

**FINAL**  
**Mitigated Negative Declaration**  
**for the**

**University City High School**  
**Athletic Facilities Improvement Project**

**SCH#2010061049**

**Prepared for the:**



**San Diego Unified**  
SCHOOL DISTRICT

Facilities Planning & Construction  
4860 Ruffner Street  
San Diego, California 92111

**AUGUST 2010**

Prepared by:

**DUDEK**

605 Third Street  
Encinitas, California 92024



# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## PREFACE

On June 18, 2010, the San Diego Unified School District (District) released for public review a Draft Mitigated Negative Declaration (MND) for the proposed University City High School Athletic Facilities Improvement Project (proposed project). The public review period for the Draft MND began on June 18, 2010, and ended on July 19, 2010. During this period, the District made the document available for review to various state, regional, and local agencies, as well as to interested parties and organizations. The District received written comments from the following:

- Vivian Gilbert-Strell
- Gene Henderson
- Lt. Edward F. Laukaitis
- Cathy Klinesteker
- Amy Sheridan
- Carrie H. Holmes
- Friends of Rose Canyon
- State Clearinghouse.

This Final MND consists of the Draft MND released for public review and comment, the notice of intent prepared for the document and distributed for public review (Appendix C), and the Mitigation Monitoring and Reporting Program for the proposed project (Appendix D). Additionally, a “Response to Comments” section has been added following this Preface, which consists of responses to the aforementioned comment letters received during the public review period. None of the comments required modification to the Draft MND.

**Mitigated Negative Declaration for the  
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# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## RESPONSE TO COMMENTS

### Comment Letter A

Vivian Gilbert-Strell  
7008 Lipmann Street  
San Diego, Ca. 92122-2621  
(858) 455-1401

June 20, 2010

Brian Grover-Dudek  
605 Third Street  
Encinitas, Ca. 92024

RE: University City High School Athletics Facilities Improvement Project letter dated June 18, 2010 or Intent to Adopt a Mitigated Negative Declaration

Dear Sir:

An unmitigated disaster it seems to me. California was once second in public school education in the nation. It is now forty-ninth, exceeded I believe, only by Mississippi.

Consider the letter sent to the public by SD Unified School District. In the paragraph labeled Project Location: line 5, "off of". Really? "off" is enough grammatically speaking.

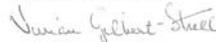
A recent graduate of UC High School, working at a local veterinarian clinic spoke to me about my cat, Othello, their patient. But she couldn't pronounce "Othello" even though it was spelled out for her on her paper. She had never heard of Othello. Perhaps not even of Shakespeare. She was American and spoke English well.

Perhaps the first project of San Diego Unified should be beefing up academics, not offering circuses a la the old Roman way. Football, by the way is a controversial sport resulting in many head injuries and concussions.

I would like you to respond to my criticism of the proposal, but knowing the way of the present environment, I have scant hope of this.

Sadly,

Vivian Gilbert-Strell



A-1

**Mitigated Negative Declaration for the  
University City High School Athletic Facilities Improvement Project**

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**Response to Comment Letter A**

**Vivian Gilbert-Strell  
Letter dated June 20, 2010**

**A-1** This comment does not raise any specific issues relative to the environmental analysis. The San Diego Unified School District appreciates Ms. Gilbert-Strell's review and comment. No additional response is provided.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter B

Brian Grover Dudek  
605 Third St.  
Encinitas, CA 92024

June 23, 2010

RE: University City High School Athletic Facilities Improvement Project:

Our concerns for this project are few but enough that me and my neighbors want to be heard.

- 1) Teachers that have been laid off or having to take a cut in pay should come first over a revamping of some sport facility. We need educators not sport facilities at this time! If anyone should be laid off it should be some of the administrators. Then have them work on the improvements!
- 2) If this project is approved, which I hope it does, I do feel it will become an asset to our city, our community and those students who attend UCHS.
- 3) The neighbors who live on the southeastern side of the project will be affected much more than those on the southwestern side due to those on the southwestern side are at a much higher elevation which will allow less impact when considering noise pollution.
- 4) After talking with my neighbors on the west side of Rous St. which is directly above the proposed area we would rather have the Eucalyptus tree removed entirely due to the fire hazard that they present and are only 10 feet from our property lines instead of having the 100 foot clearance required by the city and SD fire department. The sick and thinning trees do not provide any noise reduction and when there is any type of breeze the leaves from the Eucalyptus trees blow into our swimming pools and stain the pool bottoms because of the oils in the leaves. After being sued once for damages you would think the school district would want to remove all the Eucalyptus trees.
- 5) The majority of the neighbors on the west side of Rous St. would prefer not to have any trees at all and have lower growing vegetation that are drought tolerant and has better fire resistance that would absorb the noise just as well. Furthermore many would enjoy viewing many of the special events that the school holds throughout the year from their back yards. Also those of us who have lived on our street before the school was even built would get our views back of the beautiful surrounding of UTC area.
- 6) To obtain our support these added chances would certainly help with many of our decisions.

B-1  
B-2  
B-3  
B-4  
B-5

Sincerely,



Gene Henderson  
4249 Rous St.  
San Diego, CA 92122  
858-452-3524

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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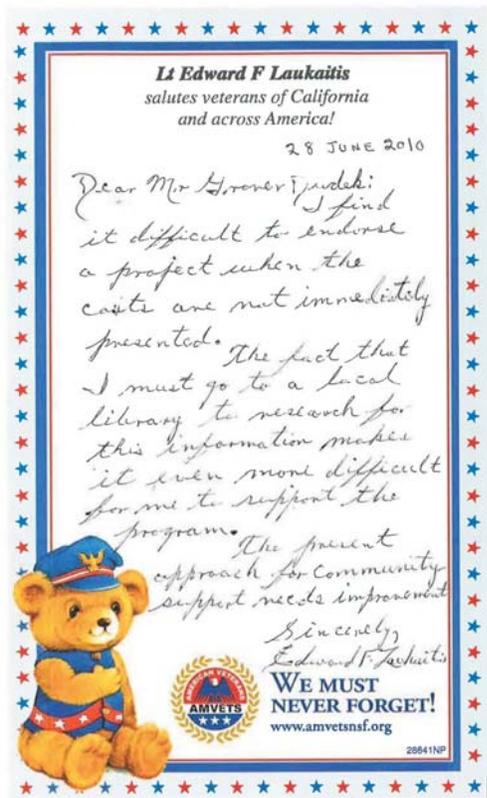
## Response to Comment Letter B

### Gene Henderson Letter dated June 23, 2010

- B-1** This comment does not raise any specific issues regarding the environmental analysis for the proposed project. The San Diego Unified School District appreciates Mr. Henderson's review and comment. No additional response is provided.
- B-2** Comment noted. It is acknowledged that Mr. Henderson supports the proposed project. No further response is necessary.
- B-3** Comment noted. A Noise Assessment was completed for the proposed project and is included in Appendix A. Project design feature PDF-NOI-1 (refer to Section 2.3 of the Draft MND) states that the PA system would be designed to minimize noise impacts to the surrounding residences and would include directional speakers that would be adjusted individually during evening hours to reduce noise levels. Noise impacts from the proposed project would be less than significant, as presented and analyzed in Section 5.12 (a) of the Draft MND.
- B-4** This comment states that the Eucalyptus trees which form a buffer between the proposed project site and neighboring residences are viewed as a nuisance by the residents. The comment does not raise any specific issues regarding the environmental analysis, as these trees are not associated with the proposed project. Therefore, no additional response is provided.
- B-5** Comment noted. No further response is necessary.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter C



C-1

**Mitigated Negative Declaration for the  
University City High School Athletic Facilities Improvement Project**

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**Response to Comment Letter C**

**Lt. Edward F Laukaitis  
Letter dated June 28, 2010**

**C-1** This comment addresses the CEQA process and is not directly related to the content of the environmental analysis. The San Diego Unified School District appreciates Mr. Laukaitis' review and comment. No additional response is necessary.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter D

Cathy Klinesteker, 4314 Robbins St., San Diego, CA 92122

Brian Grover, Dudek  
605 Third Street  
Encinitas, CA 92024  
July 2, 2010

Dear Sir:

This letter is written to express my concerns about the proposed University City High School Athletic Facilities Improvement Project at 6949 Genessee Avenue, San Diego, CA 92122. My house is located within 100 yds of the high school boundary adjacent to the proposed project, in a quiet residential neighborhood.

D-1

Traffic is a problem on my street during morning student drop-off time when parents access the trail at the end of our cul-de-sac to drop off their youngsters for school, and after school when students are picked up from school via the same route. During school athletic or other events, our street is used as a parking lot for students and spectators. During regular school hours, some staff and students park on our street to avoid the traffic congestion on Genessee before and after school. If athletic events were extended into the night, this problem, which is manageable now, would become a safety hazard on a residential street where children regularly play.

D-2

An "improved" sound system means that the noise pollution from games and events will continue into the night, disturbing the quiet of the neighborhood where many professionals come home after working long hours and can rightly expect some much needed rest undisturbed by lights and noise of public events in a residentially zoned area.

D-3

I am an avid and experienced birder and have great concerns about the effects of these "improvements" on the bird populations in the area. Peregrine falcons nest near here, as well as red-tailed and red-shouldered hawks, several owl species, and many songbirds. Large populations of game birds also make their home in the area.

D-4

In addition to birds, the school is adjacent to Rose Canyon, a critical habitat for many species, including some species of concern. Yesterday at 7:06 p.m. on the upper field, the softball field adjacent to Rose Canyon, the two people I was with and I saw a kit fox, probably a San Joaquin kit fox, *Vulpes macrotis*, watching us on the edge of the field. We watched it for awhile until it glided off into the trees and shrubs adjacent to Rose Canyon. I've also heard and seen tree frogs and wonder if other amphibian species are present. Of course, many reptiles live in the area.

As a lifelong educator, I understand and support the need for athletic facilities. I also understand the need to maintain the integrity of residential areas and wild corridors as critical habitat. With these concerns I oppose the proposed improvements at University City High School.

