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# County of San Diego

DEPARTMENT OF GENERAL SERVICES

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## DRAFT MITIGATED NEGATIVE DECLARATION

April 20, 2009

Project Name: Mission Gorge Road Property Demolition

Project Number(s): N/A

Environmental Setting: Please refer to the Initial Study

Project Description: Please refer to the Initial Study

**This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study/Environmental Checklist Form
  - b. Historic Resources Assessment (ASM Affiliates, Inc., March 2009)
  - c. Asbestos/Lead Prework Survey (County of San Diego, April 2009)
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis; and, that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects of the project to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

Mitigation Measure HM1: General Measures

1. The County Department of General Services shall inform all contractors and/or applicable County personnel of the asbestos and lead survey results. A copy of the Asbestos/Lead Prework Survey (Department of Environmental Health, April 3, 2009) shall be provided to the contractor so that they may take the appropriate precautions (e.g., provide training, personal protective equipment, exposure monitoring, etc.) to protect their employees from exposures. Cal/OSHA has specific regulations pertaining to these types of hazards, and contractors have the responsibility of protecting their workers. Contractors should contact Department of Environmental Health with any questions about asbestos and lead-related work activities prior to submitting their bid proposals.
2. The Contractor shall comply with all California Division of Occupational Safety and Health (Cal/OSHA) requirements (including the Asbestos and Lead in Construction Standards) and California Environmental Protection Agency (Cal/EPA) requirements regarding waste disposal.
3. Disposal and recycling issues regarding identified ACCM and LBP building materials shall be identified based on the final destination of the material. The Occupational Health Program (OHP) and the contractor shall mutually determine a disposal/recycling plan for the ACCMs, LBP building components, and ceramic wall materials based on the best available environmental and cost-effective disposal option.
4. The Asbestos/Lead Prework Survey addressed only those suspect building materials that were accessible. If suspect ACCM or LBP building materials not addressed in the survey report are identified during the course of the demolition (e.g., underground piping, etc.), STOP WORK. The contractor shall contact OHP to identify potential ACCM and/or LBP materials prior to proceeding with any activities.
5. The Contractor shall take measures to prevent exposure to County property, County employees, and the public. The contractor in coordination with Department of General Service shall determine an appropriate mechanism to keep the public and unauthorized County personnel out of the work zones (e.g., site security, barriers).
6. The County Department of General Services shall coordinate with OHP to have an on-site asbestos/lead monitor observe demolition activities.

### Mitigation Measure HM2: Asbestos

1. An asbestos abatement contractor who is registered with Cal/OSHA to perform asbestos-related work shall perform disturbance and/or removal of ACCM. Cal/OSHA requirements and other applicable regulations pertaining to ACCM shall be followed during demolition activities.
2. The Contractor shall submit an Asbestos Work Plan indicating the proposed abatement methods and control measures they will use to remove the ACCM. The County Department of General Services, prior to initiation of demolition activities associated with the Quonset Hut, garage, fire station, and community building shall review and approve the Asbestos Work Plan. OHP shall provide on-site project surveillance of the abatement contractor.
3. Notification shall be made to Cal/OSHA and the Air Pollution Control District (APCD) prior to asbestos-related and demolition activities.

### Mitigation Measure HM3: Lead Based Paint

1. The Contractor shall assume that those surfaces that did not contain “high” concentrations of lead do contain lead at lower levels. The Contractor shall protect their employees accordingly. The Contractor should be aware that due to the unknown painting and remodeling history of the buildings, small patches of “high” concentration LBP may be present that were not previously identified.

For paint disturbing activities on “low” concentration components, general precautions shall be taken to minimize the release of chips, dust and debris to the ground surface, vegetation, and inside the buildings. Chips, dust and debris shall be cleaned up according to standard practices or as directed by the on-site asbestos/lead monitor.

2. If the project is expected to disturb greater than 100 ft<sup>2</sup> of paint, notification shall be made to Cal/OSHA prior to lead-related and demolition activities.
3. Critical Project Design Elements That Must Become Conditions of Approval:

No critical project design elements are required because the proposed project is the demolition of five existing vacant structures and no development on the project site is proposed at this time.

4. PUBLIC REVIEW DISTRIBUTION:

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

**Federal, State, and Local Agencies**

San Diego Regional Water Quality Control Board  
County of San Diego, Department of Public Works  
County of San Diego, Department of Planning and Land Use  
County of San Diego, County Clerk  
City of Santee  
California Department of Fish & Game  
California State Clearinghouse

**Adjacent Property Owners/Occupants**

Vestar Kimco Santee LP c/o Lee T Hanley  
Ryan Companies US Inc.  
Richard F III and Darlene White  
John P Wainio  
David T Schofield  
Gorge Morgan Jr  
Evelyn Lerner  
Boyer Family Irrevocable Trust  
  
Hector and Francisco Diaz  
Thomas and Lucille A Dunn  
David and Teresa L McHenry  
Carob Investments LLC c/o Robert S Griswold  
Rasak Family LLC; Gloria TR Rasak  
  
CBS Partners LP  
Stewart Family Trust  
  
Chandravadan K and Ranjana C Bhakta  
PB Bar and Grill Development Corp  
Rose W Muriuki  
Timothy and Edward Farrell  
Mark S and Susan M Fuller

Petsmart Inc. c/o Lee T Hanley  
  
Butterfield Claude W Tr  
Mary L Tiffany  
Carter Bernice Trust  
Manuel J and Cecilia Y Yacto  
Robert and Lucia S Luellen  
Hal R and John A Ryan  
Mission Gorge Road Property Management Co  
John and Harold R Ryan  
Edward H and Bettie M Gegax  
Rammton Arms Apartments  
Praver Bros Investments  
  
Boys and Girls Club of East County Inc.  
Ayman Battikha and Rania Albouri  
Santee California Congregation of Jehovahs Witnesses Inc.  
ESS Wcot Owner LLC  
  
Robert E Turner Jr  
Michael P Taylor  
Dimitar and Diana Damyanova  
David J and Denise M Sannicolas

5. RESULTS OF PUBLIC REVIEW:

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

Copies of the Draft Mitigated Negative Declaration are available for review at: County of San Diego, Department of General Services, Building 2, COC, 5555 Overland Avenue, Suite 2207, San Diego, CA 92123 (attention: Dahvia Lynch); and the San Diego County Library, Santee Branch, 9225 Carlton Hills Boulevard, #17, Santee, CA 92071.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Board of Supervisors (Decision-Making Body)

on \_\_\_\_\_ (Date/Item #)

\_\_\_\_\_  
Ralph Thielicke, Deputy Director  
County of San Diego, Department of General Services

April 20, 2009  
Date of Draft Report

\_\_\_\_\_  
Date of Final Report

April 20, 2009

**CEQA Initial Study - Environmental Checklist Form  
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

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

Mission Gorge Road Property Demolition

2. Lead agency name and address:

County of San Diego, Department of General Services  
5555 Overland Avenue, Suite 2207  
San Diego, California 92123-1294

3. a. Contact: Dahvia Lynch, AICP, Project Manager

b. Phone number: (858) 694-2047

c. E-mail: Dahvia.Lynch@sdcounty.ca.gov.

