitat. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community on a project or cumulative level.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: As indicated in the letter included as Exhibit A, the proposed project will not adversely affect federally protected wetlands, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers on a project or cumulative level.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: As discussed in Exhibit A, the area through which the subdrain will be installed is disturbed, and exhibits no vegetation which supports wildlife movement. Although the site is located near the Los Peñasquitos Creek, which does support wildlife movement, the site is developed and not considered a part of the Los Peñasquitos Creek wildlife corridor. Therefore, the project will not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites on a project or cumulative level.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The project is located within an area which is designated by the City of San Diego as a Multi-habitat Plan Area (MHPA), pursuant to the Multi-species Conservation Plan (MSCP). However, the subdrain will not adversely affect the preservation goals established by the MSCP for MHPAs for several reasons nor will it directly affect sensitive biological resources. Thus, the project will not result in any direct impacts on the ability of long-range policies to protect biological resources on project or cumulative level.

Furthermore, the installation and/or operation of the subdrain will not have any indirect impacts on biological resources associated with the MHPA, based on direction contained in the City's MHPA Land Use Adjacency Guidelines for uses within or adjacent to MHPAs. The adjacency guidelines seek to control indirect effects such as drainage, lighting, noise, invasive plants and barriers to wildlife movement. The subdrain will collect subsurface groundwater, and discharge it into an existing cement retention basin. The water would not be contaminated nor would it be released in a manner that could result in erosion. No lighting or noise will be associated with the subdrain. Nor will it pose any barrier to wildlife movement, as discussed under Question IV.d. Thus, the project will not result in any indirect impacts on the ability of long-range policies to protect biological resources on a project or cumulative level.

V. CULTURAL RESOURCES

Would the project:

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

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The Project will consist of the installation of approximately 350 linear feet of subsurface pipeline designed to drain groundwater away from the foundation of the Johnson-Taylor Adobe, and into the historic reservoir immediately south of the adobe structure. The project is designed to enhance the preservation of the adobe by channeling rising groundwater away from the adobe foundation. The rising groundwater is associated with a natural spring that surfaces just east of the Adobe, and which has become more active in recent years because of an earthquake in 2010. The project is critical to preserving the historic adobe from groundwater impacts.

The proposed subdrain will be located within an area which is a National Register Historic and Archaeological District. The Johnson-Taylor Adobe, CA-SDI-8125, which is the focus of the proposed project, is on the National Register of Historic Places. Past historic research on the ranch complex has confirmed the historic importance of the site, and identified subsurface artifacts distributed throughout the complex, including the area through which the proposed subdrain will pass. The Area of Potential Effect (APE) was chosen to limit historical resource impacts by excavating in an area that overlapped with trenching from a previous construction project.

Due to the previously-documented existence of significant historic resources in the project area, a testing program was conducted along the alignment of the proposed subdrain to determine if installation could have a significant impact on historic resources. The testing program was conducted by Brian F. Smith and Associates. The results and conclusions of this testing program are described in Exhibit B to this Initial Study, and summarized below.

All of the shovel test pits (STPs) within the project area, except STP 8, exhibited historic material within the topsoil. The deposits generally extended to 60 to 70 centimeters below the surface. A combined total of 192 historical and archaeological artifacts, and 30.4 grams of fragmented faunal bone and shell were observed. Historic artifacts included bottle fragments, bullet casings, buttons, ceramics, nails, plates, and window shards.

Based on the results of the testing program, excavation of the trench for the subdrain is expected to encounter historic artifacts. As these artifacts are associated with a

National Register site, the excavation could have a significant historical resource impact unless mitigation measure is carried out.

While the proposed trenching could result in significant historical resource impacts, the proposed connection of the subdrain to the cement-lined retention basin to accommodate discharge from the subdrain will not result in a significant historical resource impact. Although the historic reservoir is a “contributing factor” to the historic ranch complex, it has undergone physical changes since it was originally built to help preserve the function of the structure. Several projects in the 1990s included cementing the sides and installing a root-protective membrane to keep roots from damaging the walls of the reservoir. The work in 1998 was completed by then architect Milford Wayne Donaldson, who is a former State Historic Preservation Officer. Although these projects have modified the interior appearance of the retention basin, they were completed to maintain and support the historic function of the structure. Thus, the proposed subdrain connection will not significantly change the significance of the historic reservoir.