D-5

Sincerely,  
  
Cathy Klinesteker

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## Response to Comment Letter D

Cathy Klinesteker  
Letter dated July 2, 2010

- D-1** This comment restates the proposed project's name and location and provides information on Ms. Klinesteker's residence location. This comment does not raise any specific issues relative to the environmental analysis. The San Diego Unified School District appreciates Ms. Klinesteker's review and comment. No additional response is provided.
- D-2** As analyzed in Section 5.16, the proposed project will not result in any increase in daily trips following construction activities, and as a result will not exceed any level of service standards. Issues of parking on neighborhood streets are not covered under CEQA.
- D-3** As noted in Section 2.3 of the Draft MND, project design feature PDF-NOI-1 states that the PA system would be designed to minimize noise impacts to the surrounding residences and would include directional speakers that would be adjusted individually during evening hours to reduce noise levels. The upgraded sound system would include directional speakers that will direct sounds away from the property lines and a four-channel amplifier that will allow the District to turn down the speakers closest to the property lines. The existing athletic facilities currently utilize a sound system during athletic events, and the upgraded system is anticipated to reduce noise associated with athletic events. Noise impacts from the proposed project would be less than significant, as presented and analyzed in Section 5.12 (a) of the Draft MND.
- D-4** The proposed project would be located within the existing developed footprint of the high school campus and would only affect existing developed areas. No sensitive habitat, sensitive species, or protected wetlands are located on the project site. No changes are proposed to the area adjacent to Rose Canyon and therefore sensitive species located in Rose Canyon would not be affected. No new land uses are being proposed that would adversely affect biological resources. As discussed in Section 5.4 of the Draft MND, the proposed project would result in less than significant impacts to biological resources.
- D-5** Comment noted. This comment does not raise any specific issues relative to the environmental analysis. No further response is necessary.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter E

July 12, 2010

Brian Grover  
Dudek  
605 Third Street  
Encinitas, CA 92024

RE: Draft MND for the University City High School Athletic Facilities Improvement Project

Dear Mr. Grover,

I have reviewed the draft MND for the University City High School Athletic Facilities Improvement Project and have several comments regarding the impact of these "improvements" on my home and neighborhood. My house is located directly behind the high school playing fields, to the south, at 4250 Robbins Street.

E-1

I am opposed to the installation of lights on the playing field. When the school was constructed, an agreement was made with the surrounding homeowners that there would be no lights on the field for 15 years. While the time has passed, the concerns over lights and noise remain the same. In reviewing the draft MND, I believe that as much as possible the impacts of lights and noise have been addressed. I still would prefer no night games/activities, but fear I am fighting a losing battle on this issue. If this project goes forward, I hope that the limited number of events (approximately 15 per year as stated in the MND) and the mitigation strategies proposed will succeed in reducing the impact on myself and my neighbors.

E-2

The issue that I do not believe has been adequately addressed is the issue of traffic and parking. The draft MND states there will be no impact on traffic because student enrollment is not increasing, and that people will park in the UCHS parking lot. My home is located at the end of the Robbins Street cul-de-sac. There is a pedestrian walkway between my home and my neighbor's home (4251 Robbins St.). This walkway is used by people going to and from the school, also by people who use it as a shortcut to Genessee Avenue—walkers, joggers, bicyclists, skateboarders, etc. When there is a large event at the high school (such as graduation for example), many people park on Robbins Street and Lipmann Street

E-3

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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and walk to the event. I believe this will happen as well during night games. Parking on this block is already very limited and I think the night activities will further reduce available parking, and will result in increased foot traffic on the walkway from people going to and from the games, with the associated noise, and trash left on the walkway. I do not believe this issue has been adequately addressed by the school district. In addition, I see no discussion of who will provide security during the night events. I would like to know what agency will provide security, and what the contact telephone number is in the event an incident occurs. Normally during school hours, the UCHS police officer can be contacted. Will the San Diego Police Department be responsible for responding during the activities taking place outside of normal school hours?

↑ E-3  
(Cont.)  
E-4

I also would like to know where more information can be reviewed on the subsequent proposed phases of this project.

E-5

Thank you for your consideration of my comments.

Sincerely,



Amy Sheridan

4250 Robbins St.

San Diego, CA 92122

858-455-6508

asheridan@san.rr.com

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## Response to Comment Letter E

Amy Sheridan

Letter dated July 12, 2010

- E-1** This comment provides details on the location of Ms. Sheridan's residence. This comment does not raise any specific issues regarding the environmental analysis for the proposed project. The San Diego Unified School District appreciates Ms. Sheridan's review and comment. No additional response is provided.
- E-2** In this comment, Ms. Sheridan expresses concern over noise and lighting impacts resulting from the proposed project. Ms. Sheridan agrees that the Draft MND adequately addresses light and noise impacts, but would prefer no night games and hopes that the number of events is limited to 15 as stated in the MND. Her comment is noted. No specific concerns regarding the environmental analysis are presented, and therefore, no further response is provided.
- E-3** As analyzed in Section 5.16, the proposed project will not result in any increase in daily trips following construction activities, and as a result will not exceed any level of service standards. Issues of parking on neighborhood streets are not covered under CEQA.
- E-4** This comment does not raise any specific issues regarding the environmental analysis for the proposed project. The San Diego Unified School District appreciates Ms. Sheridan's review and comment. No additional response is provided.
- E-5** No further information on subsequent phases of the project is available at this time. When information becomes available, the public will be notified according to standard CEQA procedures.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter F

July 15, 2010

Mr. Brian Grover Dudek  
605 Third Street  
Encinitas, CA 92024

Re: San Diego Unified School District  
Mitigated Negative Declaration  
for University City High School Athletic Facilities Improvement Project

Comments on the proposal:

1) Under 4.0 Environmental Checklist Item 7 it says Zoning: Existing School Site is zoned RS (Residential - Single Unit) What does this mean exactly? Are residential areas allowed to put in a public address system and lights that blare and light up the whole neighborhood? I strongly object to them being put up so close to my residence.

F-1

2) 5.12 Noise - Would the project result in Less than Significant Impact - I disagree. If you have ever checked the noise factor at the end of my street when a daytime game is being played -- Imagine what it will be for 15+ nights. You know the games will continue far into the night and not stop at 10:00 PM as stated. What is the problem with playing games during school hours.

F-2

I am next to the walkway from Robbins to the UCH and at the end of the Cul-de-sac. The traffic for ordinary games is at a high level - with parking on the street and in my driveway and this will just add to it. They will think oh! well! it is dark we will just park here.

F-3

To add to my frustration, every year I request facilities (or whomever they pass me on to) to clean up the trees and brush in the back of my house since the eucalyptus (PUKE - a-lyptus) are such a fire hazard. Of course I get the run-a-round - not my job - oh we will have to get the landscape person on board and whatever excuse. Oh! the Budget has been cut we don't have enough money.

F-4

SOOO how do we have money for this project????? and the Teachers are crying we have our budgets cut so why don't this money get used for education and not recreation???

I put up with the new piping for the watering system down through the walkway for months (and when the pipe broke they told me it was my problem and it WAS NOT) and now you tell me you are going to pave the area? I saw the sprinklers run for days out of control when the city was screaming we did not have enough water and the residents were being asked to CONSERVE water.

F-5

I love sports as much as anyone but for schools I think they should be done in the school hours or on Saturday and not at night so I am very much against the Improvement Project.

I realize this letter does not have all the requirements of "legalese" and "correctness" but it expresses my frustration.

Thank you,

Sincerely,



Carrie H. Holmes  
4251 Robbins Street  
San Diego, CA 92122-2624

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## Response to Comment Letter F

Carrie H. Holmes

Letter dated July 15, 2010

- F-1** Educational facilities are permitted with a Conditional Use Permit in the RS zone and are subject to the regulations set forth in §141.0407 of Chapter 14, Article 1, Division 4 of the City of San Diego Municipal Code. Public address systems and lights are allowed in the RS zone as long as they are in conformance with City regulations such as the noise ordinance and other provisions.
- F-2** Comment noted. A Noise Assessment was completed for the proposed project and is included in Appendix A. As noted in Section 2.3 of the Draft MND, project design feature PDF-NOI-1 states that the PA system would be designed to minimize noise impacts to the surrounding residences and would include directional speakers that would be adjusted individually during evening hours to reduce noise levels. Noise impacts from the proposed project would be less than significant, as presented and analyzed in Section 5.12 (a) of the Draft MND.
- F-3** As analyzed in Section 5.16 of the Draft MND, the proposed project would not result in any increase in daily trips and as a result would not exceed any level of service standards after construction is complete. Issues of parking on neighborhood streets are not covered under CEQA. No further response is provided.
- F-4** The nuisance and fire hazard posed by the Eucalyptus trees separating the proposed project site from the neighboring residences is noted. The comment does not raise any specific issues regarding the environmental analysis for the proposed project, as these trees are not a part of the project. Therefore, no additional response is provided.
- F-5** This comment does not raise any specific issues regarding the environmental analysis for the proposed project. The San Diego Unified School District appreciates Ms. Holmes's review and comment. No additional response is provided.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

## Comment Letter G



**Friends of Rose Canyon**  
PO Box 221051  
San Diego CA 92192-1051  
858-597-0220  
[rosecanyon@san\\_rr.com](mailto:rosecanyon@san_rr.com)  
[www.rosecanyon.org](http://www.rosecanyon.org)

July 19, 2010

Brian Grover  
Dudek  
605 Third Street  
Encinitas, CA 92024

Re: University City High School Athletic Facilities Improvement Project MND

Dear Mr. Grover:

Friends of Rose Canyon is not opposed to this project and submits these comments in that spirit. These comments address the impact of light, as we are concerned about its impacts on wildlife as well as on surrounding residents. Impacts on wildlife may extend beyond the immediate project area, combining with other artificial lighting to create sky glow that impacts a number of nocturnal species. While the impacts of light on wildlife may be less well documented, reducing the impacts to the maximum extent possible will benefit both wildlife and people.

I am familiar with the project area as I run regularly there, and thus observe the many species of birds that use the natural habitat that surrounds the project site.

Rose Canyon, which provides significant wildlife habitat, is just north of the project site. It is home to many species of birds, including owls and raptors, and at least three species of bats. In addition, a woodland strip of habitat connects the project site to Rose Canyon along the east end of the site, an open space hillside provides wildlife habitat extending southeast of the site, and habitat occurs along the entire southern boundary of the site on the hillside below the homes. I have seen significant activity by raptors and other birds in all these areas.

I do not have the expertise to evaluate or recommend specific measures to reduce light impacts and light pollution, including glare, light trespass, sky glow and energy waste. However, I strongly urge that:

1. The MND should state that the final lighting design will fully analyze and describe all measures that *could* be done to reduce all aspects of light pollution, including light

G-1  
G-2

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

spill from the area being lit, upward light, and energy waste. This analysis should include choice of fixtures, lighting and shielding as well as placement, direction and number of lights. As this is a project that will produce light impacts for many years, and the technology is evolving in this area, the MND should confirm that the analysis will be done using the most up-to-date options. The MND should then make a commitment that San Diego Unified will implement all measures to reduce all aspects of light pollution to the maximum extent possible regardless of cost.

G-2  
(Cont.)