4. Project location:

The approximately 1.0-acre project site is located at 10130 and 10140 Mission Gorge Road in Santee, California. The project site is currently owned and under the jurisdiction of the County of San Diego. Figures 1 and 2 depict the regional and local vicinity of the project site, respectively.

Thomas Brothers Coordinates: Page 1231, D6

5. Project Applicant name and address:

County of San Diego  
Department of General Services  
County Operations Center  
5555 Overland Avenue, Suite 2207  
Building 2, Room 220  
San Diego, California 92123-1294

6. General Plan Designation

Community Plan: Not Applicable, project site located within the City of Santee

Land Use Designation: City of Santee General Plan, Town Center

Density: Not Applicable

7. Zoning

Use Regulation: City of Santee Zoning Ordinance, Town Center

Density: Not Applicable

Special Area Regulation: Not Applicable

## 8. Description of project

### **Background**

The project site is currently owned by the County of San Diego. The five structures proposed for demolition have been vacant since approximately early 2007. As discussed in the Santee Town Center Specific Plan Amendment Final Master Environmental Impact Report (EIR) dated January 2006, these vacant County structures have been planned for demolition by the County of San Diego. The EIR states that the vacant County structures would be temporarily occupied by the Public Works Division of the City of Santee until the new maintenance facility is constructed. However, the City's Public Works Division has never used these structures and does not plan to use the structures in the future. As such, the County is moving forward with the demolition of the structures.

### **Characteristics of the Proposed Project**

The proposed project is the demolition of five vacant structures that currently exists on the project site. The five structures include a Quonset Hut, former fire station, cinder block buildings, wood garage, and storage shed (Figure 3). The demolition of these structures amounts to approximately 4,559 square feet (see estimated square footage in Table 1 below).

**TABLE 1**  
**Estimated Building Size**

<b>Structure</b>	<b>Estimated Square Footage</b>
Fire Station	2,051
Quonset Hut	1,328
Garage	480
Storage Shed	200
Cinder Block Building	Unknown – est. 500 sq. ft.
<b>TOTAL</b>	<b>4,559</b>

Source: County of San Diego, 2009.

Following the demolition of these structures the County will remove all asphalt, pavement and fencing from the project site. All underground utility lines and other service lines will be capped in place. At this time there are no plans to develop the project site. The project site will remain vacant until future development guided by the Santee Town Center Master Plan is proposed. Future development of the project site would require a separate environmental analysis under CEQA.

During demolition activities, typical Best Management Practices (BMPs) will be installed to control stormwater runoff and at the completion activities, typical long-term BMPs would be installed on-site to control stormwater runoff.

Demolition of these structures is anticipated to begin in the summer of 2009 and is expected to be completed by the end of 2009.

9. Surrounding land uses and setting:

Vacant and Undeveloped land to the north; Public Storage, Commercial and Vacant and Undeveloped Land to the south; Commercial to the east; and, Office to the west.

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

<b>Permit Type/Action</b>	<b>Agency</b>
General Construction Storm Water Permit	Regional Water Quality Control Board

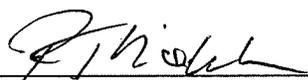
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                                | <input type="checkbox"/> <a href="#">Agricultural Resources</a>                          | <input type="checkbox"/> <a href="#">Air Quality</a>              |
| <input type="checkbox"/> <a href="#">Biological Resources</a>                      | <input type="checkbox"/> <a href="#">Cultural Resources</a>                              | <input type="checkbox"/> <a href="#">Geology &amp; Soils</a>      |
| X <input checked="" type="checkbox"/> <a href="#">Hazards &amp; Haz. Materials</a> | <input type="checkbox"/> <a href="#">Hydrology &amp; Water Quality</a>                   | <input type="checkbox"/> <a href="#">Land Use &amp; Planning</a>  |
| <input type="checkbox"/> <a href="#">Mineral Resources</a>                         | <input type="checkbox"/> <a href="#">Noise</a>   | <input type="checkbox"/> <a href="#">Population &amp; Housing</a> |
| <input type="checkbox"/> <a href="#">Public Services</a>                           | <input type="checkbox"/> <a href="#">Recreation</a>                                      | <input type="checkbox"/> <a href="#">Transportation/Traffic</a>   |
| <input type="checkbox"/> <a href="#">Utilities &amp; Service Systems</a>           | X <input checked="" type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