In order to reduce potentially significant historical resource impacts associated with excavation of the trench for the proposed subdrain, the following mitigation measure will be implemented.

MM-1: Prior to commencing installation of the subdrain, the County shall implement a grading monitoring and data recovery program for impacts to significant sites CA-SDI-5220 and CA-SDI-8125/H, consistent with that outlined in the cultural resources report prepared by Brian Smith and Associates (BFSA, 2013). This program shall include, but not be limited to, the following actions:

1. The data recovery program will include archaeological monitoring by a qualified archaeologist and Kumeyaay Native American and screening of all soils removed during trenching through one-eighth-inch mesh hardware cloth. The monitoring of the excavation and screening will be expanded to standard archaeological excavation protocols in the event that significant deposits, features, or human remains are encountered.
2. The consulting archaeologist and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program, as outlined in the 2007 County Report Format and Content Guidelines.
3. Artifacts which are recovered during the screening shall be labeled in the field with provenience information and taken to the laboratory for analysis using standard laboratory procedures on recovered artifacts including washing (as appropriate) and cataloging.
4. If datable materials are found in association with discovered features, a sample shall be collected for radiocarbon dating. If obvious datable samples cannot be found at the sites in the data recovery program, then several bulk soil samples may be collected and processed in an attempt to date the deposits.
5. If any human bones are discovered, the Principal Investigator shall contact the County Coroner and DPR archaeologist. In the event that the remains are determined to be of Native American origin, the Most Likely

Descendent (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and disposition of the remains.

MM-2: Implement the research design detailed in the cultural resource study by Brian F. Smith and Associates (2013). The implementation of the research design constitutes mitigation for the impacts to historic site CA-SDI-5220 and CA-SDI-8125/H. At the completion of monitoring, a letter report will be submitted to the County archaeologist detailing prehistoric artifact analyses, including lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating. Historical artifacts shall be identified and analyzed using historical archaeological analytical techniques such as artifact function patterning, bottled products pattern analysis, and ceramic economic indexing. Additional historic research shall be conducted, as necessary, to aid in analyzing and explaining the significance of patterns.

MM-3: All archaeological materials recovered during significance testing and grading monitoring activities, will be curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and, therefore, will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The Johnson-Taylor Adobe is one of six adobe structures which were constructed in the Rancho Peñasquitos watershed in the early 1800's. The historic adobes are:

- Ober adobe in Poway
- Keran adobe in Poway
- Johnson-Taylor adobe in Rancho Peñasquitos
- Ruiz-Alvarado adobe (El Cuervo adobe) in Peñasquitos Canyon
- Lopez adobe in Lopez Canyon
- Pierre Bovet adobe Peñasquitos Canyon

A review of the status of these adobes indicates that the Ober and Karen adobes were lost as a result of construction of the Maderas golf course and Creekside Plaza projects, respectively. Prior to their destruction, important information regarding these two adobes was collected as a result of CEQA mitigation measures. The Lopez, El Cuervo and Pierre Bovet adobes are all in advanced stages of "adobe melt" and are no longer recognizable. Thus, all of the adobes in the area, with the exception of the Johnson-Taylor Adobe, have been lost due to development and/or lack of protection from natural elements.

Despite the past impacts which have occurred to adobe structures within the area, the impact associated with the proposed project will not be cumulatively considerable. First

and foremost, the proposed project is specifically designed to protect the integrity of the Johnson-Taylor Adobe by directing potentially damaging groundwater away from the building's foundations. Second, the excavation for the subdrain would be carefully monitored. Artifacts which are encountered during excavation will be collected, analyzed, and curated in a manner that will contribute to the historical baseline for the Johnson-Taylor Adobe complex. Lastly, the Johnson-Taylor Adobe is protected as a historic resource from future development. Thus, no cumulatively significant impacts to the adobe resources in the area will result from implementation of the proposed project.