2. The MND mentions the lighting would "most likely" be Musco Lighting Model Light-Structure Green. On the company's website is a photo of a multi-field complex in Tucson, which I know has very strict lighting regulations. I spoke with the International Dark Sky Association, who confirmed this is among the best sports lighting companies. The MND should therefore state that the project will either use the Musco lighting specified, or that, should different lighting be used, it will be as good or better than the Musco lighting at reducing all aspects of light pollution. The MND should also state that the lighting will be selected based exclusively on its ability to reduce impacts and not based on cost.

G-3

3. The MND mentions the County of San Diego's guidance regarding the provision of dark skies, but explains these are not requirements for the proposed project. Sky glow is something that impacts all residents in the community, reducing their enjoyment of the night sky. The MND should make clear what actions, if any, would be taken were the project to comply with the county ordinance and should commit to those actions unless it would make the project infeasible.

G-4

4. The MND should address the impacts of all other lighting related to this project other than the field lighting, including lighting around the school, parking areas, seating areas and walk ways. None of these are mentioned in the Draft MND. The MND should analyze ways to minimize light spill from the specific area being lit and upward light for all the school's outdoor lighting and commit to implementing all measures to minimize these impacts based exclusively on the maximum reduction in impacts rather than cost.

G-5

5. A mitigation measure should be added to the MND: to change all of the *existing* night time lighting at the high school that is not fully shielded and that produces light spill and upward glare or wastes energy, replacing it with the best possible technology to reduce light spill and upward glare and to reduce energy consumption.

Thank you for your attention to these comments.

Sincerely,



Deborah Knight  
Executive Director

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## Response to Comment Letter G

### Friends of Rose Canyon Letter dated July 19, 2010

- G-1** This comment expresses the Friends of Rose Canyon’s concern about the impacts of lighting on wildlife in Rose Canyon. The proposed project would introduce a new source of light to the site; however, mitigation is provided which will reduce impacts to less than significant and no impacts are anticipated to wildlife in areas surrounding the project site. Lighting will include light reflector shields which will block the light source from the view of adjacent areas; illumination levels will not exceed 0.8 foot-candles of light trespass at properties bordering the proposed project site; and adjustments to lighting will be made once lighting is in place to address potential light spill effects. The proposed lighting system – the Musco Light Structure Green sports lights – include a light spill and glare control system that is designed to minimize off-site impacts.
- G-2** The MND clearly states that the Musco Light Structure Green lighting system will be used, which includes a light spill and glare system designed to minimize off-site impacts. The MND also describes mitigation which shall be incorporated, including light reflector shields which will block the light source from the view of adjacent areas; limitations on illumination levels such that it does not exceed 0.8 foot-candles of light trespass at properties bordering the proposed project site; and requirements for adjustments to lighting to be made once lighting is in place to address potential glare effects. These measures adequately address any potential light and glare impacts from the proposed project and will ensure that impacts will be less than significant.
- G-3** Section 5.1 (d) states that the “proposed lighting system improvements include installation of Musco Light Structure Green sports lights...” Therefore, the MND is in conformance with this comment which asks for the MND to state that the project will use Musco lighting. No further response is necessary.
- G-4** Refer to response G-2.
- G-5** The MND is only required to address impacts resulting from the proposed project. Lighting issues in other areas of the school surrounding the project site are beyond the scope of this MND. No additional response is provided.

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

Comment Letter H



ARNOLD SCHWARZENEGGER  
GOVERNOR

July 19, 2010

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

James Watts  
San Diego Unified School District  
Facilities Planning and Construction  
4860 Ruffner Street  
San Diego, CA 92111

Subject: University City High School Athletic Facilities Improvement Project  
SCH#: 2010061049

Dear James Watts:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on July 16, 2010, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Acting Director, State Clearinghouse

H-1

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

# Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

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## Document Details Report State Clearinghouse Data Base

<b>SCH#</b>	2010061049		
<b>Project Title</b>	University City High School Athletic Facilities Improvement Project		
<b>Lead Agency</b>	San Diego Unified School District		
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<b>Type</b>	MND Mitigated Negative Declaration		
<b>Description</b>	The proposed project is Phase 1 of the multi-phase improvement project proposed by the District. Phase 1 entails the installation of artificial turf within the approximately 4.5-acre stadium to accommodate football, soccer, and field hockey events. This artificial turf would replace the existing grass field. In addition, the project proposes to replace the existing dirt track surface with a synthetic track. Stadium lighting, a scoreboard, and an upgraded sound system are also proposed as improvements to the facility.		
<hr/>			
<b>Lead Agency Contact</b>			
<b>Name</b>	James Watts		
<b>Agency</b>	San Diego Unified School District		
<b>Phone</b>	858-627-7241	<b>Fax</b>	
<b>email</b>			
<b>Address</b>	Facilities Planning and Construction 4860 Ruffner Street		
<b>City</b>	San Diego	<b>State</b>	CA <b>Zip</b> 92111
<hr/>			
<b>Project Location</b>			
<b>County</b>	San Diego		
<b>City</b>	San Diego		
<b>Region</b>			
<b>Lat / Long</b>	32° 51' 36" N / 117° 12' 11" W		
<b>Cross Streets</b>	Genesee Avenue and Centurion Square		
<b>Parcel No.</b>			
<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
<hr/>			
<b>Proximity to:</b>			
<b>Highways</b>	Hwy 5, 805, 52		
<b>Airports</b>	MCAS Miramar		
<b>Railways</b>	BNSF		
<b>Waterways</b>			
<b>Schools</b>	University City HS, Curie Elem. Standly Middle School, Spreckler		
<b>Land Use</b>	General Plan Land Use Designation: Institutional & Public and Semi-Public Facilities Zoning: RS (Residential-Single Unit)		
<hr/>			
<b>Project Issues</b>	Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Cumulative Effects; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife		
<hr/>			
<b>Reviewing Agencies</b>	Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission		
<hr/>			
<b>Date Received</b>	06/17/2010	<b>Start of Review</b>	06/17/2010 <b>End of Review</b> 07/16/2010

Note: Blanks in data fields result from insufficient information provided by lead agency.

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## Response to Comment Letter H

### State Clearinghouse Letter dated July 19, 2010

**H-1** This comment acknowledges that the District has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. No state agencies submitted comments. Any questions should be directed to the State Clearinghouse at 916.445.0613.

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# **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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## **1.0 INTRODUCTION**

### **1.1 Project Background**

The San Diego Unified School District (District) maintains and operates the University City High School, located in San Diego, California. The District has proposed a multi-phase improvement project consisting of athletic facilities improvements and the construction of new parking areas to serve these facilities. Funding is currently available for the first phase of this project, which entails the installation of artificial turf within the stadium to replace the existing grass field, a synthetic track to replace the existing dirt track, stadium lighting, a scoreboard, and an upgraded sound system. No increase in student capacity at the high school is associated with this project, and all improvements would be conducted within the existing development footprint of the campus.

### **1.2 California Environmental Quality Act Compliance**

This document serves as the Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed University City High School Athletic Facilities Improvement Project (proposed project) located within the City of San Diego. The District is the lead agency responsible for the review and approval of the proposed project. They have made the determination that a MND is the appropriate environmental document to be prepared in compliance with the California Environmental Quality Act (CEQA). As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the Applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

This draft MND has been prepared by the District and is in conformance with Section 15070(a) of the State of California CEQA Guidelines. The purpose of the MND and the Initial Study Checklist/Environmental Evaluation is to determine any potentially significant impacts associated with the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the potentially significant effects of the project.

### **1.3 Public Review Process**

In reviewing the MND and Initial Study, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the possible

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impacts on the environment, as well as ways in which the significant effects of the project are proposed to be avoided or mitigated.

Comments may be made on the MND in writing before the end of the comment period. A 30-day review and comment period from June 18, 2010, to July 19, 2010, has been established, in accordance with Section 15105(b) of the CEQA Guidelines. Following the close of the public comment period, the District will consider this MND and comments thereto in determining whether to approve the proposed project. Written comments on the MND should be sent to the following address by July 19, 2010.

Brian Grover  
Dudek  
605 Third Street  
Encinitas, California 92024

### **1.4 Results of Public Review**

- No comments were received during the public input period.
- Comments were received during the public input period, but they do not address the Draft Mitigated Negative Declaration findings or the accuracy or 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 are presented in this Final MND.

Copies of the Final Mitigated Negative Declaration are available in the office of the San Diego Unified School District for review, or for purchase at the cost of reproduction.

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## **2.0 PROJECT DESCRIPTION**

### **2.1 Project Location**

University City High School is located at 6949 Genesee Avenue, San Diego, California 92122. The school is bound on the north by Rose Canyon, on the west by Genesee Avenue, and on the south and east by existing residential development. Interstate 805 is located approximately 1 mile east of the project site, and Interstate 5 is 1.5 miles to the west. Local access to the school is provided by Centurion Square off of Genesee Avenue. The proposed project is located in the southeastern portion of the school site. Figures 1 and 2 illustrate the proposed project location on a regional and local scale, respectively.

### **2.2 Project Description**

The proposed project is Phase I of the multi-phase improvement project proposed by the District. Phase I entails the installation of artificial turf within the approximately 4.5-acre stadium to accommodate football, soccer, and field hockey events. This artificial turf would replace the existing grass field. In addition, the project proposes to replace the existing dirt track surface with a synthetic track (refer to Figure 3). Stadium lighting, a scoreboard, and an upgraded sound system are also proposed as improvements to the facility.

University City High School was established in 1981. The property is approximately 43 acres and has an enrollment (2008–2009 school year) of approximately 1,900 students from grades 9 through 12.

#### **Stadium Lighting**

The addition of stadium lighting would allow for sporting events to be played during the nighttime. It is anticipated that approximately 15 night events would be held at the stadium each school year. The majority of night events held at the stadium would be related to competitive school athletics including football, soccer, and field hockey. The District notes that due to routine practices and the potential for unforeseen events, such as playoff games, a few more events may occur. Competitive school events would be held on Friday nights. It is anticipated that field lighting would be dimmed at the conclusion of the event and after all patrons have safely exited the facility (estimated at 9:00 p.m.). Subsequently, the field would be cleaned and the field lights would be completely extinguished by approximately 10:00 p.m.

#### **Construction**

Project construction would last for approximately 4–5 months.

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Approximately 10-15 workers would be employed during the grading phase, and equipment would consist of blades, forklifts, backhoes, and water trucks. Natural grass fields have a crown around them, while artificial fields are flat. As a result, leveling of the field may be necessary as well as potential export of soil.

Turf installation would require approximately 6 workers and would consist of a combination of machine and handwork. The artificial turf field would consist of a vertical draining, porous base underneath a complete synthetic grass system. The end zone areas would be made from specified color fiber, and the center field logo would be painted or inlaid according to artwork submitted by the District.

