

## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

This Draft Environmental Impact Report (EIR) has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, as amended, and City of Oceanside requirements. This EIR addresses three potential alignments for the proposed Melrose Drive Extension Project (hereafter referred to as “Project”), which includes constructing an approximately 3,000-foot roadway segment to connect the existing terminus of Melrose Drive, at Spur Avenue, to North Santa Fe Road, as well as widening approximately 1,900 feet of the existing section of Melrose Drive, located south of North Santa Fe Avenue. Improvements to other roadways also would occur. This document contains relevant information to be used to evaluate the potential environmental effects of the Project alternatives.

### EXISTING SETTING

The Project is located on the eastern edge of the City, south of State Route (SR) 76 (Mission Avenue), and includes unincorporated land in the County. The Project area is bounded by Spur Avenue, on the north, and Sagewood Drive, on the south; it approximates Glenview Lane on the east and Old Colony Road and Guajome County Park on the west. The Project is located within an unsurveyed portion of Township 11 South, Range 4 West (U.S. Geological Survey [USGS], 7.5 Minute San Luis Rey Quadrangle).

The approximately 187-acre Project study area includes the area of potential effect (APE) for each of the three alternative alignments, as well as other parcels that may be directly or indirectly affected by Project implementation. The APE for each alignment includes the associated grading footprint, an associated 100-foot buffer, where applicable, and the adjacent parcel areas that could no longer meet the County of San Diego’s (County’s) septic setback requirements or are otherwise impacted. The Project study area includes a mix of land uses, such as a number of ranch-style residences, agricultural/commercial properties and open space within Guajome County Park and Rancho Guajome Adobe. Roads within the study area include Melrose Drive, Guajome Lake Road, Old Colony Road, North Santa Fe Avenue, Spur Avenue, Willowbrook Drive, Glenview Lane and Sagewood Drive.

The topography of the study area slopes gently downward in a generally north to northwesterly direction toward Guajome Lake. On-site elevations range from a low of 140 feet above mean sea level (AMSL) at Spring Creek at the southwest corner of the intersection of Melrose Drive and Spur Avenue to 330 feet AMSL at the top of the hill near the easternmost study area boundary at Glenview Lane. The natural slopes within the study area are generally less than 25-percent gradient, except the area surrounding the hill. Site drainage consists of moderately inclined westward trending gullies and streams.

Much of the study area is disturbed or otherwise developed with residential, commercial and agricultural uses, which are dominated by horticultural sites and disturbed and/or ornamental landscaping. Small pockets of Diegan coastal sage scrub also occur within the Project study area. The portions of Guajome County Park and Rancho Guajome Adobe within the study area

primarily support non-native grassland and wetland vegetation, including southern riparian forest and southern willow scrub.

Surrounding land uses include residential uses (including ranch-style residential uses with equestrian stables and riding rings), commercial (including Home Depot), commercial/agricultural uses (including Lake View Nursery and Green Paradise Farms), Mission Meadows Elementary School and open space park uses.

## **PROJECT DESCRIPTION**

Three alternative alignments for the extension of Melrose Drive are analyzed in this EIR (Alternatives A, B and C).

### **Project Features Common to All Alternatives**

Regardless of the selected alignment, Melrose Drive would be constructed to Six-Lane Major Arterial standards from Spur Avenue to North Santa Fe Avenue, and widened to Prime Arterial standards from North Santa Fe Avenue to Sagewood Drive. The roadway would consist of a 104-foot curb-to-curb width within a 124-foot right-of-way (ROW), with three lanes of traffic in each direction, separated by a raised median containing landscaping and sub drains. A Class II bike lane (5 feet minimum total width) and 5.5-foot-wide sidewalk would be located along both sides of Melrose Drive for the length of the Project. In addition, light standards would be located at approximately 400-foot intervals along the alignment for public safety.

The Project also would include the signalization of North Santa Fe Avenue at Melrose Drive. North Santa Fe Avenue would be improved to Four-Lane Major Arterial standards consisting of an 84-foot curb-to-curb width within a 112-foot ROW, with two lanes of traffic in each direction, separated by a raised median containing landscaping and sub drains. A Class II bike lane (5 feet minimum total width) and 5.5-foot-wide sidewalk would be located along both sides of North Santa Fe Avenue for the length of the improvements. The overall length of the North Santa Fe Avenue improvements would vary, depending on the alternative alignment.

Melrose Drive would span Guajome Lake Road, a 10-foot wide multi-purpose trail and a small drainage with a bridge. Road improvements also would occur at Guajome Lake Road and would consist of 28 feet of paving within a 60-foot ROW, with one lane of traffic in each direction. Each of the alternative alignments would have a different effect on the existing Old Colony Road and Glenview Lane (a private roadway). Improvements to Willowbrook Drive would include paving a 37-foot-wide section at Melrose Drive, tapering to a 20-foot-wide section. The overall length of the improvements to Guajome Lake Road and Willowbrook Drive would vary, depending on the alternative alignment.

The Project would include a 10-foot-wide, multi-purpose equestrian/pedestrian trail from Spur Avenue to Rancho Guajome Adobe. The soft-paved, multi-purpose trail would be located along the east side of Melrose Drive within the Project ROW. At-grade crossings would be provided at Spur Avenue, Guajome Lake Road and North Santa Fe Avenue. The Guajome Lake Road trail would be a 10-foot-wide equestrian trail along the south shoulder of the road and extend to the

west to enter Guajome County Park at an existing park pathway located southwest of the future Melrose Drive/Guajome Lake Road intersection. The Project would provide pedestrian access from an existing trail in the southeast corner of Guajome County Park to the sidewalk along the west side of Melrose Drive.