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

- | | | | |
|-------------------------------------|--|--------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input checked="" type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: In addition to passing through a National Register site, the subdrain will cross through an area which has previously been identified as a significant archaeological site CA-SDI-5220. The APE was chosen to limit impacts to archaeological deposits by excavating in an area that overlapped with trenching from a previous construction project. The site is a long-term Native American habitation site associated with the Kumeyaay culture. Activities associated with the site include the procurement, production, and maintenance of lithic resources and the processing and consumption of animal and marine resources. Previous research associated with CA-SDI-5220 confirmed that the site is considered a significant prehistoric cultural resource.

The testing program referenced above confirmed the existence of archaeological artifacts within the alignment of the proposed subdrain. Artifacts included bone tools, ceramics, debitage, fire-affected rock, flake tools and manos. Thus, excavation associated with the subdrain could result in significant archaeological resource impacts unless mitigation measures are carried out. Implementation of MM-1, MM-2 and MM-3, described above, will serve as mitigation for potential project impacts to archaeological resources.

Cultural resource sites associated with the Kumeyaay occur throughout the Peñasquitos watershed. Many of these sites have been damaged or destroyed by development that has occurred in the area. While excavation for the proposed subdrain is anticipated to encounter artifacts associated with the Kumeyaay, the project will not result in a cumulatively considerable effect on the remaining cultural resources associated with the Kumeyaay. Implementation of MM-1, MM-2, and MM-3 will assure that any artifacts which are encountered during excavation will be properly collected, analyzed, and curated. As a result, the analysis will contribute to the information baseline available on the Kumeyaay culture in the area. Thus, the subdrain would not result in cumulative impacts to cultural resources.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The site does not contain any unique geologic features nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is located entirely on plutonic igneous rock, and has no potential for producing fossil remains.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: As a long-term Native American habitation site, CA-SDI-5220 has the potential to contain buried human remains. In the event human remains are encountered, implementation of MM-1 will avoid significant impacts.

VI. GEOLOGY AND SOILS

Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Therefore, compliance with the California Building Code and the County Code will ensure the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. The project does not involve construction of buildings which would be adversely impacted by seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is located within a potential liquefaction area. According to a geologic analysis prepared for the project (Tierra Pacific Consultants, 2012), the site is underlain by Santiago Peak Volcanics and Alluvium. Topsoil is composed of weathered slope wash and alluvium. Topsoil extends to a depth of 2 feet, and is composed of dark brown clayey sand with gravel and cobble. Due to the stability of the underlying geology and the minimal depth of alluvium, there will be no substantial risk related to liquefaction. In addition, the City of San Diego Seismic Safety Study has the site mapped in Geologic Hazard Category 32, which is characterized as having a low potential for liquefaction. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is considered low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a landslide susceptibility area. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan are based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area, and the geologic environment has a low probability to become unstable, the project will have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Salinas clay-loam (0-2% slopes). These soils have an erodibility rating of "slight" as indicated by the Soil Survey for the San Diego Area, prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. In addition, a geologic analysis prepared for the project (Tierra Pacific Consultants, 2012) indicated that the topsoil is composed of weathered slope wash and alluvium. Although this soil type would be susceptible to erosion, the proposed project will not create conditions which would concentrate surface runoff on the site and cause erosion. Water collected by the subdrain will be carried beneath the soil surface, and discharged into the existing retention basin. The discharged water would combine with the spring water already in the retention basin, and periodically flow out of the basin into the adjacent orchard. Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