Track installation would also require approximately 6 workers and would require field spreaders, forklifts, and backhoes. The synthetic track surface would consist of a polyurethane bound impermeable Styrene Butadiene Rubber (SBR) base mat surface with a colored polyurethane structural spray finish.

The stadium lighting systems would consist of a steel pole and steel crossarm assembly, wire harness, and electrical component enclosure. Each pole would be supported by a pre-stressed concrete base.

The scoreboard would be no greater than 20 feet in length by 10 feet 6 inches in height by 8 inches in depth.

### **2.3 Project Design Features**

Project-specific design features have been identified in order to minimize or avoid environmental impacts. These project design features have been grouped by issue area. Note that they are not exhaustive, and that other construction specifications or design features could be developed that are as effective as those listed.

#### **Aesthetics**

**PDF-AES-1** Lighting fixtures would be fitted with external visors to reduce glare and a reflective insert to focus light onto the playing field. The Musco Light Structure Green lighting system includes a light spill and glare control system that is designed to minimize off-site impacts. Additionally, the high mounting heights of the light fixtures would allow the fixtures to be aimed at a steep angle that would focus the main beam of the lamp onto the field of play and would not be prominently visible from areas outside the project site.

# **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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## **Air Quality**

**PDF-AQ-1** To further reduce less than significant impacts to air quality, the following standard construction measures would be implemented as part of the proposed project:

- On-road trucks and other mobile equipment shall be properly tuned and maintained to manufacturers' specifications to ensure minimum emissions under normal operations.
- Vehicle speeds shall be limited to 15 miles per hour (mph) on unpaved (no gravel or similar surfacing material) roads.
- Apply water or chemical dust suppressants to unstabilized disturbed areas and/or unpaved roadways in sufficient quantity and frequency to maintain a stabilized surface.
- All clearing and grading activities shall cease during periods of high wind (greater than 20 mph averaged over 1 hour).
- Exposed stockpiles of soil and other excavated materials shall be contained within perimeter silt fencing, watered, treated with soil binders, or covered as necessary.
- The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this project.
- To the extent feasible, unnecessary construction vehicle and idling time shall be minimized.
- The construction contractor shall utilize as much as possible pre-coated/natural colored building materials. Water-based or low VOC coatings with a VOC content of 100 grams per liter or less shall be used. Spray equipment with high transfer efficiency, such as the electrostatic spray gun method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where practical.

## **Hydrology and Water Quality**

**PDF-WQ-1** To reduce impacts to hydrology and water quality, the following construction measures would be implemented as part of the proposed project:

## **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

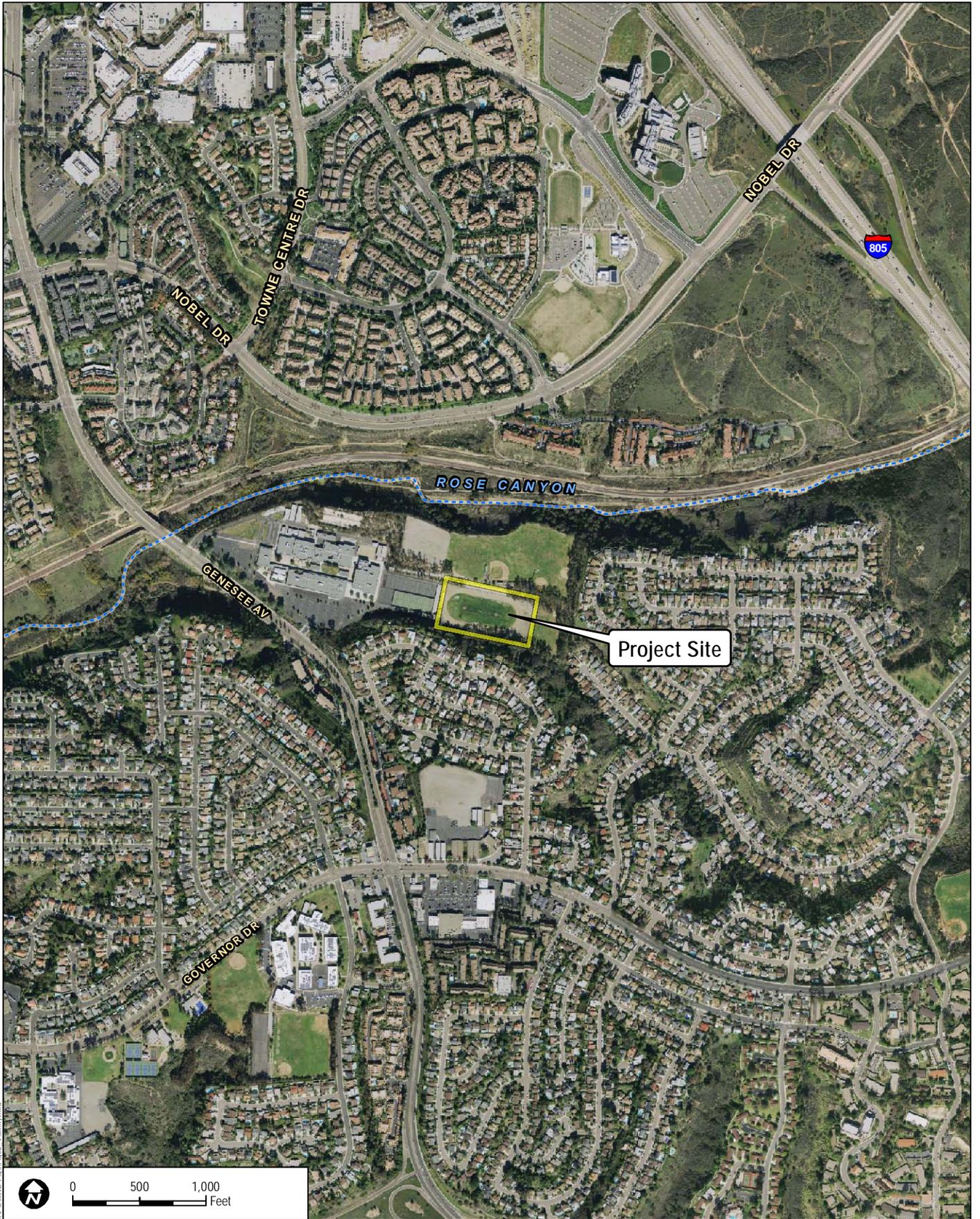
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- Best Management Practices (BMPs) would be employed to ensure that the project complies with all state and local water quality standards.
- Soil stockpiles shall be covered with plastic sheeting during inclement weather conditions.
- Drainage control devices would be constructed to direct surface water runoff away from slopes and waterways. Runoff would be directed toward existing storm drain systems and treated, as necessary, to remove sediments and pollutants.
- Construction during periods of inclement weather will be avoided.
- A light spray of water would be applied to graded areas during construction to control fugitive dust.

### **Noise**

**PDF-NOI-1** The PA system would consist of directional speakers to direct the sound away from the southern and eastern property lines adjacent to the project site. The speakers would have the ability to be adjusted individually during evening hours to reduce noise levels.





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0 500 1,000  
Feet

**DUDEK**

AERIAL SOURCE: DIGITALGLOBE 2008

5457-01  
JUNE 2010

University City High School Athletic Facilities Improvement Project - MND

**FIGURE 2**  
**Vicinity Map**



0 125 250  
Feet

**DUDEK**

AERIAL SOURCE: DIGITALGLOBE 2008

5457-01

JUNE 2010

University City High School Athletic Facilities Improvement Project - MND

**FIGURE 3**  
**Project Site**

**Mitigated Negative Declaration for the  
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## **3.0 FINDINGS**

The District finds that the project would not have a significant adverse effect on the environment. Potentially significant effects have been identified, and mitigation measures included herein have been incorporated to ensure that these effects remain at less than significant levels. A Mitigated Negative Declaration is therefore proposed to satisfy the requirements of CEQA (PRC 21000 et seq. 14 Cal Code Regs 15000 et seq.).

### **3.1 No Impact or Less than Significant Impact**

Based on the environmental discussion contained in Section 5.0 of this IS/MND, the District has determined that the proposed project would have no impact, or a less than significant impact, in the following environmental issue areas:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

### **3.2 Less than Significant Impact with Mitigation Incorporated**

Based on the environmental discussion contained in Section 5.0 of this IS/MND, the District has determined that the proposed project would be less than significant with mitigation incorporated in the following environmental issue areas:

- Aesthetics
- Transportation/Traffic
- Mandatory Findings of Significance.

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University City High School Athletic Facilities Improvement Project**

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## 4.0 ENVIRONMENTAL CHECKLIST

1. **Project title:** University City High School Athletic Facilities Improvement Project
  
2. **Lead Agency name and address:**  
San Diego Unified School District  
Facilities Planning and Construction  
Physical Plant Operations Annex  
4860 Ruffner Street  
San Diego, California 92111
  
3. **Contact person:**  
Mr. James H. Watts, Director of Planning  
Facilities Planning and Construction  
858.627.7241  
jwatts@sandi.net
  
4. **Project location:** The project site, which consists of approximately 4.5 acres, is located on the University City High School campus within the City of San Diego, California (Figure 1). The school is bound on the north by Rose Canyon, on the west by Genesee Avenue, and on the south and east by existing residential development. Interstate 805 is located approximately 1 mile east of the project site, and Interstate 5 is 1.5 miles to the west (Figure 2). The proposed project is located in the southeastern portion of the school site.
  
5. **Project sponsor's name and address:**  
  
San Diego Unified School District  
Facilities Planning and Construction  
Physical Plant Operations Annex  
4860 Ruffner Street  
San Diego, California 92111
  
6. **General Plan designation:** Existing School Site is designated Institutional & Public and Semi-Public Facilities.
  
7. **Zoning:** Existing School Site is zoned RS (Residential – Single Unit)
  
8. **Description of project:** The proposed project is Phase I of the multi-phase improvement project proposed by the District. Phase I entails the installation of artificial turf within the

## **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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approximately 4.5-acre stadium to accommodate football, soccer, and field hockey events. This artificial turf would replace the existing grass field. In addition, the project proposes to replace the existing dirt track surface with a synthetic track. Stadium lighting, a scoreboard, and an upgraded sound system are also proposed as improvements to the facility.

- 9. Surrounding land uses and setting:** Rose Canyon is located north of the project site. Existing residential development is located south and east of the project site. Interstate 805 is located approximately 1 mile east of the project site, and Interstate 5 is 1.5 miles to the west.
  
- 10. Other public agencies whose approval is required:** Office of the Division of State Architect – Compliance

# **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

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

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find 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.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis

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as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

James H. Watts, Director of Planning  
San Diego Unified School District

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Date

# **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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## **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or 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.