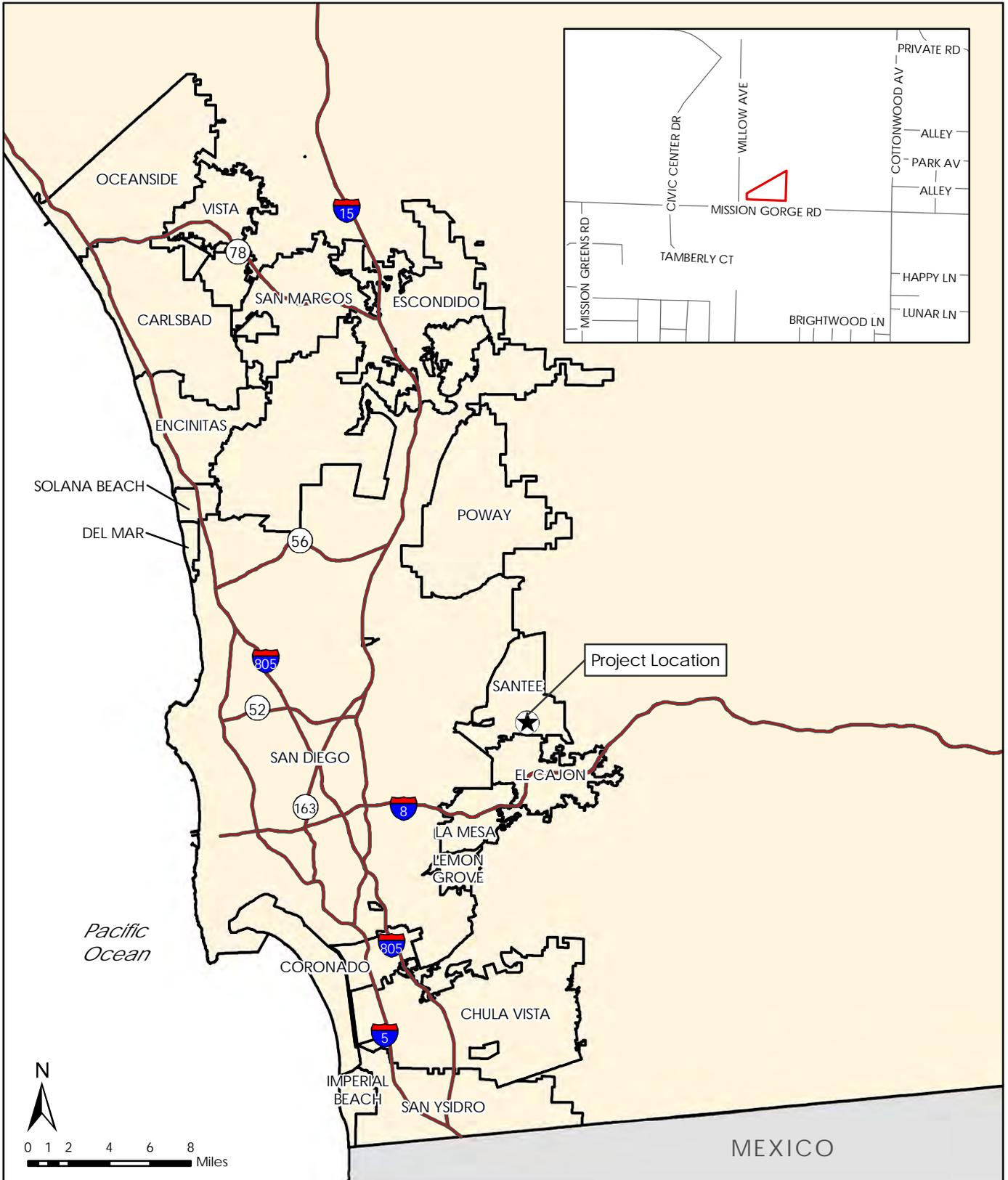
- On the basis of this Initial Study, the Department of General Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, the Department of General Services finds that although 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.
- On the basis of this Initial Study, 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