At North Santa Fe Avenue, two alternative trail connections to Rancho Guajome Adobe are proposed. The City would be responsible for the construction of one or both of these connections. With Alignment Option 1, an at-grade crossing of North Santa Fe Avenue would be provided at its intersection with Melrose Drive. The trail would then extend along the eastern side of Melrose Drive to Willowbrook Drive and along the north side of Willowbrook Drive to the right-angle turn of Willowbrook Drive, where it would connect to an existing trail. With Alignment Option 2, the trail would turn to the east and continue along the north side of the road to the existing signalized driveway access at the North Coast Church. After crossing North Santa Fe Avenue, the trail would continue into Rancho Guajome Adobe to the northwestern corner of the existing dirt parking lot. At that point, the trail would split, with one alignment heading south toward the adobe's west veranda and the other alignment running parallel with the property fence line to the main gate.

The Project would result in the loss of current emergency access to the north side of Guajome County Park from the trailhead located along Old Colony Drive. To replace this access, the Project would provide a curb cut to an existing trail located southwest of the Guajome Lake Road/Melrose Drive intersection. A 20-foot-wide, double-leaf pipe gate, along with a kiosk and informational signage, would be installed at this location.

Landscaping would be similar for all of the alternative alignments. Manufactured slopes and disturbed areas located adjacent to and/or visible from Guajome County Park and Rancho Guajome Adobe would be revegetated with a native hydro-seed mix and container stock to create native upland habitat. In addition, disturbed areas of parcels, acquired east of the Project, would be revegetated for erosion control. Bioretention areas or swales would be vegetated with native plants.

The raised median and street edge throughout the project limits would be permanently irrigated and landscaped with trees and non-native plants. Landscaping from Spur Avenue to North Santa Fe Avenue would match the existing thematic landscaping along Melrose Drive north of Spur Avenue, while landscaping south of North Santa Fe Avenue would match the existing thematic landscaping, south of North Santa Fe Avenue.

Noise barriers and retaining walls more than six feet in height would be landscaped with native and non-native plants, as appropriate.

The Project would replace the existing culverts under North Santa Fe Avenue. Guajome Creek would be conveyed under Melrose Drive at North Santa Fe Avenue in five box culverts. Two of the box culverts would provide wildlife corridors, except during high-water storm events. Storm drains also would be installed and electric, gas, telephone and cable lines would be relocated, as appropriate.

Project grading for the three alternatives would range between approximately 260,000 and 503,000 cubic yards (cy) of combined cut and fill, depending on the alternative alignment. Fill slopes located adjacent to Guajome County Park and Rancho Guajome Adobe would be undulating, with a 3:1 (horizontal to vertical) slope ratio. Parkland conversion areas would also be recontoured to achieve an undulating, 3:1 slope ratio. Cut slopes and all other fill slopes would have a 2:1 slope ratio.

Construction access to the Project area would be via existing area roadways; no new access roads would be constructed outside of the identified Project disturbance footprint. Any construction staging outside of the Project disturbance footprint would occur on currently disturbed lands adjacent to the proposed right-of-way, which ultimately would be revegetated and dedicated to Guajome County Park.

Environmental design measures have been incorporated into the Project and would be implemented during the grading and construction phases of the Project to reduce environmental effects and impacts related to biological resources; geology and soils; and hydrology and water quality.

### **Alternative A**

Alternative A, the central alternative, is designed to balance the Project's effect on Guajome County Park with its effect on private residences and agricultural/commercial businesses within the Project study area. The APE for Alternative A encompasses approximately 62.2 acres, including a total encroachment of 3.55 acres within Guajome County Park and Rancho Guajome Adobe. Alternative A would require the full take of 14 parcels.

With Alternative A, North Santa Fe Avenue would be improved from approximately 600 feet to the west of the Melrose Drive center line and approximately 800 feet to the east. Melrose Drive would span Guajome Lake Road with a 250-foot-long bridge. Improvements to Guajome Lake Road would extend approximately 500 feet to the west of the Melrose Drive center line and approximately 300 feet to the east. Old Colony Road would extend approximately 160 feet south from Guajome Lake Road. The road would include 28-foot-wide paving and end in a cul-de-sac. An access road would extend from the cul-de-sac to 2405 Old Colony Road (Assessor's Parcel Numbers [APNs] 15921034 and 15921035). Alternative A would not affect Glenview Lane. Improvements to Willowbrook Drive would include paving approximately 190 feet east of Melrose Drive.

### **Alternative B**

Alternative B, the eastern alternative, is designed to minimize the Project's effect on Guajome County Park, resulting in the greatest effect on private residences and agricultural/commercial businesses within the Project study area. The APE for Alternative B encompasses approximately 75.2 acres, including a total encroachment of 3.62 acres into Guajome County Park and Rancho Guajome Adobe. Alternative B would require the full take of 22 parcels.

Alternative B would improve North Santa Fe Avenue for a distance of approximately 850 feet to the west of the Melrose Drive center line and approximately 650 feet to the east. Melrose Drive would span Guajome Lake Road with a 245-foot-long bridge. Improvements to Guajome Lake Road would extend approximately 550 feet to the west of the Melrose Drive center line and approximately 250 feet to the east. Old Colony Road would no longer exist. Glenview Lane would no longer exist as a through street; the southern half would be removed. Improvements to Willowbrook Drive would include paving approximately 190 feet east of Melrose Drive.