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- c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
  
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question.
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

### ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.1. Aesthetics</b> – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5.2. Agricultural and Forest Resources</b> – 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 prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.3. Air Quality</b> – 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 applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.4. Biological Resources</b> – 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.5. Cultural Resources – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.6. Geology and Soils – Would the project:</b>				
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.7. Greenhouse Gas Emissions – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.8. Hazards and Hazardous Materials – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.9. Hydrology and Water Quality – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.10. Land Use and Planning – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.11. Mineral Resources – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.12. Noise – Would the project result in:</b>				
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.13. Population and Housing – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.14. Public Services</b>				
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 objectives for any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.15. Recreation</b>				
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5.16. Transportation/Traffic – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5.17. Utilities and Service Systems – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>5.18. Mandatory Findings of Significance</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## 5.0 DISCUSSION OF ENVIRONMENTAL CHECKLIST

### 5.1 Aesthetics—Would the project:

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

**Less Than Significant Impact.** University City High School is located within an urbanized area of the City of San Diego. Views to the south and east primarily consist of residential homes, and Rose Canyon is located just north of the high school. Residential homes north of Rose Canyon are also visible from the school and are at a similar elevation. The Final Program EIR for the Draft General Plan defines scenic vistas in the University community as those with visual access to open space areas from public roadways (City of San Diego, 2008, p. 3.16-22). In the project vicinity, these scenic vistas are located off of Genesee Avenue looking into Rose Canyon. The proposed project would not obstruct any of these views, nor would it obstruct views of Rose Canyon from the residential neighborhood to the south. As a result, impacts would be less than significant.

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

**No Impact.** No scenic resources such as trees, rock outcroppings, or historic buildings exist on the project site. The site is currently developed and consists of the University City High School athletic stadium. The proposed project site is not located near a state scenic highway as identified by the California Scenic Highway Program (Caltrans, 2010). Based on a review of State designated scenic highways, two highways in the project vicinity (Interstate 5 and State Route 52) are Eligible State Scenic Highways but have not been officially designated. Neither of these highways is visible from the project site. The site is partially visible from Genesee Avenue, which is not a State scenic highway nor is it identified as a scenic roadway in the City's General Plan. Therefore, there would be no impact to such resources.

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

**Less Than Significant Impact.** As indicated in Response 5.1-a, the existing visual character of the project site and surroundings generally consists of a high school adjacent to residential homes and Rose Canyon. The visual character of the project site would not change significantly. Rather, the proposed project would modernize the existing stadium with features typical of newer high school stadiums. During construction, views would

## **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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consist of construction vehicles and equipment. These views would be temporary and would only occur during project construction. Upon completion of the project, the visual character would continue to be compatible with the existing surrounding land uses. The proposed project would thus have a less than significant impact on the existing visual character or quality of the site and its surroundings.

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

***Less Than Significant Impact with Mitigation Incorporated.*** The project would create a new source of light by introducing stadium lighting to the existing project site. Competitive school events would be held on Friday nights, lights would be dimmed following completion of the event and after all patrons have safely exited the facility (at approximately 9 p.m.), and lights would be extinguished following cleaning at approximately 10 p.m. The on-site lighting would be designed to be compatible with surrounding land uses. The City of San Diego and the District do not have applicable quantitative lighting standards. However, the District's goal is to minimize spill light at adjacent light sensitive areas and streets. This is generally accomplished by ensuring that no light or glare is transmitted or reflected in such concentration or intensity as to be detrimental or harmful to persons, or to interfere with the use of surrounding properties or streets.

The proposed lighting system improvements include installation of Musco Light Structure Green sports lights at the football field. The Musco Light Structure Green lighting system includes a light spill and glare control system that is designed to minimize off-site impacts, as indicated in project design feature PDF-AES-1 (refer to Section 2.3). As indicated in the Noise and Outdoor Lighting Assessment prepared for the proposed project (included as Appendix A), light trespass may cause nuisance to others (Dudek, 2010). Based on the preliminary lighting design information, illumination levels at the southern and eastern residential property boundaries could potentially be above generally-accepted levels prior to inclusion of project design features and mitigation.

Implementation of mitigation measures M-AES-1 through M-AES-3, as well as project design feature PDF-AES-1, would ensure that significant light trespass and discomfort glare do not occur on adjacent properties as a result of lighting.

**M-AES-1** When final lighting plans are prepared, the design shall ensure that the light reflector shields extend to a level at or below the lowest edge of the

## **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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light source at a distance sufficient to block the light source from the view of any adjacent existing residential use. Lights shall be shielded within the proposed project site by the location, mounting, and aiming of luminaries; the use of shielding; and/or the use of cutoff reflectors and refractors.

**M-AES-2** The lighting vendor shall guarantee that the illumination level shall not exceed 0.8 foot-candles of light trespass at the homes located south of the site, due to the stadium facility lighting.

**M-AES-3** Adjustments to the facility lighting shall be made once lighting is in place to address potential glare effects. Alterations shall include the installation of glare shields or readjusting of the aiming or position of the luminaries.

### **5.2 Agriculture and Forest Resources—**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?*

*No Impact.* According to the Important Farmland Map prepared by the California Department of Conservation, the project site is not located within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC, 2004). The entire site is classified as Urban and Built-Up Land, therefore no impact to existing farmlands would occur as a result of the proposed project.

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

*No Impact.* The proposed project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Therefore, no impacts would occur.

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

*No Impact.* Forest land is defined as “land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (California Public Resources Code, Section 12220(g)). Timberland is defined as “land, other than land

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owned by the federal government and land designated by the board as experimental forestland, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees” (California Public Resources Code, Section 4526). A Timberland Production Zone is defined as “an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision” (California Public Resources Code, Section 51104(g)).

University City High School is located in the City of San Diego General Plan area and is designated as Institutional & Public and Semi-Public Facilities. It is also located within the University Community Plan area. The designated zoning for the project site is RS (Residential – Single Unit). As such, the project would not conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production. Additionally, as indicated on the California Department of Forestry and Fire Protection's Land Cover map, the project site is designated as Urban and would not be located in an area zoned as forest land, timberland, or a Timberland Production Zone (California Department of Forestry and Fire Protection 2010). Therefore, no impacts would occur.

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

***No Impact.*** The proposed project would affect existing developed areas and ornamental landscaping, and the athletic stadium improvements would not expand the existing footprint of the high school or introduce any land uses that would result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts would occur.

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

***No Impact.*** As described in Responses 5.2-a and 5.2-b above, no portion of the project is located within or adjacent to existing agricultural areas, nor would project implementation result in the conversion of farmland to non-agricultural use. Additionally, as described in Responses 5.2-c and 5.2-d, no portion of the project site is located within or adjacent to forest land, timberland, or a Timberland Production Zone, nor would project implementation result in the conversion of forest land to non-forest use. Therefore, no impacts would occur.

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### **5.3 Air Quality**—Would the project:

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

***Less Than Significant Impact.*** The project site is located within the San Diego Air Basin, which is governed by the San Diego Air Pollution Control Board. A consistency determination is made in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to undergo consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan are considered consistent with the air quality-related regional plan. The RAQS relies on information from SANDAG, including projected growth in the County, to forecast future emissions in the San Diego Air Basin. Thus, it is imperative that projects are consistent with the population, housing, and employment assumptions that were used in the development of the RAQS. The proposed upgrades to the existing athletic facilities would not increase the school capacity, add to the growth of the community, or substantially increase traffic conditions within the project area resulting in additional air pollutant contribution. The proposed project would not result in a change of zoning or land use of the project site and would therefore be consistent with the General Plan Land Use Designations (refer to Section 5.9 for further discussion). The proposed project would also be consistent with SANDAG growth forecasts and all applicable emissions control measures identified within the RAQS. Therefore, the proposed project would not conflict or obstruct implementation of the RAQS/State Implementation Plan; impacts would be less than significant.

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

***Less Than Significant Impact.*** The project would involve minimal short-term emissions associated with grading and construction. The principal sources of emissions would be fugitive dust from earth moving activities, storage piles, and vehicle travel, as well as equipment exhaust. Emissions are expected only to occur during the construction phase and as stated in the Air Quality Technical Report (Appendix B), estimated emissions generated during construction would not violate any air quality standard or contribute substantially to an existing or projected air quality violation (Dudek, 2009). In addition, implementation of project design feature PDF-AQ-1 (refer to Section 2.3) would further

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reduce air quality impacts. Therefore, impacts from construction related emissions would be less than significant.

- c) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***

***Less Than Significant Impact.*** The San Diego Air Basin is classified by the Federal Government as a non-attainment region for PM<sub>10</sub>. Although project specific impacts related to PM<sub>10</sub> during construction are considered less than significant, the cumulative impact from simultaneous construction within the air basin is a contributing factor to the overall pollution burden. However, with the implementation of standard construction measures such as those outlined in project design feature PDF-AQ-1, cumulative air quality impacts would be less than significant.

- d) ***Expose sensitive receptors to substantial pollutant concentrations?***

***Less Than Significant Impact.*** Sensitive receptors that could be potentially affected by the implementation of the proposed athletic facilities improvements include University City High School students, faculty, and visitors within the immediate vicinity of the school stadium, where construction would occur. The proposed project would be required to comply with the City of San Diego Municipal Code, limiting construction to the hours between 7:00 a.m. and 7:00 p.m. on weekdays; therefore, construction activity would occur during school hours. However, construction would be temporary, and as indicated in Response 5.3-b, estimated emissions generated during construction would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Further, dust control measures outlined in project design feature PDF-AQ-1 would be employed to reduce construction effects on students and faculty on site. As a result, potential impacts to sensitive receptors would be less than significant.

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

***Less Than Significant Impact.*** During the construction period, potential odors associated with the proposed project could result from the application of artificial turf and synthetic track, and the operation of construction equipment, which generate fumes. As the proposed project is located on the University City High School property, odors associated with project construction would have the potential to adversely affect sensitive receptors on site, including students and faculty. However, due to the short-term nature of construction, impacts resulting from the potential exposure of people to odors that could

## **Mitigated Negative Declaration for the University City High School Athletic Facilities Improvement Project**

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be considered objectionable would be temporary and short-term. Further, because construction would occur within an open area, fumes would have the opportunity to dissipate. As a result, impacts would be less than significant.

### **5.4 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 California Department of Fish and Game or U.S. Fish and Wildlife Service?*

*Less Than Significant Impact.* The proposed project is located on an existing high school campus within an urbanized area and would only affect existing developed areas and ornamental landscaping. Due to the lack of habitat on site, the proposed project would not result in a substantial adverse effect on 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. The athletic stadium improvements would not expand the existing footprint of the high school or introduce any land uses that would adversely affect biological resources. Additionally, sensitive species located north of the project site in Rose Canyon would not be affected by the proposed project.

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

*No Impact.* See Response 5.4-a.