Ralph Thielicke  
\_\_\_\_\_  
Printed Name

April 20 2009  
\_\_\_\_\_  
Date

Deputy Director  
\_\_\_\_\_  
Title



SOURCE: SanGIS, 2009; BRG Consulting, Inc., 2009

2/17/09

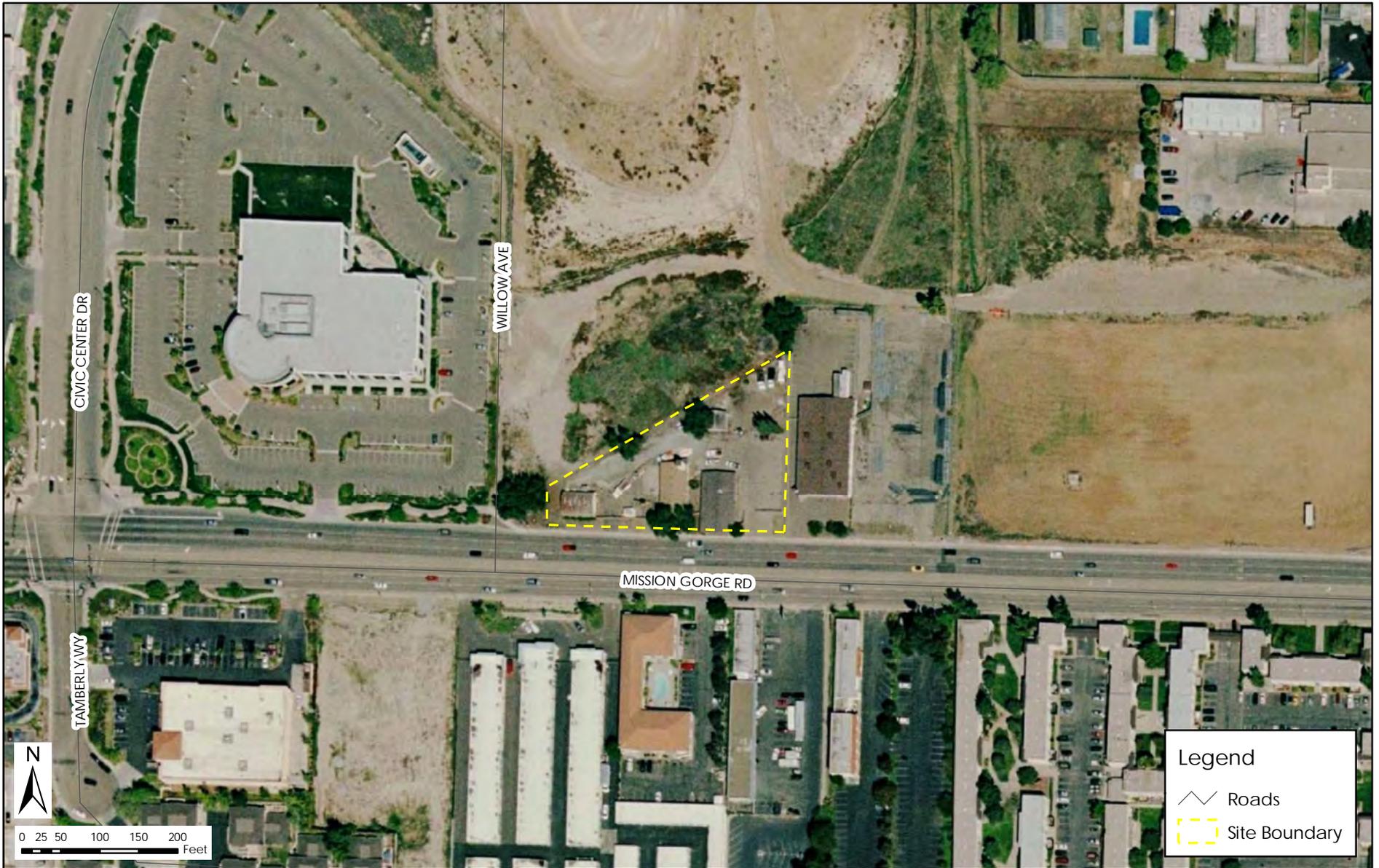


Mission Gorge Road Property Demolition

Regional Location Map

FIGURE

1



SOURCE: AirPhoto USA, 2007; SanGIS, 2009; BRG Consulting, Inc., 2009

2/17/09

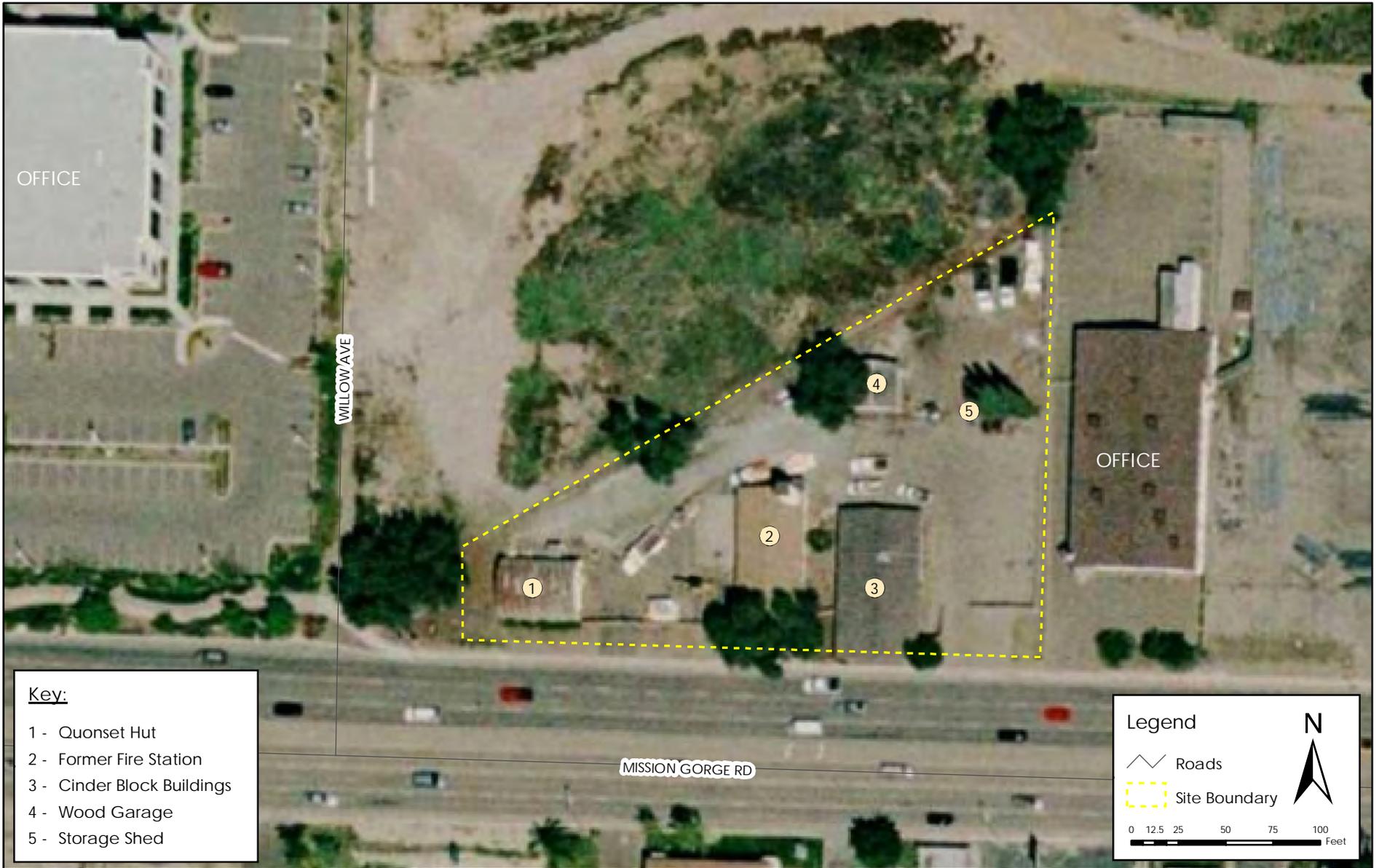


Mission Gorge Road Property Demolition

Project Vicinity Map

FIGURE

2



SOURCE: AirPhoto USA, 2007; SanGIS, 2009; BRG Consulting, Inc., 2009

2/18/09



Mission Gorge Road Property Demolition

Existing Structures Proposed to be Demolished

FIGURE

3

## 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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. The project site is located in a generally urban and developed area characterized by commercial and office uses; however, the area directly north of the project site is vacant and disturbed. The proposed project is the demolition of five vacant structures and three accessory structures within a developed area of the City of Santee. After the structures are demolished the site would remain vacant until future development is proposed under the Santee Town Center Master Plan. The proposed project is not located near or visible from a scenic vista and would not change the composition of an existing scenic vista. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. The project site is located in a generally urban and developed area characterized by commercial and office uses; however, the area directly north of the project site is vacant and disturbed. The project site is located less than two miles east of the junction for SR-52 and SR-125; however, these highways are not designated as State scenic highways. Therefore, the proposed project would not have a substantial adverse effect on a scenic resource within a State scenic highway. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and its surrounding can be characterized as a commercial area within the Santee Town Center Master Plan area. The project is the demolition of the existing structures on-site. Since the project will demolish existing, older structures and leave the site clear, the project would not degrade the visual character and quality of the site but would maintain and potentially improve the visual quality of the site by removing vacant and unused structures from the site. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is located in a generally urban and developed area characterized by commercial and office uses; however, the area directly north of the project site is vacant and disturbed. The project is the demolition of existing structures and would not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area. No impact is identified for this issue area.