### **Alternative C**

Alternative C, the western alternative, is designed to minimize the Project's effect on private residences and agricultural/commercial businesses, resulting in the greatest effect on Guajome County Park. The APE for Alternative C encompasses approximately 57.1 acres, including a total encroachment of 8.35 acres into Guajome County Park and Rancho Guajome Adobe. Alternative C would require the full take of seven parcels.

Alternative C would improve North Santa Fe Avenue for a distance of approximately 625 feet to the west of the Melrose Drive center line and approximately 800 feet to the east. Melrose Drive would span Guajome Lake Road with a 305-foot-long bridge. Improvements to Guajome Lake Road would extend approximately 300 feet to the west of the Melrose Drive center line and approximately 400 feet to the east. The southernmost portion of Old Colony Road would be removed. The Project would not affect Glenview Lane. Improvements to Willowbrook Drive would include paving approximately 235 feet east of Melrose Drive.

## **SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Based on the evaluation contained in this EIR, significant direct and/or cumulative impacts were found to be associated with the following issues: agricultural resources (direct), air quality and climate change (direct and cumulative), biological resources (direct), cultural resources (direct), hazardous materials (direct), land use (direct and cumulative), noise (direct), paleontological resources (direct), recreation (direct), traffic (direct), utilities (direct), and visual quality and aesthetics (direct and cumulative). Table ES-1 summarizes impacts, mitigation measures and levels of significance following mitigation from Section 4.0 of this EIR.

The following issues were determined to have no potential for significant adverse impacts: geology, hydrology/water quality, mineral resources, population and housing, public services and energy. These issues are discussed in Sections 4.2, Population and Housing, 4.6, Hydrology and Water Quality, and 7.0, Effects Found Not to Be Significant.

## **PROJECT ALTERNATIVES**

As required by CEQA, the EIR addresses alternatives to the Project that would reduce environmental impacts. As the primary objective of connecting the two existing termini of Melrose Drive can only be achieved by construction of a roadway, the three alignments (A, B and C) represent alternatives. To reduce impacts on wetlands, an alternative is considered which would construct a bridge in lieu of culverts to cross Guajome Creek.

Pursuant to CEQA, the EIR also considers a No Project Alternative that would retain the existing conditions.

The No Project Alternative consists of retaining the project site area in its present condition and involves no improvements. Accordingly, none of the identified Project impacts would occur, and the associated residential, agricultural, native habitat, parkland, and other areas would remain undisturbed. The implementation of the No Project Alternative would avoid all the significant impacts of Alternatives A, B, and C, including impacts to land use and planning, traffic, biological resources, noise, air quality and climate change, hazards and hazardous materials, visual quality and aesthetics, agricultural resources, cultural resources, paleontological resources, recreation, and public services utilities and service systems. While this alternative would eliminate all identified impacts associated with Alternatives A, B and C, it would not meet the project objective of improving traffic flow in the community. It would also be inconsistent with the goals of the City's and County's transportation plans, which anticipate the connection of Melrose Drive between SR-76 and North Santa Fe Avenue, along with the associated bicycle path/trail connections.

The Bridge Alternative consists of extending Melrose Drive from North Santa Fe Avenue to Spur Avenue with a bridge spanning over Guajome Creek. As a result of the bridge and the associated roadway elevation changes, additional improvements to the existing roadways north and south of the proposed extension would be required. The Bridge Alternative would reduce Project (Alternative A, B or C) impacts to biological resources but would increase visual and noise impacts due to the presence of an elevated bridge and roadway. These increases in noise and visual impacts could be mitigated to below a level of significance. All other Bridge Alternative impacts would remain the same as the proposed Project. The Bridge Alternative would meet the main Project objective of improving traffic flow in the community.

The No Project Alternative would be environmentally superior to the Project on the basis of minimization or avoidance of physical impacts to the environment. Section 15126.6(c) of the CEQA Guidelines, however, requires that if the environmentally superior alternative is the "No Project" alternative, the EIR must also identify another environmentally superior alternative among the other alternatives. The Bridge Alternative would be considered the most environmentally superior after the No Project Alternative, because of the reduction in impacts to biological resources.

**Table ES-1  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
<b>LAND USE</b>		
The Project would be inconsistent with land use plans, policies and regulations that apply to traffic, biological resources, noise, air quality and climate change, hazardous materials, cultural resources, paleontological resources, recreation and public utilities. (Direct)	<p><u>Mitigation measures associated with other impacts addressed in this EIR would serve to reduce land use impacts below a level of significance. These mitigation measures are listed below:</u></p> <ul style="list-style-type: none"> <li>• <u>Traffic – 1 and 2</u></li> <li>• <u>Biological Resources – 1 through 7</u></li> <li>• <u>Noise- 1 and 2</u></li> <li>• <u>Air Quality and Climate Change– 1</u></li> <li>• <u>Hazardous Materials – 1 and 2</u></li> <li>• <u>Cultural Resources – 1 through 6</u></li> <li>• <u>Paleontological Resources – 1 through 7</u></li> <li>• <u>Recreation – 1</u></li> <li>• <u>Public Utilities – 1 and 2</u></li> </ul>	Less than Significant (Direct)
The Project would be inconsistent with land use plans, policies and regulations that apply to community character and views from Guajome County Park and public roadways. (Direct and Cumulative)	<p>Mitigation measures associated with other impacts addressed in this EIR would serve to reduce land use impacts below a level of significance. These mitigation measures are listed below:</p> <ul style="list-style-type: none"> <li>• Traffic – 1 and 2</li> <li>• Biological Resources – 1 through 7</li> <li>• Air Quality and Climate Change – 1</li> <li>• Hazardous Materials – 1 and 2</li> <li>• Cultural Resources – 1 through 6</li> <li>• Paleontological Resources – 1 through 7</li> <li>• Recreation – 1</li> <li>• Public Utilities – 1 and 2</li> <li>• Visual Quality and Aesthetics – 1 and 2</li> </ul>	Significant (Direct and Cumulative)
The Project would be inconsistent with land use plans, policies and regulations that apply to loss of agricultural resources. (Direct)	No mitigation is proposed.	Significant (Direct)