- 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, filing, hydrological interruption, or other means?*

*No Impact.* The proposed project is located on an existing high school campus. There are no federally or state-protected wetlands on the project site. Implementation of the proposed project would not adversely affect any federally protected wetlands in the vicinity of the project site.

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- 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?*

**Less Than Significant Impact.** Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for dispersal or migration of animals, as well as dispersal of plants (e.g., via wildlife vectors). The project site is currently developed and does not function as a regional wildlife corridor or habitat linkage. A significant wildlife corridor (Rose Canyon) is located just north of the project site. The proposed project would not interfere with the functions of this wildlife corridor, as construction would be temporary and short-term in nature. Impacts would be less than significant.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**No Impact.** The proposed project site is currently developed within an existing high school campus. With the exception of the Multiple Species Conservation Program (MSCP), the proposed project is not subject to any other local policy or ordinance protecting biological resources. Areas identified for conservation and inclusion in a regional reserve system have been delineated for the City of San Diego during the preparation of the City of San Diego Subarea Plan for the MSCP (City of San Diego, 1997). The project site is located outside of areas identified for conservation and would not preclude the assemblage of a reserve system envisioned for the City of San Diego as described in the Subarea Plan. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The proposed project site is currently developed within an existing high school campus. The project site is located outside of areas proposed for conservation in the MSCP Subarea Plan. As a result, no impacts to a local, regional, or state habitat conservation plan would occur.

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### **5.5 Cultural Resources**—Would the project:

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

*No Impact.* The proposed project consists of athletic facilities improvements to the University City High School campus. No historic resources exist on the project site; therefore, no impacts would occur.

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

*Less Than Significant Impact.* The project site is currently developed within an existing high school campus that has been previously disturbed by grading and soil compaction activities. Minimal ground disturbance resulting from the installation of artificial turf, a synthetic track, stadium lighting, and a scoreboard is not expected to cause a substantial adverse change in the significance of an archaeological resource, and as a result impacts to archaeological resources would be less than significant.

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

*Less Than Significant Impact.* Due to the developed nature of, and previous disturbance on, the project site, it is unlikely that paleontological resources are present. Additionally, the project would involve minimal grading. Therefore, less than significant impacts to paleontological resources are anticipated to occur.

Adverse impacts to unique geologic features typically include material impairment through the destruction, permanent covering or alteration of the feature. The project site does not contain any unique geologic characteristics that have the potential to support unique geologic features, and as a result impacts would be less than significant.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

*Less Than Significant Impact.* As mentioned in Responses 5.5-b and 5.5-c, the proposed project involves minimal ground disturbance and the site has been previously disturbed; therefore, impacts resulting from the disturbance of human remains would be less than significant.

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### 5.6 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.*

*Less Than Significant Impact.* The most recent Alquist-Priolo Earthquake Fault Zoning Map indicates that the proposed project site is not in an earthquake fault zone (CDC, 2010); therefore, no known faults are located within the immediate vicinity of the proposed project site. The nearest known active fault is the Rose Canyon Fault, located approximately 2.5 miles southwest of the site. Further, implementation of the proposed project would not result in an increased seismic risks over the existing condition. Impacts would be less than significant.

ii. *Strong seismic ground shaking?*

*Less Than Significant Impact.* As noted earlier, no active earthquake faults have been identified as occurring on or directly adjacent to the site, and implementation of the proposed project would not result in an increased seismic risks over the existing condition. However, due to the proximity of the project site to the Rose Canyon fault, ground shaking and other seismic activities may occur. Primary earthquake hazards include damage from ground displacement along a fault zone, severe ground shaking, and induced secondary hazards such as liquefaction and rapid differential settlement. While the project area is susceptible to ground shaking, liquefaction, and settlement, the proposed project would not expose people or structures to any greater seismic risk than that of surrounding development. Seismic design of the structures (stadium lighting and scoreboard) would be performed in accordance with the Uniform Building Code (UBC) guidelines, and impacts would be less than significant.

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

*Less Than Significant Impact.* See Response 5.6-a(ii).

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*iv. Landslides?*

*Less Than Significant Impact.* See Response 5.6-a(ii).

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

*Less Than Significant Impact.* Construction activities such as grading may have the potential to cause soil erosion or the loss of topsoil. Short-term erosion effects during the construction phase of the project would be prevented to the extent possible through implementation of a Storm Water Pollution Prevention Plan (SWPPP) and the incorporation of BMPs. The SWPPP will include standard construction methods, such as temporary detention basins to control on-site and off-site erosion, as appropriate to the project. The SWPPP is required by the City during plan review and approval of project improvement plans; therefore, with implementation of an approved SWPPP, impacts resulting from erosion during construction would be less than significant. Impacts would be less than significant.

**c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?***

*Less Than Significant Impact.* The project site is located on Alluvium and Eocene marine geologic units. Additionally, based on soils information obtained from the United States Department of Agriculture (USDA), the project site is underlain by Huerhuero loam (15% to 30% slopes), Altamont clay (30% to 50% slopes), and Salinas clay loam (2% to 9% slopes). Implementation of the proposed project would not result in an increased risk of unstable soil over the existing condition. Further, as mentioned earlier seismic design of the structures (stadium lighting and scoreboard) would be performed in accordance with the UBC guidelines. Impacts would be less than significant.

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

*Less Than Significant Impact.* The site is underlain by clays and loams, and Table 18-1-B identifies clays as having a “high” potential for expansion. However, as mentioned in Response 5.6-c, implementation of the proposed project would not result in an increased risk over the existing condition. Impacts would be less than significant.

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- 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?*

*No Impact.* Implementation of the proposed project would not result in any need for a septic tank or alternative wastewater disposal system. No impact would result.

### **5.7 Greenhouse Gas Emissions**—Would the project:

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

*Less Than Significant Impact.* Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs). Principal GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), and water vapor (H<sub>2</sub>O). Some greenhouse gases, such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, occur naturally and are emitted to the atmosphere through natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, whereas CH<sub>4</sub> results mostly from off-gassing associated with agricultural practices and landfills.

GHG emissions contributing to global climate change have only recently been addressed in CEQA documents, such that CEQA and case law do not provide much guidance relative to their assessment. Quantitative significance thresholds for this topic have not been adopted by the State of California or any particular air pollution control district. CEQA does, however, provide guidance regarding topics such as climate change in Guidelines Section 15144, Forecasting. Section 15144 notes that preparation of an environmental impact analysis document necessarily involves some degree of forecasting. While forecasting the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.

Greenhouse gas emissions would be associated with the construction phase of the proposed project through the use of heavy equipment and vehicle trips. Emissions of greenhouse gases would be short-term and temporary. Following construction, no increase in air pollutant emissions in excess of existing operational emissions created by regular use of the athletic facilities is anticipated.

While global climate change is, by definition, a cumulative environmental impact and the impacts of climate change on California human and natural systems would also be substantial, there currently is no agreed-upon methodology to adequately identify, under

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CEQA, when project-level GHG emissions contribute considerably to this cumulative impact.

As indicated in the Air Quality Technical Report (Appendix B), the emission of GHGs associated with implementation of any one development project would not necessarily result in any discernable direct impact globally or locally on climate, water availability, plant or wildlife species, populations, habitats, or ecosystems (Dudek, 2009). Therefore, until such time that guidance is provided by regulatory agencies to evaluate thresholds of significance and control of GHG emissions, the significance of the proposed project's contribution to global GHG emissions and thereby climate change, pursuant to CEQA, cannot be judged and such an evaluation would be speculative.

The proposed project would not result in long-term operational impacts, but would result in temporary construction impacts. The air pollutant emissions generated from construction activity would be short term, and these impacts are considered less than significant.

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

***Less Than Significant Impact.*** Refer to Response 5.7-a. The proposed project is not likely to result in a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.

**5.8 Hazards and Hazardous Materials—**Would the project:

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

***Less Than Significant Impact.*** Construction of the proposed project would involve the transport of gasoline and other fuels to the project site for the sole purpose of equipment fueling. Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used on site for construction and maintenance. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. Once construction is complete, fuels and other petroleum products would no longer remain on-site. The transport, use or disposal of hazardous materials would be limited to common hazardous materials. Although limited quantities of these hazardous materials (e.g., cleaning agents,

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paints and thinners, turf care products, etc.) are expected to be used during both construction and operation of the proposed project, these activities generally do not entail the use of such substances in quantities that would present a significant hazard to the public or the environment. Impacts are considered to be less than significant.

- b) *Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

*Less Than Significant Impact.* See Response 5.8-a.

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

*Less Than Significant Impact.* See Response 5.8-a.

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

*No Impact.* The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CalEPA, 2006). No impact would result.

- e) *For a project 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?*

*Less Than Significant Impact.* The project site is located approximately 1.5 miles east of Marine Corps Air Station (MCAS) Miramar, and is also located within the Influence Area for MCAS Miramar (San Diego County Regional Airport Authority, 2004). However, as indicated in the Final Program EIR for the City of San Diego Draft General Plan, the proposed project site is located outside of the MCAS Miramar Municipal Airport Safety Area (City of San Diego, 2008, Figure 3.5-6). As a result, safety hazards for people residing or working in the project area are not expected. Additionally, the athletic facilities would not be permanently occupied by people residing or working there, but would rather be utilized at various times throughout the day for sports activities. Impacts would be less than significant.

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

*Less Than Significant Impact.* See Response 5.8-e above.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

*Less Than Significant Impact.* The City of San Diego General Plan (City of San Diego, 2008) and the University Community Plan (City of San Diego, 1987) do not identify an emergency response plan or an emergency evacuation plan. Additionally, it is not anticipated that project implementation would impair or interfere with an emergency response plan or evacuation plan due to the temporary and short-term nature of construction. Impacts would be less than significant.

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

*Less Than Significant Impact.* The proposed project is located adjacent to Rose Canyon, a regional biological resource and recreation area. The proposed project would be located within the existing footprint of University City High School and would be constructed in compliance with City Code regulations. Due to the residential homes and school buildings surrounding the project site, the risk of fire from this area is expected to be low and would not result in an increased risk over the existing condition. Therefore, impacts would be less than significant.

### **5.9 Hydrology and Water Quality**—Would the project:

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

*Less Than Significant Impact.* Construction of the proposed project is not expected to violate any water quality standards or waste discharge requirements. Construction activities could result in wind and water erosion leading to sediment laden discharges to nearby water resources. Sediment transport to drainages could result in degradation of water quality. Similarly, fuels, oils, lubricants, and other hazardous substances used during construction could be released and impact surface and groundwater. Anticipated pollutants of concern typical of recreational developments such as the proposed project include but are not limited to the following: sediments, nutrients, trash and debris, and

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pesticides. Implementation of project design feature PDF-WQ-1 (refer to Section 2.3) would reduce impacts to hydrology and water quality.