**II. AGRICULTURE RESOURCES**-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

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

Discussion/Explanation:

**No Impact:** The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. The project is not currently in agricultural production and is developed. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The project site is zoned Town Center and is currently developed with five vacant structures and three minor accessory structures. No portion of the project site is under a Williamson Act contract. The proposed project does not involve any aspect that would contribute to the conversion of farmland to non-agricultural use. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The project site and surrounding area within a radius of at least three miles does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance will be converted to a non-agricultural use. No impact is identified for this issue area.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. The proposed project is the demolition of existing structures on the project site. After the structures are demolished the site would remain vacant until future development is proposed under the Santee Town Center Master Plan. Demolition of these structures would not result in the emission of significant quantities of criteria pollutants beyond current levels. No traffic is anticipated to result from the proposed project. Therefore, there would be no substantial increase in vehicular emissions associated with the project. As a result, the project would not conflict with or obstruct the implementation of the RAQS nor the SIP on a project or cumulative level. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (APCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of screening level criteria for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego County's, is appropriate.

The project proposes to demolish approximately 4,559 square feet of existing structures on the project site (e.g., fire station, Quonset hut, garage, storage shed, and Cinder Block building). Demolition activities have the potential to release hazardous or toxic air contaminants due to the potential presence of lead based paint and asbestos-containing materials within the buildings. The Department of Environmental Health has determined that lead and asbestos are present in certain areas of the site (see discussion under VII Hazards and Hazardous Materials).

Upon completion of demolition activities, the site would remain vacant and the project does not propose any operation or activity that has the potential to emit air pollution. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the construction of the project. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. A less than significant impact is identified for this issue area.

- 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"/> Potentially Significant Unless 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 (O<sub>3</sub>). 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 (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) 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 PM<sub>10</sub> 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 proposed project does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. No increase in vehicular trips is anticipated as a result of the project. Further, there are no substantial grading operations associated with the construction (e.g., demolition activities) of the project. As such, the project will not result in a cumulatively considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors. No impact is identified for this issue area.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> 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.

**No Impact:** Based on a site visit conducted by BRG Consulting, Inc., on February 17, 2009, no 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. Furthermore, no point-source emissions of air pollutants, including vehicle emissions are associated with the proposed project. As such, the proposed project will not expose sensitive populations to excessive levels of air pollutants. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No potential sources of objectionable odors have been identified in association with the proposed project. No impact is identified for this issue area.

#### **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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is currently partially developed with a Quonset Hut, former fire station, cinder block buildings, wood garage, storage shed, asphalt and concrete. Based on a site visit conducted by BRG Consulting, Inc. on February 17, 2009, the site does not contain sensitive biological resources. Based on the *Revised Wetland Delineation* by Recon dated March 14, 2006 for the Santee Town Center Specific Plan Amendment, the vacant area north of the project site is identified as disturbed land. Therefore, no 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 would occur on-site. No impact is identified for this issue area.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on the site visit conducted by BRG Consulting, Inc. on February 17, 2009, the project site is developed and does not contain any riparian habitats or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance, Fish and Game Code, and Endangered Species Act, or any other local or regional plans, policies or regulations. Based on the *Revised Wetland Delineation* by Recon dated March 14, 2006 for the Santee Town Center Specific Plan Amendment, the vacant area north of the project site is identified as disturbed land. Therefore, no impacts are identified for the issue area.

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

Discussion/Explanation:

**No Impact:** Based on the site visit conducted by BRG Consulting, Inc. On February 17, 2009, the project site is developed and does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Based on the *Revised*

*Wetland Delineation* by Recon dated March 14, 2006 for the Santee Town Center Specific Plan Amendment, no wetland or riparian areas are located adjacent to the project site within the vacant and disturbed area north of the site. No impacts are identified for the issue area.

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

Discussion/Explanation:

**No Impact:** Based on the site visit conducted by BRG Consulting, Inc. on February 17, 2009, the project site is developed and does not contain natural areas. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project. No impact is identified for this issue area.

- e) Conflict with the provisions of any adopted Multiple Habitat Conservation Plan (MHCP), 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is not located within the boundaries of the MSCP or other approved local, regional or state habitat conservation plan ordinances that protect biological resources. The project site is developed and does not contain natural or biologically sensitive areas. No impact is identified for this issue area.

**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 type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** A Historic Resources Assessment was prepared (ASM Affiliates, March 2009) for the project and is provided in Appendix A of this Initial Study. Currently, the project site contains a Quonset Hut, fire station, cinder block building, garage, and storage shed. Archival research was conducted at the County Assessor's Office and the South Coast Information Center at San Diego State University. County of San Diego records show that the structures were erected sometime around 1962 (ASM, 2009). Historical maps and aerial photographs were also consulted for information regarding the history of land use of these parcels and original building plans, where available. ASM conducted an assessment of the structures, which included a field inspection, detailed photo documentation to record architectural style features, and an assessment of historical integrity.

- a. **Quonset Hut:** The arched sheet metal building appears to have functioned as a garage. The corrugations of the sheet metal shell are much wider and deeper than on Quonset Huts erected during World War II, indicating this building is from the post war era. The building sits on a concrete slab and has roll up metal garage doors on the east and west ends. A small, square sheet metal shed is mounted on a concrete slab on the north side of the building. A date on the shed read "'89," suggesting it was erected in 1989.
- b. **Fire Station:** This single story rectangular fire station is a wood framed, stucco building set on a concrete slab. The roof is covered with asphalt shingles. Three garage bays with roll up doors are on the west side of the building.
- c. **Cinder Block Building:** This single story building is constructed of concrete cinder block, and rests on a concrete slab foundation. The shallow pitched roof has asphalt shingles. The windows have been boarded up.
- d. **Garage:** The garage is a rectangular wood framed building built on a concrete slab. Asphalt shingles cover the roof. A wooden garage door is centered on the east façade.
- e. **Storage Shed:** This prefabricated metal storage shed is approximately 20 feet long by 10 feet wide and appears to be of recent construction. It is the type of prefabricated metal shed available from many department stores.