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
<b>TRAFFIC</b>		
The Project would have a significant Year 2030 impact on the intersection of SR-76 and East Vista Way during the AM and PM peak hours. (Direct)	<u>Traffic - 1.</u> Prior to opening the proposed extension, the City shall add a third eastbound and westbound through lane and a second eastbound right-turn lane, provide northbound dual right-turn and left-turn lanes, and provide a southbound exclusive right-turn lane at the SR-76/East Vista Way intersection, to the satisfaction of Caltrans and the County Engineer. Because roadway improvement plans have not been developed, the impacts are not assessed in this EIR and subsequent environmental review shall be required for these improvements, to the satisfaction of the Director of the City Planning Department.	Less than Significant <sup>1</sup> (Direct)
Alternative A would require an export period of 26 weeks; Alternative B an export period of 76 weeks, and Alternative C an export period of one week. Construction traffic associated with materials export would result in a temporary direct impact to roadway segments and intersections. (Direct)	<u>Traffic - 2.</u> A construction traffic analysis shall be incorporated into the Construction Management Plan, to the satisfaction of the City Engineer. The Project contractor shall implement the Construction Management Plan to ensure that construction activities would comply with City requirements. The traffic portion of the Construction Management Program shall include, but not be limited to: <ul style="list-style-type: none"> <li>• Staging and timing of the Project (including duration of grading and export)</li> <li>• Limitations on truck traffic during peak hours, as necessary</li> <li>• Traffic flows and movements (including construction crew, supply delivery and import/ export of soils material)</li> <li>• Road safety issues</li> <li>• Emergency arrangements</li> <li>• Bicycle and pedestrian access and crossings</li> </ul>	Less than Significant (Direct)