- 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 an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located on a geologic unit or soil that is unstable. Furthermore, the project only proposes minor grading with hand tools. Therefore, the project will not produce unstable geological conditions. As discussed in Question VI.a.iii, the site is underlain by a volcanic formation which is not considered unstable, and the topsoil is limited to a depth of 2 feet. Thus, the site will not experience impacts related landslides, lateral spreading, subsidence, liquefaction or collapse.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are Salinas clay loam. These soils have a shrink-swell behavior of low, and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property. This conclusion is confirmed by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is a subdrain, and does not involve any septic tanks or alternative wastewater disposal systems. Nor will the project generate wastewater. Thus, this project will not have impacts related to septic tank or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is a subdrain to divert water away from the historic Johnson-Taylor Adobe. The project will not result in the generation of any new vehicle trips, all excavation will be completed by hand rather than using machinery, the building size is not being altered. Thus, greenhouse gases will not increase as a result of this improvement on a project or cumulative level.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is a subdrain to divert water away from the historic Johnson Taylor adobe which will not result in the generation of any new vehicle trips or generate additional greenhouse gases. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHG's. In addition, as discussed in Question VII.a, the proposed project

will not involve any mechanical equipment during construction or operation of the subdrain. Thus, the project will not result in a significant conflict with GHG emission reduction policies on a project or cumulative level.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it will not involve the storage, use, transport, emission, or disposal of hazardous substances, nor are hazardous substances proposed or currently in use in the immediate vicinity. In addition, the project will not demolish any existing structures onsite and, therefore, will not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed subdrain will not emit hazardous materials or involve the handling of hazardous materials. Furthermore, the project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is not included in any of the following lists or databases: State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., San Diego County Hazardous Materials Establishment database, San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), Resource Conservation and Recovery Information System (RCRIS) listing, EPA's Superfund CERCLIS database or EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project will not create a significant hazard to the public or environment. Further, as discussed in Question VIII.a, the project will not involve the use or creation of hazardous substances. Therefore, the project will not create a significant hazard to the public or environment.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is located within the Airport Influence Area (AIA) for the Miramar MCAS airport. However, the proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- The project does not propose any distracting visual hazards including, but not limited to, distracting lights, glare, sources of smoke or other obstacles or an

electronic hazard that would interfere with aircraft instruments or radio communications.

- The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- The project does not propose any artificial bird attractor including, but not limited to, reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area on either a project or cumulative level.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. Operational Area Emergency Plan And Multi-Jurisdictional Hazard Mitigation Plan:

No Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning, and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes

an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. San Diego County Nuclear Power Station Emergency Response Plan

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. As the project will be located more than 10 miles from the power plant, it will not interfere with any response or evacuation.

iii. Oil Spill Contingency Element

No Impact: The proposed project will not interfere with the Oil Spill Contingency Element because the project is not located along the coastal zone or coastline.

iv. Emergency Water Contingencies Annex And Energy Shortage Response Plan

No Impact: The proposed project will not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. Dam Evacuation Plan

No Impact: The proposed project will not interfere with the Dam Evacuation Plan because the project is not located within a dam inundation zone.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is near habitats that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project is a subdrain to divert water from the historic Johnson-Taylor Adobe. The proposed project will not increase visitor attendance or the number of employees/volunteers associated with the ranch complex. Thus, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves or supports a man-made historic reservoir that allows water to stand for a period of 72 hours (3 days) or more. However, the proposed project will not result in a substantial increase in vector problems because the water contained in the retention basin is generally flowing due to the connection to the adjacent spring. The continuous flow avoids stagnant water conditions that can promote mosquito breeding. In addition, the amount of water generated by the proposed subdrain will be nominal in comparison with the spring water that is currently entering the retention basin. Thus, the proposed project will not result in a substantial increase in current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed subdrain will not violate waste discharge requirements. The water carried in the subdrain will be existing groundwater that would be diverted by gravity flow to a retention basin where it would mix with groundwater that has surfaced

from an existing nearby spring. Thus, the proposed subdrain will not require a waste discharge requirement permit, NPDES permit, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that will require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. R9-2007-0001).