Upon completion of construction activities, the project would not violate any water quality standards or waste discharge requirements. The athletic facilities improvements would not result in an increased amount of runoff over the existing condition. The artificial turf field would consist of a vertical draining, porous base underneath a complete synthetic grass system, and as a result it would not result in additional runoff when compared to the existing grass field. Impacts would be less than significant.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., 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)?*

**Less Than Significant Impact.** Construction activities associated with the proposed project would not require dewatering, therefore construction activities would not affect groundwater supplies. Additionally, as mentioned earlier the artificial turf field would consist of a vertical draining, porous base, and as a result groundwater recharge would not be interfered with. Impacts would be less than significant.

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

**Less Than Significant Impact.** The proposed project would not involve substantial alteration of existing drainage patterns at University City High School. Drainage from the project site would continue to flow into existing storm drain systems, and the artificial turf field would consist of a vertical draining, porous base, allowing water to permeate into the soil. Impacts would be less than significant.

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

**Less Than Significant Impact.** See Response 5.9-c.

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- e) *Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less Than Significant Impact.** The athletic facilities improvements are not expected to contribute a substantial amount of runoff to existing drainage facilities. The artificial turf field would consist of a vertical draining, porous base underneath a complete synthetic grass system, and as a result it would not result in additional runoff when compared to the existing grass field. As a result, no increase in runoff is expected to occur, and impacts would be less than significant.

- f) *Otherwise substantially degrade water quality?*

**Less Than Significant Impact.** See Responses 5.9-a through 5.9-e above.

- g) *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?*

**No Impact.** The project site is located within a 100-year flood hazard area (refer to Figure 4). However, the project does not propose housing, and as a result no impacts would result.

- h) *Place within 100-year flood hazard area structures, which would impede or redirect flood flows?*

**Less Than Significant Impact.** The proposed project entails the installation of artificial turf within the University City High School stadium to accommodate football, soccer, and field hockey events. In addition, the project proposes to replace the existing track surface with a synthetic track, as well as stadium lighting, a scoreboard, and an upgraded sound system. As such, the proposed project would be replacing existing facilities within the 100-year flood hazard area with comparable facilities. No additional structures are proposed that would significantly impede or redirect flood flows. Impacts would thus be less than significant.

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- i) *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?*

**Less Than Significant Impact.** As mentioned earlier, the proposed project is located within a 100-year flood hazard area. However, the project would not subject the area to any greater risk than the existing condition. Additionally, use of the field would be intermittent and only a marginal increase in use is proposed due to the availability of the facility for nighttime events. The project is not located within a dam inundation area, and thus would not expose people or structures to a significant risk of loss, injury, or death as a result of the failure of a levee or dam. Impacts would be less than significant.

- j) *Inundation by seiche, tsunami, or mudflow?*

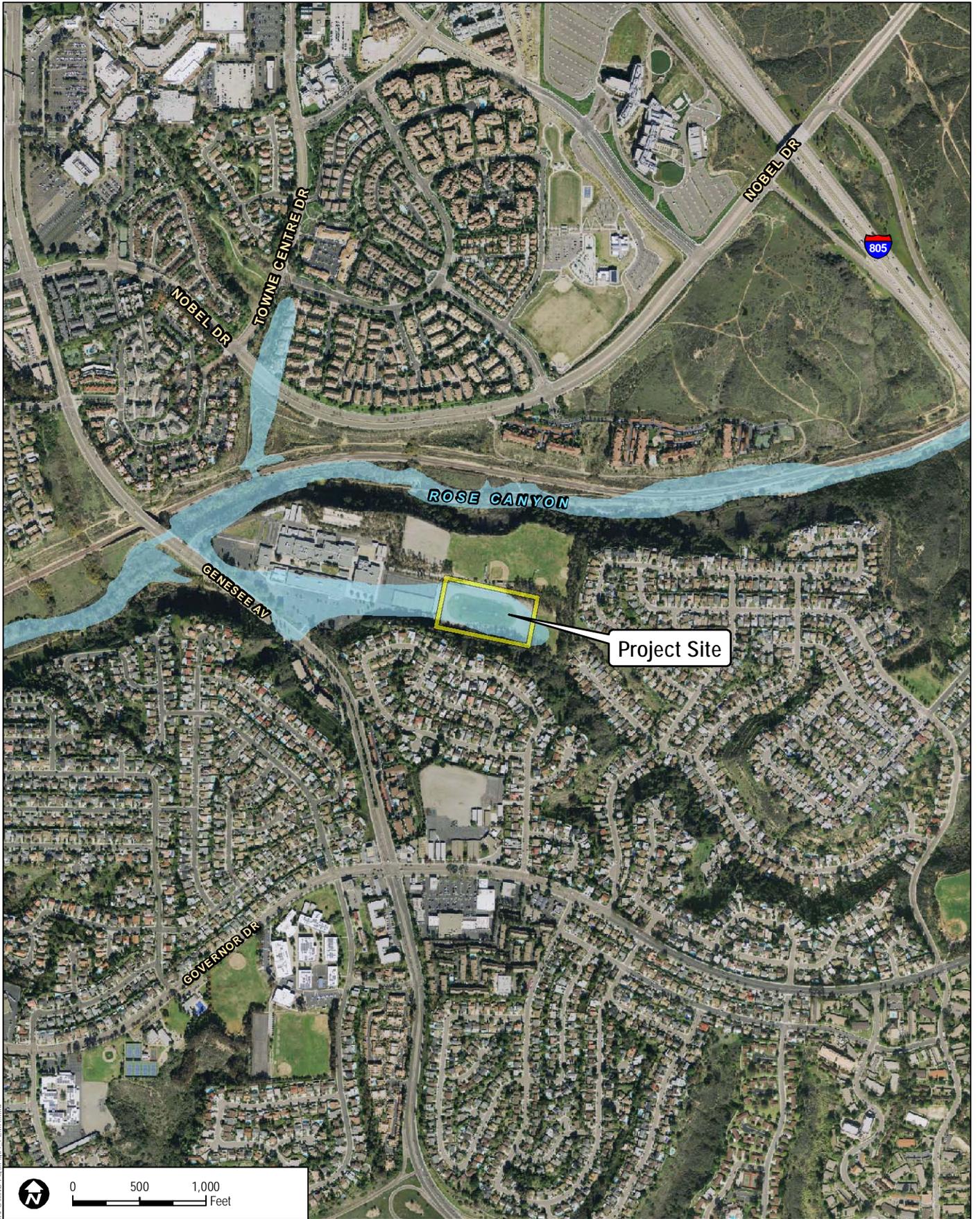
**Less Than Significant Impact.** A tsunami is a water wave or a series of waves generated by a sudden displacement of the surface of the ocean or other deep body of water through displacements associated with large earthquakes, major submarine slides, or exploding volcanic islands. A seiche is a periodic oscillation or “sloshing” of water in an enclosed basin, such as a reservoir. Seiche-generating disturbances include earthquakes, landslides, wave interactions, and changes of wind or air pressure. Seiches can create a range of water-level changes, from imperceptible to those that damage vessels or threaten lives.

The project site is located approximately three miles east of the Pacific Ocean and at approximately 250 feet above mean sea level. Based on the elevation and distance to the Pacific Ocean, the potential for damage resulting from a tsunami is considered to be low. There is the potential for a seiche to occur, given the proximity of the project site to a major active fault zone as well as three large reservoirs. However, the periodic oscillation of water within these reservoirs would need to overtop their respective dams, and even if this were to occur the amount of water released would likely not be significant enough to result in inundation of the project site. There is the potential for impacts related from mudflow, as there is a steep slope directly south of the athletic facilities. However, impacts resulting from mudflow would not be considered significant, as the project proposes no change in use and only a marginal increase in use would occur due to the availability of the facility for nighttime events.

### **5.10 Land Use and Planning—Would the project:**

- a) *Physically divide an established community?*

**No Impact.** The proposed project involves improvements to an existing high school and would not physically divide an established community.



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**DUDEK**

AERIAL SOURCE: DIGITALGLOBE 2008

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JUNE 2010

University City High School Athletic Facilities Improvement Project - MND

**FIGURE 4**  
**FEMA Floodplain**

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

*No Impact.* University City High School is located in the City of San Diego General Plan area and is designated as Institutional & Public and Semi-Public Facilities. It is also located within the University Community Plan area. The designated zoning for the project site is RS (Residential – Single Unit). These land use and zoning designations include activities and facilities operated by school districts. Improvements to the athletic facilities would not conflict with the use of the site as a school; therefore, no impacts would result.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

*No Impact.* See Response 5.4-f. The proposed project site is currently developed within an existing high school campus. The project site is located outside of areas proposed for conservation in the MSCP Subarea Plan. As a result, no impacts to a local, regional, or state habitat conservation plan would occur.

### **5.11 Mineral Resources**—Would the project:

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

*No Impact.* As mandated by the Surface Mining Reclamation Act of 1975 (California Public Resources Code, Section 2710 et seq.), the California State Minerals and Geology Board classifies California mineral resources with the Mineral Resource Zone (MRZ) system. The proposed project site is situated on land classified as MRZ-3, which is defined by the State as “areas containing mineral deposits where the significance cannot be evaluated from available data” (California Department of Mineral Resources, 1996). While the site has been categorized as MRZ-3, it should be noted that the property is not currently being used for mineral resource extraction, and the site has been occupied by University City High School since 1981. Also, the site is zoned for residential uses rather than mining uses, demonstrating that the City would not allow future plans to develop the site for mining. Given these factors, while the proposed project would be located on MRZ-3 land, it would not result in the loss of availability of a known mineral resource

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that would be of future value to the region and the residents of the State, and no impact would result.

- 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?***

***No Impact.*** See Response 5.11-a above. The proposed project site is not designated as an important mineral resource recovery site in applicable local land use documents. As such, no impact would result.

### **5.12 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?***

***Less Than Significant Impact.*** A Noise and Outdoor Lighting Assessment was completed for the proposed project (Dudek, 2010), and is included as Appendix A. Noise associated with the construction of the proposed project would be short-term and would temporarily impact nearby sensitive receptors. All construction activity would comply with the City of San Diego's allowable hours for construction (7 am to 7 pm, Monday through Friday). During this time period the construction equipment would generate an average noise level of up to approximately 65 dB or less at the closest existing residences to the south and east of the site (Dudek, 2010). This construction noise level would be in compliance with the City of San Diego's 75 dB average sound level threshold outlined in the Municipal Code. As a result, noise levels during construction of the proposed project would not exceed established standards, and impacts would be less than significant.