<b>Table ES-1 (cont.) SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION</b>		
<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
<b>BIOLOGICAL RESOURCES</b>		
<p>Alternative A would impact 7.0 acres of sensitive vegetation communities; Alternative B 6.14 acres of sensitive vegetation communities; and Alternative C 9.88 acres of sensitive vegetation communities. (Direct)</p>	<p><u>Biological Resources – 1.</u> Prior to clearing, grubbing or grading, impacts to southern riparian forest, southern willow scrub (including disturbed), freshwater marsh, cismontane alkali marsh and mule fat scrub shall be mitigated at a 3:1 ratio through creation and enhancement of suitable habitat in consultation with the Corps, CDFG and County as shown in Table 4.4-10. If feasible, wetland habitat mitigation would occur within Guajome County Park or Rancho Guajome Adobe. If mitigation cannot occur in either of these areas, it shall take place at an approved mitigation bank in consultation with the County and resource agencies.</p> <p><u>Biological Resources - 2.</u> Prior to clearing, grubbing or grading, impacts to saltgrass grassland shall be mitigated at a 3:1 ratio through creation and enhancement of suitable habitat or acquisition of suitable credits at an approved mitigation bank in consultation with the County and resource agencies</p> <p><u>Biological Resources – 3.</u> Prior to clearing, grubbing or grading, impacts to Diegan coastal sage scrub (including disturbed) and non-native grassland shall be mitigated at a 2:1 and 0.5:1 ratio, respectively, through creation and enhancement of suitable habitat or acquisition of suitable credits at an approved mitigation bank in consultation with the County and resource agencies. <u>In addition, the City shall obtain approval from the County’s Board of Supervisors to use a portion of the County’s allocation of the five percent take allowance of Diegan coastal sage scrub prior to clearing, grubbing or grading.</u></p> <p><u>Biological Resources – 4.</u> Prior to clearing, grubbing or grading, impacts to Corps, CDFG and County RPO jurisdictional areas including southern riparian forest, southern willow scrub (including disturbed), freshwater marsh, cismontane alkali marsh and mule fat scrub shall be mitigated at a 3:1 ratio (Tables 4.4-11, 4.4-12 and 4.4-13, respectively) through creation and enhancement of suitable habitat in consultation with the Corps, CDFG and County. If feasible, mitigation for jurisdictional impacts would occur within Guajome County Park or Rancho Guajome Adobe. If mitigation cannot occur in either of these areas, it shall take</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
	<p>place at an approved mitigation bank in consultation with the County and resource agencies.</p> <p><u>Biological Resources – 89.</u> Prior to clearing, grubbing or grading, construction and construction staging area limits shall be clearly demarcated with temporary construction (orange blaze) fencing under the supervision of a qualified biologist to ensure that construction activity remains within the defined limits of work. This fencing shall demarcate areas where human and equipment access and disturbance from grading are prohibited. All site preparation near these interfaces shall be monitored by a qualified biologist during construction activities. A qualified biologist shall inspect the demarcated areas during regularly scheduled construction monitoring visits.</p>	
<p>Areas disturbed during Project implementation would be susceptible to colonization by highly invasive non-native plants. (Direct)</p>	<p><u>Biological Resources – 56.</u> Prior to clearing, grubbing or grading, a landscape plan shall be prepared, to the satisfaction of the Directors of the City Planning Department, County Department of Planning and Land Use, and County Department of Parks and Recreation. The landscape plan shall avoid installation of plant species included in the California Invasive Plant Inventory prepared by the California Invasive Plant Council (Cal-IPC 2006) and/or in Table 5-5, Common Invasive Plant Species Prohibited for Planting within 1,000 Feet of Preserve Areas Within the Wildlife Corridor Planning Zone, in the <u>Draft Oceanside Subarea HCP (City 20102009)</u>. Any landscaping within existing or proposed County parklands shall consist solely of native species and shall be subject to approval by the Director of the County Department of Parks and Recreation.</p>	<p>Less than Significant (Direct)</p>
<p>Project construction would indirectly and directly impact habitat used by the coastal California gnatcatcher, least Bell’s vireo and tree nesting raptors. (Direct)</p>	<p><u>Biological Resources – 5. Direct and indirect loss of sensitive animal species habitat shall be mitigated through implementation of Mitigation Measures Biological Resources – 1, 2, and 3. Evidence that all applicable federal and state endangered species permits have been obtained shall be provided to the City prior to issuance of any grading permit.</u></p> <p><u>Biological Resources – 67.</u> No grubbing, clearing or grading shall occur within 500 feet of occupied Diegan coastal sage scrub during the breeding season of the coastal California gnatcatcher, least Bell’s vireo or tree-nesting raptors as defined in Table 4.4-14. All grading permits and improvement plans shall specify these restrictions.</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
	<p>If grubbing, clearing or grading must occur during the coastal California gnatcatcher, least Bell’s vireo and/or raptor breeding season, a pre-grading survey shall be conducted within <u>10 calendar days prior to the start of construction</u> <del>three days prior to grading</del> to determine if these species occur within the areas directly impacted by grading or indirectly impacted by noise. <u>The results of this survey must be submitted to the City for review and approval prior to initiating any construction activities.</u> If there are no sensitive avian species nesting (includes nest building or other breeding/nesting behavior) within this area, development shall be <u>allowed to proceed.</u> <del>If there are no sensitive avian species nesting (includes nest building or other breeding/nesting behavior) within this area, development shall be allowed to proceed.</del> However, if any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after September 15; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint (not within existing open space [i.e., Guajome County Park and/or Rancho Guajome Adobe]) to reduce noise levels below 60 dB L<sub>eq</sub> or ambient (if ambient is greater than 60 dB L<sub>eq</sub>). Alternatively, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB L<sub>eq</sub> or ambient in lieu of or in concert with a wall or other sound attenuation barrier.</p>	
<p>The proposed project would directly impact migratory bird breeding through the clearing of associated habitat. (Direct)</p>	<p><u>Biological Resources – 78.</u> To ensure compliance with the MBTA, clearing of native vegetation shall occur outside of the breeding season of migratory birds, as specified in Table 4.4-14. Clearing during the breeding season of MBTA-covered species (migratory birds that are native to the U.S. or its territories) could occur if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present within three days prior to clearing. A pre-grading survey shall be conducted to determine if breeding or nesting MBTA-covered avian species occur within areas directly affected by grading or indirectly affected by noise. If any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) the nest is abandoned or the young have fledged or (2) after July 31.</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	<u>Biological Resources – 89.</u> Prior to clearing, grubbing or grading, construction and construction staging area limits shall be clearly demarcated with temporary construction (orange blaze) fencing under the supervision of a qualified biologist to ensure that construction activity remains within the defined limits of work. This fencing shall demarcate areas where human and equipment access and disturbance from grading are prohibited. All site preparation near these interfaces shall be monitored by a qualified biologist during construction activities. A qualified biologist shall inspect the demarcated areas during regularly scheduled construction monitoring visits.	
<b>NOISE</b>		
Project traffic noise levels would directly impact sensitive receptors, including existing residences, future residences, parks, biological open space, and sensitive bird species. (Direct)	<u>Noise – 1.</u> Prior to opening of the proposed Melrose Drive extension, the City shall construct noise barriers along the proposed Melrose Drive extension. The heights of required walls may vary from 5 to 7 feet, as illustrated on Figures 4.7-1 through 4.7-3 and Tables 4.7-2 to 4.7-4 of the EIR, dependent upon the ultimate alignment selection, unless subsequent noise analysis is performed that indicates alternative heights and/or locations would achieve the applicable standard. Barriers shall be constructed to the satisfaction of the Director of the City Planning Department and the Director of the County Department of Planning and Land Use.	Less than Significant (Direct)
Future traffic noise levels would directly impact residences, open space, and Spring Creek Park located north of Spur Avenue. Also, future traffic noise levels would directly impact a residence and Rancho Guajome Adobe County Park to the south of North Santa Fe Avenue. (Direct)	<u>Noise – 2.</u> Prior to opening of the proposed Melrose Drive extension, the City shall construct sound attenuation barriers along Melrose Drive from Spur Avenue to SR-76 and from Sagedwood Drive to North Santa Fe Avenue (refer to Figures 4.7-4 to 5), to the satisfaction of the Director of the City Planning Department. These barriers shall range from 5 to 12.5 feet tall, as indicated in Table 4.7-5.	Less than Significant (Direct)
Project construction activities would result in a short-term, temporary increase in the ambient noise level in the immediate area of construction that could significantly impact sensitive bird species.	To mitigate for potential construction noise impacts to sensitive bird species, the applicant shall complete mitigation measure Biological Resources - 4.	Less than Significant