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project lies within the Peñasquitos hydrologic subarea, within the Peñasquitos hydrologic unit. According to the Clean Water Act Section 303(d) list, this watershed is impaired for enterococcus, fecal coliform, selenium, total dissolved solids, total nitrogen as N, and toxicity. However, the project will not generate any known sources of pollutants, or land use activities that might contribute these pollutants. Thus, no significant water quality impacts will occur on a project or cumulative level.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Peñasquitos subbasin hydrologic subarea, within the Peñasquitos watershed hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; preservation of biological habitats of special significance; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

As discussed in Question IX.b, the proposed project will not generate pollutants. Thus, the project will not have an adverse project or cumulative level impact on regional water quality objectives or degrade beneficial uses within Los Peñasquitos Creek or Lagoon which would adversely affect water quality planning efforts. As discussed earlier, the proposed project will divert groundwater to a retention basin where it would ultimately run into the Los Peñasquitos Creek.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A drainage near the Adobe runs in a south to southwesterly direction, toward the Los Peñasquitos Creek. Sometime after the 7.2 magnitude Sierra El Mayor Earthquake that occurred in northern Baja California on April 4, 2010, the park rangers observed an increase in flow. Concerns were raised regarding the potential adverse effects of shallow groundwater from the spring on the foundation of the Adobe. The study indicated that given the presence of the relatively shallow groundwater level identified at the site, it was recommended that a subdrain be installed along the north and east sides of the ranch complex. As discussed in Question IX.f, the proposed project will not divert a substantial amount of groundwater. Furthermore, the majority of the groundwater collected in the subdrain would re-enter the Los Peñasquitos Creek via the basin spillway. Given these factors, the proposed subdrain will not adversely impact groundwater supply and/or use in the area on a project or cumulative level.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The natural topography and vegetation along the pipe will be restored upon installation of the pipe. Thus, the proposed project will not substantially alter the surface water drainage patterns in a manner which will result in substantial erosion or siltation on- or off-site on a project or cumulative level.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons:

- Drainage will be conveyed to the natural drainage channel.
- The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration of a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: There are no existing or planned storm water drainage systems proposed by the project, nor does the project require such systems.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any known additional sources of polluted runoff. Therefore, no impact will occur.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve the placement of housing. Therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: No structures are proposed and, therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified flood hazard area. Thus, the proposed will not expose people to a significant risk of loss, injury or death involving flooding.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County, and is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. Seiche

No Impact: The project site is not located along the shoreline of a lake or reservoir. Therefore, the site will not be inundated by a seiche.

ii. Tsunami

No Impact: The project site is located more than a mile from the coast. Therefore, in the event of a tsunami, the site will not be inundated.

iii. Mudflow

No Impact: Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project does not involve the introduction of new infrastructure such as major roadways or utilities to the area which would interfere with the connectivity of the surrounding neighborhoods. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned Agriculture-Residential (AR) by the City of San Diego. More specifically, the property is zoned AR-1-1, which allows residential homes on 10-acre-minimum lots. The City's General Plan has designated the property as open space which is intended to provide for the preservation of land that exhibits important natural or cultural features. This designation reflects the historic value of the Adobe and the biological value of the canyon. The proposed project will not have a significant impact on those land use controls as the project is helping to preserve the historic value of the adobe.

XI. MINERAL RESOURCES

Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A portion of the project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). In addition, land within 1,500 feet of the site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego

Production-Consumption Region, 1997) as an area of "Identified Mineral Resource Significance" (MRZ-2).

However, the project site is surrounded by developed land uses including an active park and residential development which are incompatible with future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is not located in an area that has MRZ-2 designated lands or that is located within 1,300 feet of such lands. Furthermore, the proposed project will not result in the loss of locally important mineral resources because the project site is currently surrounded by developed land uses including an active park and residential developments which are incompatible to future extraction of mineral resources on the project site. The placement of the proposed use on the project site would not result in a loss of mineral resources because the feasibility of future mining at the site is already impacted by existing land use incompatibilities.

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project on a project or cumulative level.