While meeting the 50-year age requirement for evaluation to the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR), none of the structures on the project site meet any of the four criteria for listing on the NRHP or the CRHR (please see Appendix A of this Initial Study for detailed information). Therefore, it was determined that the on the project site are not eligible for these Registers due to their lack of historical and architectural significance and their lack of architectural distinction. No significant impact to historical resources will result with the 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 type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site was previously graded to develop the existing land uses; therefore, no archaeological resources are anticipated to occur on the site. A records search was obtained by ASM from South Coastal Information Center, SDSU, to identify any previously recorded cultural resources. No previously recorded cultural resources were identified and no substantial grading or excavation will occur that could unearth archaeological resources. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing vacant structures and removal of fencing and asphalt. No substantial trenching or excavation would be required with the proposed project and the project would not disturb geologic formations that may contain paleontological resources. Additionally, based on a site visit by BRG Consulting Inc. on February 17, 2009, no known unique geologic features were identified on the property or in the immediate vicinity. Therefore, no impact is identified for this issue area.

d) 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 type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site was previously graded to develop the existing land uses. It is anticipated that any human remains would have been encountered during previous grading and site development. No substantial trenching or excavation is proposed under the proposed project that would disturb any human remains. In addition, the project site has not been used as a cemetery in the past. No impact is identified for this issue area.

**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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site 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. Furthermore, the proposed project is the demolition of existing vacant structures. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

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

Discussion/Explanation:

**No Impact:** The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project site is not located within five kilometers of the centerline of a known active-fault zone as determined by SANGIS information dated 2009. Furthermore, the proposed project is the demolition of existing vacant structures. Therefore, no structures or people would be exposed to any strong seismic ground shaking that may occur on the project site. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. The soil on-site is listed as Grangeville Sandy Loam, zero to two percent slope. The landscape has been altered through

cut and fill operations and leveling for building sites, when the site was first developed. The fill material consists of sandy loam (Soil Survey, San Diego Area, California, December 1973). This indicates that the geologic environment of the project site is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Furthermore, the proposed project is the demolition of existing vacant structures. No impacts are identified for this issue area.

iv. Landslides?

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

Discussion/Explanation:

**No Impact:** The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. 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 were 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. Because the project site is not located within an identified Landslide Susceptibility Area, the geologic environment has a low probability to become unstable. The site is relatively flat and the project would not expose people or structures to potential adverse effects from landslides, because the project is the demolition of existing structures on-site and the site would remain vacant until the site is developed in the future under the Santee Town Center Master Plan. No impact is identified for this issue area.

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"/> Potentially Significant Unless 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 Grangeville Sandy Loam, which has a soil erodibility rating of "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil, because during and upon completion of demolition activities. Pre- and post-construction Best Management Practices

(BMPs) will be implemented in order to ensure sediment does not erode from the project site. Therefore, a less than significant impact is identified for this issue area.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

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

Discussion/Explanation:

**No Impact:** The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. For further information, refer to “VI. Geology and Soils”, Question a., i-iv listed above. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are Grangeville sandy loam. Based on a review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, this soil has a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, no impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No septic tanks or alternative wastewater disposal systems are proposed. The proposed project is the demolition of the existing structures and the site would remain vacant, which would not require any wastewater service. No impact is identified for this issue area.

**VII. 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 checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporation:** An Asbestos/Lead Prework Survey (department of Environmental Health, April 3, 2009) was prepared from the proposed project and can be found in Appendix B of this Initial Study. The following is a summary of this survey.

To assess the potential for asbestos within the existing structures on the project site, samples were taken from the structures and analyzed. Survey results indicated the presence of asbestos in the black mastic on the Quonset Hut, and roof mastic on the garage, fire station, and community office buildings. Asbestos-cement (transite) pipes were observed on the roof of the fire station, and on the roof and in planters around the community building. In addition, the plaster on the Quonset Hut contains less than 1 percent (<1%) asbestos and should be considered asbestos-containing construction materials (ACCM). All other sampled building materials were not found to contain asbestos. During demolition activities associated with the structures and materials noted above, there is a potential for a release of ACCM, which is considered a significant impact. However, the implementation of Mitigation Measures HM1 and HM2 would reduce this impact to a level less than significant.

To determine the presence of lead-based paints (LBPs) a lead survey was conducted largely based on the Housing and Urban Development (HUD) guidelines protocol for LBPs. A Niton XL X-Ray Fluorescence (XRF) analyzer, a direct reading instrument that can detect lead at high concentrations, was used to measure lead on the various components of the structures. According to the HUD guidelines, a sample containing 1.0 mg/cm<sup>2</sup> or greater is considered to be LBP ("high" concentration). Regardless, lead readings (even those less than 1.0 mg/cm<sup>2</sup>) could cause employee exposure and property contamination during aggressive demolition without normal construction dust/debris controls.

The window components on the fire station and door casing on the garage building indicated levels greater than 1.0 mg/cm<sup>2</sup>. All other tested components were less than 1.0 mg/cm<sup>2</sup>. In addition, the ceramic tile was tested in the restroom and kitchen of the fire station was found to be above 1.0 mg/cm<sup>2</sup>. All other tested surfaces are assumed to contain lead at lower concentrations. During demolition activities associated with the structures and materials noted above, there is a potential for the structures to contain concentrations of LBPs, which is considered to be a significant impact. However, implementation of Mitigation measures HM1 and HM 3 will reduce this impact to a level less than significant.