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
<b>AIR QUALITY AND CLIMATE CHANGE</b>		
Construction-related vehicle/equipment emissions and fugitive dust impacts related to criteria air pollutants (Direct and Cumulative)	<p><u>Air Quality and Climate Change– 1.</u> Prior to grading, the following measures shall be included in the notes of the grading plan and implemented during construction, to the satisfaction of the City Engineer:</p> <ul style="list-style-type: none"> <li>• Adhere to BMPs, which shall include the application of water on disturbed soils three times per day (3.2-hour watering interval), covering haul vehicles, replanting disturbed areas as soon as practical, and restricting vehicle speeds on unpaved roads to up to 15 miles per hour or less, to control fugitive dust.</li> <li>• All paved streets from which site access is taken shall be swept on a daily basis to remove dirt carried from the site to the street in order to keep vehicles from pulverizing the dirt into fine particles.</li> <li>• All vehicles shall be covered with tarps when hauling dirt to or from the site on public roadways, unless additional moisture is added to prevent material blow-off during transport.</li> <li>• During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction activity.</li> <li>• During grading activities, chemical soil stabilizers shall be applied to inactive areas to reduce fugitive dust emissions where applicable.</li> <li>• During construction activities, contractor shall ensure that all equipment on-site will not idle for more than five minutes.</li> <li>• Contractor shall adhere to all San Diego Air Pollution Control District (SDAPCD) Rules and Regulations.</li> <li>• Contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board.</li> <li>• Disturbed areas shall be limited to 9.0 acres per day.</li> </ul>	Less than Significant (Direct and Cumulative)
Construction-related impacts associated with greenhouse gas emissions would be significant. (Direct and Cumulative)	No mitigation beyond Air Quality and Climate Change – 1 is proposed.	Significant (Direct and Cumulative)

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
<b>HAZARDS AND HAZARDOUS MATERIALS</b>		
Impacts associated with the potential to encounter an underground storage tank (UST) and/or related contamination from unreported release(s) on the Omori Farms site could be significant. (Direct)	<u>Hazards/Hazardous Materials - 1.</u> Upon ROW acquisition of Assessor’s Parcel Numbers 15940021 and 15911247 and prior to grading, a geophysical survey and/or hand excavation program shall be conducted at the potential UST site within the former Omori Farms property, to the satisfaction of the County Department of Environmental Health (DEH). If this program identifies the potential occurrence of USTs, associated contamination or other related issues, a Registered Engineer or Professional Geologist shall complete a Soil Management Plan prior to Project construction that provides guidance and procedures for: (1) identifying contaminated soils; (2) segregating and sampling soil generated during construction activities; (3) identifying proposed public access to the site that could be affected by the presence of contaminated soils; (4) defining disposal requirements for soil transported off site; and (5) obtaining an approved permit from DEH to remove USTs from the site. If unknown contamination or other buried hazards are encountered during grading, remediation must be carried out under the oversight of the DEH Voluntary Assistance Program (VAP) program. Evidence of satisfaction of the above condition shall consist of a letter to the City from the DEH VAP (or other applicable oversight agency) providing concurrence on the content of the plan, and a letter to the City from a Registered Engineer or Professional Geologist indicating that they will provide appropriate oversight to ensure implementation of the plan during site development activities.	Less than Significant (Direct)
Demolition of existing residential and agricultural structures could result in the release of asbestos-containing materials (ACMs) and/or lead-based paint (LBP). (Direct)	<u>Hazards/Hazardous Materials -2.</u> Prior to demolition, an evaluation of the potential occurrence of ACMs and LBP shall be conducted for applicable on-site residential, agricultural and/or other structures, to the satisfaction of DEH. Specifically, the following investigations shall be required: <ul style="list-style-type: none"> <li>• With respect to ACMs, a survey shall be performed to determine the presence or absence of ACMs in applicable on-site structures. Suspect materials that will be disturbed by demolition activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by California Division of Occupational Safety and Health (Cal/OSHA) pursuant to regulations implementing subdivision (b) of Section 9021.5 of the California Labor Code, who shall have taken and passed an EPA-approved Building</li> </ul>	Less than Significant (Direct)

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
	<p>Inspector Course. Should regulated ASMs be found, they shall be handled in compliance with the SDAPCD Rule 361.145 - Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed and stamped statement from the person certified to complete the facility survey indicating that the survey has been completed, and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.</p> <ul style="list-style-type: none"> <li>• With respect to LBP, a survey shall be performed by a California Department of Health Services-certified lead inspector/risk assessor to determine the presence/absence of LBP in applicable on-site structures. All lead-containing materials scheduled for demolition shall comply with applicable SDAPCD regulations for demolition methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations.</li> </ul>	
<b>VISUAL QUALITY AND AESTHETICS</b>		
Noise barriers associated with Alternative C, especially if constructed as free-standing walls, would impact views from trails within the northwestern portion Guajome County Park. Proposed noise barrier mitigation along all three alternatives would have a significant visual impact to the views from Melrose Drive between Spur Avenue and Old Ranch Road. (Direct and Cumulative)	<p><u>Visual Quality and Aesthetics – 1.</u> Prior to construction of noise walls along Melrose Drive north of Spur Avenue, the City shall negotiate with the appropriate Home Owners Association(s) the placement of noise barriers along the property lines of APN 15777052, 15777054-15777062, 15777064-15777068, to the satisfaction of the City Director of the Planning Department. This will allow (1) the height of the noise walls to be reduced relative to the requirements specified in Section 4.7, due to topographic considerations, and (2) landscaping to be used to screen views of the walls.</p> <p><u>Visual Quality and Aesthetics – 2.</u> A comprehensive landscape plan and noise attenuation wall design specifications (e.g., materials and color) designed to soften the visual impact of noise attenuation barriers shall be prepared and approved concurrent with the final roadway implementation plans. Landscaping and wall design shall be subject to approval by the Director of the City Planning Department and Director of the County Department of Parks and Recreation prior to installation. Design elements of the landscape plan shall include, but not be limited to the following (where feasible):</p>	Significant (Direct and Cumulative)