XII. NOISE

Would the project result in:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project will not involve any noise-generating equipment as all work will be completed with hand tools. Therefore, the project will not expose people to or generate noise levels that will exceed the allowable limits of the City of San Diego's General Plan or other applicable local, State, and Federal noise control regulations on a project or cumulative level.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. Furthermore, installation of the proposed subdrain will not produce groundborne vibration or groundborne noise due to the fact that the trench will be excavated with hand tools rather than machinery.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is a subdrain located beneath the ground that will convey groundwater by gravity. Therefore, the project will not result in a substantial permanent increase in existing ambient noise levels in the project vicinity.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project consists of the construction of a subdrain, and will not support any noise-generating equipment. Installation of the subdrain will be done using hand tools. Therefore, the project will not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is located within the Airport Land Use Compatibility Plan (ALUCP) of the Miramar MCAS Airport. However, the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dB(A) because the project site is located outside of the CNEL 60 dB(A) contours for the airport.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise related to a private airstrip.

XIII. POPULATION AND HOUSING

Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in the area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not displace any existing housing since the project is a subdrain to divert water away from the historic Johnson-Taylor Adobe. . The existing structures on the property will remain.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is a subdrain to divert water away from the historic Johnson-Taylor Adobe, and will not displace any people. The existing structures on the property would remain.

XIV. PUBLIC SERVICES

Would the project:

- a) 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 service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use that will increase the use of existing neighborhood and regional parks, or other recreational facilities in the vicinity. The objective of the subdrain is to reduce physical deterioration of the historic Johnson-Taylor Adobe structure within the historic park complex by diverting groundwater away from the foundations of the structure.

- b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?
- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Further, the project will not increase the number of visitors to the ranch complex. Therefore, the construction or expansion of recreational facilities will not have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?
- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less Than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact |

Discussion/Explanation:

No Impact: The project will not result increase the number of visitors to the ranch complex, and will not result in any additional vehicle trips that would affect the surrounding circulation system. Therefore, the project will not conflict with any applicable plan, ordinance or policy establishing measures of the effectiveness of the circulation system.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

No Impact: The project will not result in any additional long-term vehicle trips. Therefore, the proposed project will not conflict with level of service standards, travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project is located within the Miramar MCAS Airport Influence Area. The project is located within Airport Influence Area 2 for the Miramar MCAS Airport. The proposed land uses are consistent with the safety, noise and overflight policies for ALUCP for MCAS Miramar airport. Therefore, the project will not result in a change in air traffic patterns because the allowable land uses within airport influence areas are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project will not exceed the FAR Part 77 criteria related to airspace obstructions. Refer also to Question VIII.e Hazards and Hazardous Materials. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks on a project or cumulative level.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate site distance on a road.

e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not result in inadequate emergency access. The project for a subdrain and does not require emergency access.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Project implementation will not result in the construction of any road improvements or new road design features that will interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project will not create additional demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not include new or expanded water or wastewater treatment facilities. In addition, the project will not require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any

construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project does not involve or require water services from a water district. The project is a subdrain to divert excess groundwater away from the historic Johnson-Taylor Adobe, and thus, does not rely on water service for any purpose.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not produce any wastewater. Therefore, the project will not interfere with the service capacity wastewater treatment providers.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, 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 were considered in the response to each question in

Questions IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes data recovery and screening of all soils within the APE by a qualified archaeologist and Kumeyaay Native American monitor (MM-1), analysis of artifacts through advanced studies (MM-2), and curation of all recovered artifacts to ensure that the data is available for future researchers (MM-3). As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project will result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less Than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Questions I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to cultural resources. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes data recovery and screening of all soils within the APE by a qualified archaeologist and Kumeyaay Native American monitor (MM-1), analysis of artifacts through advanced studies (MM-2), and curation of all recovered artifacts to ensure that the data is available for future researchers (MM-3). As a result of this evaluation, there is no substantial evidence that, after mitigation, there will be cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less Than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Questions I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX. Hydrology and Water Quality, XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. Based on this evaluation, there is no substantial evidence that there will be adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulations are available on the internet. For Federal regulations refer to <http://www4.law.cornell.edu/uscode/>. For State regulations refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283. (<http://www.leginfo.ca.gov>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Planning and Development Services. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326. (www.co.san-diego.ca.us)

AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994. (www.consrv.ca.gov)

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997. (www.consrv.ca.gov)

California Farmland Conservancy Program, 1996. (www.consrv.ca.gov)

AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

California Air Pollution Control Officers Association (CAPCOA). 2008. CEQA and Climate Change. January. Available at: <http://www.capcoa.org>.