## ***Mitigation Measures***

### **Mitigation Measure HM1: General Measures**

1. The County Department of General Services shall inform all contractors and/or applicable County personnel of the asbestos and lead survey results. A copy of the Asbestos/Lead Prework Survey (Department of Environmental Health, April 3, 2009) shall be provided to the contractor so that they may take the appropriate precautions (e.g., provide training, personal protective equipment, exposure monitoring, etc.) to protect their employees from exposures. Cal/OSHA has specific regulations pertaining to these types of hazards, and contractors have the responsibility of protecting their workers. Contractors should contact Department of Environmental Health with any questions about asbestos and lead-related work activities prior to submitting their bid proposals.
2. The Contractor shall comply with all California Division of Occupational Safety and Health (Cal/OSHA) requirements (including the Asbestos and Lead in Construction Standards) and California Environmental Protection Agency (Cal/EPA) requirements regarding waste disposal.
3. Disposal and recycling issues regarding identified ACCM and LBP building materials shall be identified based on the final destination of the material. The Occupational Health Program (OHP) and the contractor shall mutually determine a disposal/recycling plan for the ACCMs, LBP building components, and ceramic wall materials based on the best available environmental and cost-effective disposal option.
4. The Asbestos/Lead Prework Survey addressed only those suspect building materials that were accessible. If suspect ACCM or LBP building materials not addressed in the survey report are identified during the course of the demolition (e.g., underground piping, etc.), STOP WORK. The contractor shall contact OHP to identify potential ACCM and/or LBP materials prior to proceeding with any activities.
5. The Contractor shall take measures to prevent exposure to County property, County employees, and the public. The contractor in coordination with Department of General Service shall determine an appropriate mechanism to keep the public and unauthorized County personnel out of the work zones (e.g., site security, barriers).
6. The County Department of General Services shall coordinate with OHP to have an on-site asbestos/lead monitor observe demolition activities.

### **Mitigation Measure HM2: Asbestos**

1. An asbestos abatement contractor who is registered with Cal/OSHA to perform asbestos-related work shall perform disturbance and/or removal of ACCM. Cal/OSHA requirements and other applicable regulations pertaining to ACCM shall be followed during demolition activities.

2. The Contractor shall submit an Asbestos Work Plan indicating the proposed abatement methods and control measures they will use to remove the ACCM. The County Department of General Services, prior to initiation of demolition activities associated with the Quonset Hut, garage, fire station, and community building shall review and approve the Asbestos Work Plan. OHP shall provide on-site project surveillance of the abatement contractor.
3. Notification shall be made to Cal/OSHA and the Air Pollution Control District (APCD) prior to asbestos-related and demolition activities.

Mitigation Measure HM3: Lead Based Paint

1. The Contractor shall assume that those surfaces that did not contain “high” concentrations of lead do contain lead at lower levels. The Contractor shall protect their employees accordingly. The Contractor should be aware that due to the unknown painting and remodeling history of the buildings, small patches of “high” concentration LBP may be present that were not previously identified.

For paint disturbing activities on “low” concentration components, general precautions shall be taken to minimize the release of chips, dust and debris to the ground surface, vegetation, and inside the buildings. Chips, dust and debris shall be cleaned up according to standard practices or as directed by the on-site asbestos/lead monitor.

2. If the project is expected to disturb greater than 100 ft<sup>2</sup> of paint, notification shall be made to Cal/OSHA prior to lead-related and 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** See response listed under “Section VII. Hazards and Hazardous Materials”, Question a. Implementation of Mitigation Measures HM1 through HM3 will reduce significant impacts associated with ACCMs and LBPs to a level less than significant.

The project site is not located within on-quarter mile of an existing school. In addition, the proposed project does not require the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The project site is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), a Comprehensive Land Use Plan (CLUP), within a Federal Aviation Administration Height Notification Surface, or within two miles of a public airport. Also, 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. Therefore, the project will not constitute a safety hazard for people residing or working in the project area. No impact is identified for the issue area.

- 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"/> Potentially Significant Unless 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. No impact is identified for this issue 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"/> Potentially Significant Unless 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:

**No Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not preclude implementation of any existing operational emergency plan or prohibit subsequent plans from being established. No impact is identified for this issue area.

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, the nuclear 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. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation. No impact is identified for this issue area.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline. No impact is identified for this issue area.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct. No impact is identified for this issue area.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The project site is completely located in and is generally surrounded by an urbanized area; however, the area beyond the project site to the north is vacant and disturbed. No wildlands are located adjacent to the project site. No impact identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project does not involve or support uses that allow water to stand for a period of 72 hours (three days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the proposed project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase the exposure of current adjacent residences to vectors, including mosquitoes, rats or flies. No impact is identified for this issue area.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose waste discharges that require waste discharge requirement permits, National Pollutant Discharge Elimination System (NPDES) permits, 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 would 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). The proposed project would include pre- and post-construction BMPs to reduce the potential for erosion. Therefore, a less than significant impact is identified for this issue area.

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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project lies in the Santee Hydrologic Subarea, within the San Diego Hydrologic unit. Storm drains from the project site release water into the San Diego River, which is a tributary to Pacific Ocean. According to the Clean Water Act Section 303(d) list, June 28, 2007, the lower portions of the San Diego River are impaired with fecal coliform (lower six miles, low dissolved oxygen, phosphorus, and total dissolved solids. In addition, the Pacific Ocean Shoreline is impaired with indicator bacteria. The project does not propose any known source of pollutants or land use activities that might contribute pollutants to these impaired water bodies. No impact is identified for this issue area.

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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities. Pre- and post-construction BMPs will be implemented to reduce erosion from the project site. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures on the project site. Therefore, the proposed project would not require a water supply to serve the project and would not use groundwater. In addition, nor would the proposed project interfere substantially with groundwater recharge because it does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. 1/4 mile). These activities and operations can substantially affect rates of groundwater recharge. No impact is identified for the issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After the structures are demolished the site would remain vacant. As such, the project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site. The project site is completely developed and the proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site. Furthermore, pre- and post-construction BMPs will be implemented

to avoid any erosion impacts from the project site. Therefore, no impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After the structures are demolished the site would remain vacant. The project does not involve construction of new or expanded development that could alter the 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. The project site is completely developed and the proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After the structures are demolished the site would remain vacant. The proposed project will not substantially increase the amount of stormwater runoff entering the existing stormwater drainage system. The proposed project may decrease the amount of stormwater runoff entering the system because the amount of impervious surfaces on the site will be substantially reduced. For example, the project site would become a vacant lot, which would allow stormwater to percolate into the soil, reducing the amount of stormwater leaving the site. No impact is identified for this issue area.

- h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After the structures are demolished the site would remain vacant. The proposed project will not create substantial additional sources of polluted runoff. As discussed above, the proposed project would result in less impervious surfaces; thereby resulting in less runoff. In addition, the proposed project would involve the implementation of pre- and post-construction BMPs to avoid impacts to erosion/runoff impacts. Therefore, no impact is identified for this issue area.

Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

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

Discussion/Explanation:

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site. Furthermore, the proposed project is the demolition of existing structures and no housing is proposed to be developed as part of the project. No impacts were identified for this issue area.