<b>Table ES-1 (cont.) SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION</b>		
<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	<ul style="list-style-type: none"> <li>• Construction of combination berm and wall noise barriers in Guajome County Park;</li> <li>• Planting of native landscaping to obscure views of noise walls in Guajome County Park and Rancho Guajome Adobe; and</li> <li>• Planting of non-native landscaping to obscure views of noise walls from Melrose Drive, north of Spur Avenue.</li> </ul>	
<b>AGRICULTURAL RESOURCES</b>		
Project implementation would result in the loss of approximately 26.68 acres of important and viable agricultural resources for Alternative A; 27.31 acres of important agricultural resources for Alternative B; and 30.06 acres of important agricultural resources for Alternative C. (Direct)	No on- or off-site mitigation is proposed, and the preservation of adequate on-site mitigation areas for any of the three alternative alignments may not be feasible.	Significant (Direct)
<b>CULTURAL RESOURCES</b>		
Habitat restoration activities that would involve ground disturbance may result in significant impacts to cultural resources. (Direct)	<u>Cultural Resources – 1.</u> If habitat restoration activities that would involve ground disturbance are proposed, a qualified archaeologist shall conduct a record search and field survey to determine the potential for presence of historical and/or archaeological resources and make recommendations for avoidance, testing or monitoring, as appropriate. Any such recommendations shall be implemented to the satisfaction of the Director of the City Planning Department.	Less than Significant (Direct)
Impacts to site CA-SDI-12,736/SDM-W-5107A would be significant if the site is present within the area of Project disturbance. (Direct)	<u>Cultural Resources – 2.</u> Prior to disturbance of APN 15909026, a qualified archaeologist shall relocate CA-SDI-12,736/SDM-W-5107A to ensure the site will not be affected. If CA-SDI-12,736/SDM-W-5107A is relocated within the area of disturbance, limited testing shall be accomplished to confirm the presence or absence of the site. If the site is an historical resource or unique archaeological resource, then a research design and data recovery program shall be carried out by a qualified archaeologist, to the satisfaction of the Director of the City Planning Department.	Less than Significant (Direct)

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
Impacts to site SDM-W-3934 would be significant, if the site contains significant historical and/or unique archaeological resources. (Direct)	<u>Cultural Resources – 3.</u> Upon ROW acquisition of APN 15911229 and prior to grading, a field check for SDM-W-3934 shall be conducted by a qualified archaeologist to determine the condition and integrity of the site, and to evaluate the site’s significance. Limited subsurface testing may be necessary to make this determination. If the site is an historical resource or unique archaeological resource, then a research design and data recovery program shall be carried out by a qualified archaeologist, to the satisfaction of the Director of the City Planning Department.	Less than Significant (Direct)
Significant impacts could occur if unknown cultural resources are discovered during grading of these or other areas. (Direct)	<p><u>Cultural Resources – 4.</u> Prior to grading, after demolition and removal of all structures, a supplemental survey of the selected alignment alternative and acquired parcels shall be conducted by a qualified archaeologist and Native American monitor. All archaeological sites identified as a result of the supplemental survey shall be evaluated for integrity and significance. A research design and data recovery program shall be carried out by a qualified archaeologist for historical resources or unique archaeological resources, to the satisfaction of the Director of the City Planning Department.</p> <p><u>Cultural Resources – 5.</u> Prior to grading for the project, the City shall retain a qualified archaeological monitor and Native American monitor to implement the archaeological monitoring program described below. A qualified archaeological monitor is defined as an individual who has experience in the collection and evaluation of cultural resource materials, and who is working under the supervision of a qualified archaeologist. Mitigation conditions shall be placed on Project grading plans.</p> <p>A. The archaeological monitor and Native American monitor shall attend any preconstruction meetings with the Grading Contractor and/or Construction Manager to make comments and/or suggestions concerning the archaeological monitoring program. The requirement for archaeological monitoring shall be noted on the Project construction drawings.</p> <p>B. The archaeological monitor and Native American monitor shall be present on-site full-time during grading and/or other ground altering activities of native soils to identify any evidence of archaeological resources (e.g., faunal remains, pottery, stone tools, charcoal deposits, historic artifacts, etc.).</p>	Less than Significant (Direct)