BIOLOGY

HELIX Environmental Planning, General Biological Survey and Jurisdictional Assessment Letter of Findings for the Los Peñasquitos Adobe Drainage Project, September 20, 2013.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (www.ceres.ca.gov)

CULTURAL RESOURCES

Brian F. Smith Associates, A Cultural Resource Study for Los Peñasquitos Adobe Drainage Project, September 24, 2013.

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (www.leginfo.ca.gov)

City of San Diego. Paleontological Guidelines. (revised) August 1998.

County of San Diego, Local Register of Historical Resources (Ordinance 9493), 2002. (www.co.san-diego.ca.us)

GEOLOGY & SOILS

California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997.
(www.consrv.ca.gov)

TierraPacific, Geotechnical Evaluation of Subsurface Drainage Conditions, Los Peñasquitos Adobe Ranch House, June 12, 2012

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

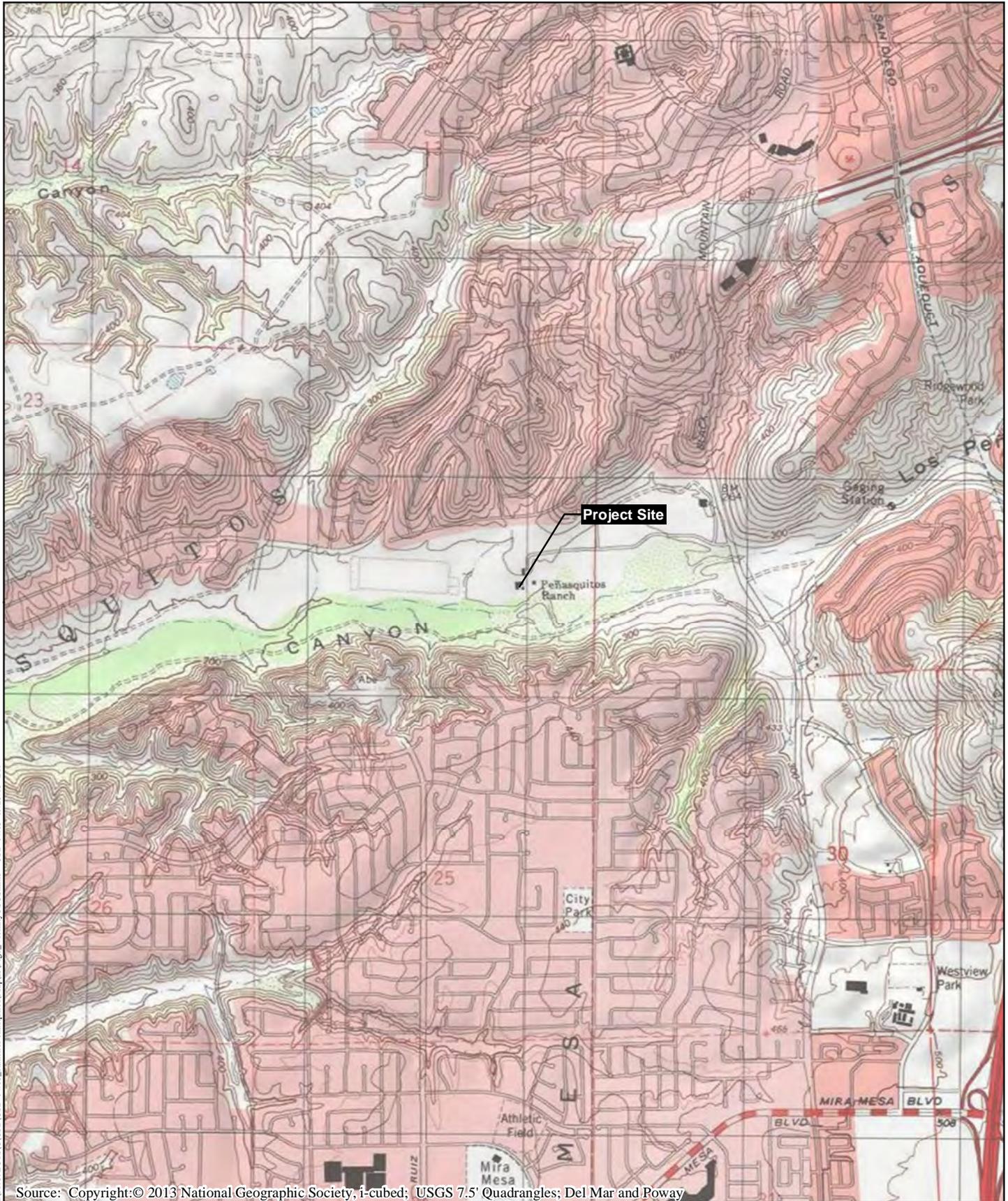
HYDROLOGY & WATER QUALITY

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan.
(www.swrcb.ca.gov)

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin.
(www.swrcb.ca.gov)

LAND USE & PLANNING

City of San Diego, General Plan as adopted 2008.
(ceres.ca.gov)



Project Vicinity Map (USGS Topography)

LOS PEÑASQUITOS ADOBE DRAINAGE PROJECT



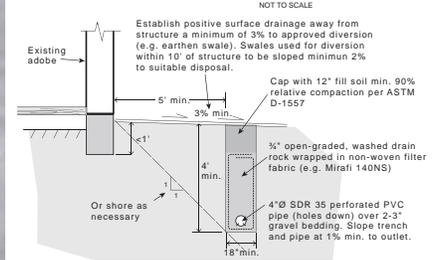
LEGEND

- P-2 Approximate location of standpipe piezometer by TerraPacific Consultants, Inc.
- T-1 Approximate location of test pit by TerraPacific Consultants, Inc.
- 1% min. Approximate location of recommended gravity flow subdrain. 4"Ø SDR 35 perforated pipe w/ flow direction (Approx. 210 L.F.) See Detail 1 this sheet