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

Discussion/Explanation:

**No Impact:** No 100-year flood hazard areas were identified on the portion of the project site. Furthermore, the proposed project is the demolition of existing structures and no housing or structures are proposed to be developed as part of the project. No impacts were identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding. Furthermore, the proposed project is the demolition of existing structures and no housing or structures are proposed to be developed as part of the project. No impact is identified for this issue area.

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

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

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. The project site is approximately one half mile south of the San Diego River. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Furthermore, the proposed project is the demolition of existing structures and no housing or structures are proposed to be developed as part of the project. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding. No impact is identified for this issue area.

- m) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                         | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless 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, could not be inundated by a seiche. No impact is identified for this issue area.

ii. TSUNAMI

**No Impact:** The project site is located more than one mile from the coast; therefore, in the event of a tsunami, would not be inundated. No impact is identified for this issue area.

iii. MUDFLOW

**No Impact:** Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow. No impact is identified for this issue area.

**IX. 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area. The project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The General Plan land use designation for the project site is Town Center. The site is zoned Town Center. The proposed project is the demolition of the existing structures. Following the demolition of these structures and removal of all asphalt and fencing, the site would remain vacant until future development guided by the Santee Town Center Master Plan is proposed for the site. Therefore, the proposed project would not conflict with any applicable land use plan, policy, or regulation. No impact is identified for this issue area.

**X. 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"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project site is within land 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-3). Lands with this designation are areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. However, the project site is not currently nor has it been utilized for the extraction of mineral resources, and it is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). In addition, the project site is generally surrounded by densely developed land uses including commercial and office uses that are incompatible with future extraction of mineral resources on the project site. 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. A less than significant impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The project site is zoned Town Center, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). No impact is identified for this issue area.

**XI. 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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing on-site structures. After the structures are demolished, the site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The proposed project will create minor noise impacts during demolition; however, the project would not generate noise during demolition that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Demolition operations will occur only during permitted hours of operation pursuant to Section 36-410. Also it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period. Therefore, the proposed project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. No impact is identified for this issue area.

- 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 Impact with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** 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. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After demolition of the structures, the project site would remain vacant. The proposed project does not support any noise-generating equipment or uses. Therefore, the project would not result in a substantial permanent increase in existing ambient noise levels in the project vicinity. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of existing structures. After demolition of the structures, the project site would remain vacant. The proposed project does not support any noise-generating equipment. Also, the temporary increase over existing ambient levels for general construction (e.g., demolition) is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulation to address human health and quality of life concerns. Demolition operations will occur only during permitted hours of operation pursuant to Section 36-410. Also it is not anticipated that the proposed project will operation construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period. Therefore, the proposed project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity. No impact is identified for this issue area.

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 type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports, but it is within two miles of a public airport or public use airport. Gillespie Field is approximately half a mile away, but it is not a major commercial airport. The proposed project is the demolition of existing structures and no housing or other sensitive land use type is proposed as part of this project. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels. The proposed project is the demolition of existing structures and no housing or other sensitive land use type is proposed as part of this project. No impact is identified for this issue area.

**XII. 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth because the project is the demolition of the existing structures. The site will remain vacant after the structures are demolished until future development is proposed under the Santee Town Center Master Plan. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site contains vacant structures (e.g., fire station, Quonset hut, garage, storage shed, and Cinder Block building) and no existing housing. No impact is identified for this issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site contains vacant structures and no existing housing. No impact is identified for this issue area.

### **XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant after the structures are demolished until future development is proposed under the Santee Town Center Plan. Therefore, the proposed project would not result in the need of public services and no impact is identified for this issue area.

**XIV. RECREATION**

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

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The project does not propose any residential use, including but not limited to a residential subdivision, mobile home park, or single-family residences that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. No impact is identified for the issue area.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. As such, the proposed project does not involve the construction or need of recreational facilities. Therefore, no impact is identified for the issue area.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

Discussion/Explanation:

**No Impact.** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. Therefore, the proposed project would not generate any vehicle trips and no impact is identified for the issue area.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. Therefore, the proposed project would not generate any vehicle trips and would not exceed any level of service standard. No impact is identified for the issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns. No impact is identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan.

The proposed project will not place incompatible uses (e.g. farm equipment) on existing roads. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses. No impact is identified for this issue area.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

**No Impact:** The project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County; therefore, the project has adequate emergency access. No impact is identified for this issue area.

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. No parking is required for the vacant lot. Therefore, no impact is identified for the issue area.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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

Discussion/Explanation:

**No Impact:** The implementation of the proposed project will not result in any construction or new road design features; therefore, will not conflict with policies regarding alternative transportation. No impact is identified for this issue area.

**XVI. 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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The project does 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. No impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. No impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan.

Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects. No impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The proposed project would not require any water supplies to serve the site. Therefore, no impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The proposed project would not require wastewater service on the project site. Therefore, no impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not generate any solid waste in excess of what is currently generated at the site nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. No impact is identified for the issue area.

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"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The demolition of the existing structures on the project site would result in temporary generation of solid waste (e.g., debris from the demolished structures) that would be transported to the closest landfill with adequate capacity. No additional solid waste will be generated by the proposed project and nor would the project place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. The proposed project will comply with any Federal, State or local statutes or regulations related to solid waste. No impact is identified for the issue area.

#### **XVII. 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 type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** 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 sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance. No impact was identified for this issue area.

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

Discussion/Explanation:

**No Impact:** The proposed project is the demolition of the existing structures. The site will remain vacant until future development is proposed under the Santee Town Center Master Plan. The timing of the development of the site under the Santee Master Plan is unknown at this time. Future development of this site would require a separate environmental analysis under CEQA, which would include a cumulative analysis. However, because under the proposed project the site would remain vacant a cumulative analysis is not required because no development is proposed under this project. Therefore, no impact is identified for this issue area.

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

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

Discussion/Explanation:

**Potentially Significant Unless Mitigation Incorporated:** 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 the following sections of this form: I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects on human beings related to Hazards and Hazardous Materials. However, Mitigation Measures HM1 through HM3 will reduce these effects to a level below significance. These mitigation measures include proper removal of asbestos and lead based paint. As a result of this evaluation, there is no substantial evidence that, after mitigation, the project would have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

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