Upon completion of construction activities, project-related noise would primarily consist of spectator vocalizations during sporting events and intermittent public address system announcements. The sound levels were modeled at a constant value of 75 dBA Leq-h at 3 feet per group of 50 people at a large event, and 90 dBA per public address speaker. These levels are consistent with the proposed utilization of the site.

The Noise and Outdoor Lighting Assessment indicates that the worst-case scenario (full capacity events) may result in property line sound levels of approximately 57 to 62 dBA Leq-h (Dudek, 2010). Comparative noise sources that produce 60 dB include restaurant and office conversations, background music, and air conditioning units at 100 feet. This would exceed the City of San Diego's sound level limit of 50 dBA between the hours of 7 am to 7 pm, and the 45 dBA limit between the hours of 7 pm to 10 pm. Comparative

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noise sources that produce 50 dB and 45 dB are conversations at home and bird calls, respectively.

Project-related noise would be intermittent, as the noise is generated periodically and typically triggered by important plays occurring on the athletic facilities. Because noise from the crowd is periodic, these sound levels are not considered significant. Additionally, as indicated in project design feature PDF-NOI-1 (refer to Section 2.3), the PA system would be designed to minimize noise impacts to the surrounding residences. The design will include directional speakers that have the ability to be adjusted individually during evening hours to reduce noise levels.

The existing athletic facilities currently utilizes a sound system during athletic events. The noise associated with athletic events following implementation of the proposed project is anticipated to decrease with the installation of an upgraded sound system that includes directional speakers that will direct the sound away from the property lines and a four-channel amplifier that will allow the District to turn down the speakers closest to the property lines. Although the proposed project will reduce the impact of noise associated with athletic events, modeling of a worst-case scenario (full spectator capacity) indicates that noise levels may still exceed the City of San Diego's sound level limits, as discussed above.

The District anticipates that approximately 15 evening events would occur with implementation of the proposed project. Additionally, the PA system would be shut off at approximately 9 pm at the completion of the athletic events. As a result, the proposed project would not result in a constant exposure of persons to project-related noise, and impacts would be less than significant.

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

***Less Than Significant Impact.*** The construction activities required for the proposed project are not anticipated to generate excessive groundborne vibration or noise levels. Construction would not require pile driving, which is known to create groundborne vibrations. As mentioned above, construction activities would comply with the City of San Diego's allowable hours for construction, and due to the temporary nature of construction activities impacts would be less than significant.

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

*Less Than Significant Impact.* See Response 5.12-a. Impacts would be less than significant.

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

*Less Than Significant Impact.* See Response 5.12-a. Impacts would be less than significant.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*

*Less Than Significant Impact.* The project site is located approximately 1.5 miles east of MCAS Miramar, and is also located within the Influence Area for MCAS Miramar (San Diego County Regional Airport Authority, 2004). As indicated in the Noise and Outdoor Lighting Assessment for the proposed project, the noise levels associated with aircraft from MCAS Miramar range from 60 to 65 dB at the site. These noise levels are existing conditions and are not considered to be excessive; there would be no increase in noise levels over the existing condition. As a result, the proposed project would not result in the exposure of people to excessive noise levels.

- 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?*

*Less Than Significant Impact.* See Response 5.12-e.

### **5.13 Population and Housing**—Would the project:

- a) *Induce substantial 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)?*

*Less Than Significant Impact.* The proposed project entails the installation of artificial turf within the University City High School stadium to accommodate football, soccer, and field hockey events. In addition, the project proposes to replace the existing track surface with a synthetic track, as well as the inclusion of stadium lighting, a scoreboard,

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and an upgraded sound system. No increase in capacity is proposed, and the stadium would continue to serve the existing school population. No impact would result.

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

*No Impact.* The project site does not currently support housing. No impact would result.

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

*No Impact.* The proposed project would not displace substantial numbers of people. The site is currently used as a sports field for football, soccer, and field hockey events and no change in use is proposed.

### **5.14 Public Services**

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

- i. *Fire protection?*

*No Impact.* The City of San Diego Fire Department provides fire protection and safety services to the City of San Diego. The nearest fire station (Fire Station No. 35) is located at 4285 Eastgate Mall, approximately 1 mile north of the project site. The design of the proposed project must comply with Fire Department requirements and standards to ensure adequate access is provided. The project would not result in an increase in call volume or an increase in response to the area. The proposed project would not involve the closure of any surface streets that will increase the response time for Fire Protection services. Therefore, there would be no impact.

- ii. *Police protection?*

*No Impact.* The City of San Diego Police Department provides police protection and safety services to the City of San Diego. The nearest police station (the Northern Division) is located at 4275 Eastgate Mall, approximately 1 mile north

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of the project site. The project would not result in an increase in call volume or an increase in response to the area. The proposed project would not involve the closure of any surface streets that will increase the response time for Police Protection services. Therefore, there would be no impact.

*iii. Schools?*

**No Impact.** The proposed project entails upgrades to an existing sports field at University City High School and does not support an increase in student population. Since the project does not propose housing, impacts to existing schools or the need for additional schools would not result.

*iv. Parks?*

**No Impact.** The proposed project entails upgrades to an existing sports field at University City High School and does not support an increase in student population. It would not result in an increased demand for park space. No impacts would result.

*v. Other public facilities?*

**No Impact.** The proposed project entails upgrades to an existing sports field at University City High School. It would not result in an increased demand for any other public facilities. No impacts would result.

### **5.15 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?*

**No Impact.** The proposed project intends to enhance an existing school facility by providing artificial turf to replace the existing grass, a synthetic track to replace the existing dirt track, and the inclusion of stadium lighting, a scoreboard, and an upgraded sound system. The proposed project would not result in an increase in capacity or population, which would generate an increased demand for recreational uses. Therefore, there would be no impact.

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

*Less Than Significant Impact.* See Response 5.15-a. The proposed project would provide improvements to an existing school facility and is not intended to increase student population. The environmental impacts of the construction of the proposed project are addressed in this MND. Impacts would be less than significant.

### **5.16 Transportation/Traffic**—Would the project:

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

*Less Than Significant Impact with Mitigation Incorporated.* During construction, traffic would be generated by construction crews and equipment/material deliveries. It is expected that construction-related traffic would not create a substantial impact on traffic volumes or change traffic patterns on local streets in such a way that congestion and delay would be substantially increased. However, delays, hazards and congestion may result and have the potential to cause a substantial increase in traffic.

Implementation of mitigation measure M-TR-1 would minimize construction related impacts to traffic flow to a level below significance.

**M-TR-1** Prior to construction, a traffic control plan would be developed by the District's contractor in accordance with the City of San Diego traffic control guidelines and would specifically address construction traffic during periods of supply delivery or heavy equipment transport. The traffic control plan would address construction traffic at the affected intersections, and would specify access and traffic safety requirements during hours of operation. The traffic control plan would include signage and a flagger when necessary to allow heavy equipment transport along residential and local streets, and would also include parking and laydown areas for construction equipment and construction worker vehicles.

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Once construction is complete, the proposed project would not cause any increase in traffic. No increase in student enrollment is proposed as part of the project; therefore, no increase in daily trips would be generated and impacts would be less than significant.

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

***Less Than Significant Impact.*** See Response 5.16-a. Following construction, the proposed project would not result in any increase in daily trips and as a result would not exceed any level of service standards.

- 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?***

***No Impact.*** The project does not propose any use which will result in a change in air traffic patterns. Therefore, no impact would occur.

- d) *Substantially increase hazards due to a design feature or incompatible uses?***

***No Impact.*** The proposed project does not include the development or redesign of any roadways that would pose a hazardous threat due to a design feature. No impacts are expected.

- e) *Result in inadequate emergency access?***

***No Impact.*** Improvements to the existing field would be required to meet City standards for emergency access. The design of the proposed project will comply with Fire Department requirements and standards to ensure access is provided. The proposed project would not involve the closure of any surface streets that would increase the response time for emergency services. Therefore, there would be no impacts.

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

***No Impact.*** Following construction, players and spectators would utilize the University City High School parking lot and local pedestrian facilities as they currently do. As mentioned earlier, no increase in student enrollment is proposed as part of the project;

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therefore, no increased demand for public transit, bicycle, or pedestrian facilities would result. Therefore, there would be no impacts.

### **5.17 Utilities and Services Systems**—Would the project:

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

*No Impact.* The proposed project includes the construction of athletic facilities improvements. No increase in student enrollment is proposed, and therefore there would not be an increase in wastewater generation. The proposed project is not expected to exceed wastewater treatment requirements. No impacts would result.

**b) *Require or result in the construction of new water or wastewater treatment facilities or improvements of existing facilities, the construction of which would cause significant environmental effects?***

*No Impact.* See Response 5.17-a.

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

*Less Than Significant Impact.* The athletic facilities improvements are not expected to contribute a substantial amount of runoff to existing drainage facilities. The artificial turf field would consist of a vertical draining, porous base underneath a complete synthetic grass system, and would not result in additional runoff when compared to the existing grass field. As a result, no increase in runoff is expected to occur, and impacts would be less than significant.

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

*No Impact.* No additional demand on water supply is anticipated. Further, it is expected that the replacement of the existing grass field with artificial turf would result in a significant decrease in water demand, as the field would not require any regular watering. No impact would result.

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- 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?*

*No Impact.* See Response 5.17-a.

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

*Less Than Significant Impact.* The proposed project would generate a limited amount of solid waste during construction. Following construction, no increase in solid waste is anticipated since no increase in student enrollment is proposed. Impacts would be less than significant.

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

*Less Than Significant Impact.* The project would comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant.

### **5.18 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 facility or animal community, reduce the number or restrict the range of a rare or endangered facility or animal or eliminate important examples of the major periods of California history or prehistory?*

*Less Than Significant Impact.* As described in Section 5.4, the proposed project would not directly impact sensitive wildlife, plants or habitats. The proposed project does not 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 facility or animal community, reduce the number or restrict the range of a rare or endangered facility or animal or eliminate important examples of the major periods of California history or prehistory.

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

*Less Than Significant Impact with Mitigation Incorporated.* The project would not have impacts that are individually limited but cumulatively considerable. The proposed project would not increase the capacity of the existing school. Given that project impacts are less than significant – some with mitigation incorporated, cumulative impacts are not foreseen.

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

*Less Than Significant Impact with Mitigation Incorporated.* Based on the analysis above, it has been determined that there would be no significant direct or indirect effect on human beings with incorporation of the mitigation measures presented herein.

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**APPENDIX A**  
***Noise and Outdoor Lighting Assessment***  
***(Provided on Attached CD)***

**APPENDIX B**  
***Air Quality Technical Report***  
***(Provided on Attached CD)***

APPENDIX C

*Notice of Intent*

(Provided on Attached CD)

APPENDIX D

*Mitigation Monitoring and Reporting Program*

*(Provided on Attached CD)*