- 1% min. Approximate location of tightline outlet pipe. 4"Ø SDR 35 solid pipe w/ flow direction (Approx. 100 L.F.) See Detail 2 this sheet
- Subdrain clean out
- Establish positive surface drainage away from structure See Detail 1 this sheet
- FF Finish floor
- BFG Below finish grade
- 98.08 Relative spot elevation (Based on assumed benchmark for Wing A FF=100.0)
- Approximate aerial extent of spring/groundwater at surface reportedly increasing in size

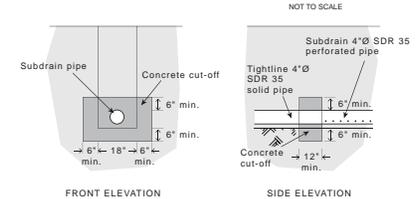
GENERAL NOTES

- 1 The positions and elevations of existing and proposed improvements shown are approximate. Contractor should field verify the actual extent of repair and any permits required by local Building Jurisdiction prior to submitting bids.
- 2 Contractor to determine the locations and take necessary precautions to protect any existing underground utilities or improvements in repair area.
- 3 Contractor should take whatever measures are necessary to maintain a safe work site in conformance with Cal OSHA.
- 4 Geotechnical consultant should be contacted to field verify subdrain trench alignment and embedment and drain construction. Contractor to survey and establish benchmarks for drain elevations of approved alignment prior to excavation.
- 5 Surface drainage facilities should not be connected to subdrain system.
- 6 Contractor should anticipate hard rock conditions during construction and should evaluate feasibility and means and methods for excavating trenches in hard rock.
- 7 Archeological monitoring during excavation should be anticipated and coordinated with owner.

DETAIL 1 - PERIMETER SUBDRAIN



DETAIL 2 - CUT-OFF AT PIPE TRANSITION



Source: Tierra Pacific Consulting 2013

Subdrain Improvement Plan

LOS PEÑASQUITOS ADOBE DRAINAGE PROJECT

Figure 2