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	<p>C. If artifacts are found, the archaeological monitor shall be empowered to divert, direct or temporarily halt excavation equipment in the area of discovery to allow evaluation and recovery of potentially significant archaeological resources. The archaeological monitor shall immediately notify City staff of such finding at the time of discovery. The City shall respond to the finding within 24 hours and shall approve recovery and evaluation procedures to be performed. The archaeological monitor, with assistance if necessary, shall examine, recover and evaluate the significance of any newly discovered archaeological resources consistent with current professional standards, before grading activities will be allowed to resume. If artifacts of Native American origin are discovered, the Native American monitor shall be consulted to aid in evaluating significance. For historical resources or unique archaeological resources, a research design and data recovery program shall be prepared and carried out to mitigate impacts to the satisfaction of the Director of the City Planning Department, before grading activities in the area of discovery will be allowed to resume. Any human remains of Native American origin and items associated with Native American burials shall be turned over to the appropriate Native American group for reburial in accordance with Section 5097.98 of the Public Resources Code and Section 7050.5 of the Health and Safety Code.</p> <p>D. All cultural materials collected shall be cleaned and cataloged. All artifacts shall be analyzed to identify function and chronology, as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate. All newly discovered archaeological sites shall be recorded with the South Coastal Information Center.</p> <p>E. A monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to the Director of the City Planning Department for approval within three months following termination of the archaeological monitoring program. For historical resources and unique archaeological resources, a research design and data recovery program shall be included as part of the evaluation report. A mitigation report for historical resources or unique archaeological resources, if required, shall</p>	

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	<p>also be submitted to the Director of the City Planning Department. Finally, any cultural materials recovered as the result of the archaeological monitoring program, with the exception of human remains of Native American origin and items associated with Native American burials, shall be <u>curated at a San Diego County facility that meets federal standards per 36 CFR Part 79. The collections and associated records shall be transferred, including title, to an appropriate curation facility in San Diego County, accompanied by payment of the fees necessary for permanent curation. Evidence shall be submitted to Director of the City Planning Department in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</u> <del>donated to a qualified scientific institution, where they will be afforded long-term preservation to allow future scientific study. The archaeological monitor shall submit a letter of acceptance to the Director of the City Planning Department from the qualified institution.</del></p>	
<p>Significant impacts could occur if human remains are discovered during grading. (Direct)</p>	<p><u>Cultural Resources – 6.</u> If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

Significant Impacts	Mitigation Measures	Significance of Impacts After Mitigation
<b>PALEONTOLOGICAL RESOURCES</b>		
<p>Grading/excavation in previously undisturbed areas of the high-sensitivity Santiago Formation could result in significant impacts to paleontological resources. (Direct)</p>	<p><u>Paleontology – 1.</u> Monitoring shall be conducted by a Qualified Paleontologist or Paleontological Resources Monitor under the supervision of the Qualified Paleontologist. A Qualified Paleontologist is defined as an individual with a Ph.D. or M.S. degree in paleontology or related field who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques. A Paleontological Resources Monitor is defined as an individual with at least one year of experience in field identification and collection and salvage of fossil materials and who is working under the supervision of a Qualified Paleontologist.</p> <p><u>Paleontology – 2.</u> The Qualified Paleontologist shall attend the pre-grading or pre-construction meeting to discuss grading plans and consult with the grading and excavation contractors regarding the potential location and nature of paleontological resources and associated monitoring/recovery operations.</p> <p><u>Paleontology – 3.</u> The Qualified Paleontologist or Paleontological Resources Monitor shall be on-site full-time during all grading/excavation activities involving previously undisturbed areas of the Santiago Formation to inspect for well-preserved fossils.</p> <p><u>Paleontology – 4.</u> In the event that well-preserved fossils or other unearthed paleontological resources are found, the Qualified Paleontologist or Paleontological Resources Monitor shall implement appropriate salvage operations, potentially involving simple excavation, plaster-jacketing of large and/or fragile specimens, or quarry excavations for richly fossiliferous deposits. The Qualified Paleontologist or Paleontological Resources Monitor shall have the authority to divert, direct or temporarily halt construction activities in the area of discovery to allow evaluation and recovery of fossil remains in a timely fashion.</p> <p><u>Paleontology – 5.</u> The Qualified Paleontologist or Paleontological Resources Monitor shall record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	<p>paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.</p> <p><u>Paleontology – 6.</u> Paleontological resources collected during the monitoring and salvage program shall be cleaned, sorted, repaired, stabilized, and cataloged to a point of identification, pursuant to acceptable industry standards. Curation of prepared fossil remains, typically involving scientific identification and cataloguing of specimens, and entry of data into one or more accredited institutional databases, shall occur. Transfer and deposit of cataloged fossil remains, along with copies of all pertinent field notes, photos and maps, shall occur to an accredited scientific institution in California that houses paleontological collections for archival storage and/or display (such as the San Diego Natural History Museum).</p> <p><u>Paleontology – 7.</u> A final report shall be prepared to summarize the results of the mitigation program, including field and laboratory methods, stratigraphic units encountered, and the nature and significance of recovered paleontological resources. The final report also shall include appropriate graphics to document the stratigraphy and precise fossil collecting localities.</p>	
<b>RECREATION</b>		
<p>Significant impacts would occur as a result of the loss of parkland. Specifically, 3.55 acres of parkland would be lost under Alternative A, 3.62 acres would be lost under Alternative B and 8.35 acres would be lost under Alternative C. (Direct)</p>	<p><u>Recreation - 1.</u> Prior to grading, the City shall acquire developed land contiguous to Guajome County Park and/or other appropriate areas to compensate for parkland taken by the proposed project, subject to approval by the Director of the County Department of Parks and Recreation. Appropriate land shall not include features such as graded slopes, noise walls, or drainage conveyances. The land shall be equal to the area of park impacted to parkland. The acquired land shall be deeded to the County. The acquired land shall be recontoured and vegetated with native habitat (e.g. coastal sage scrub) to prevent a loss in the ecological functions and values associated with the existing parkland system, to the satisfaction of the Director of the County Department of Parks and Recreation.</p> <p>Vegetation shall be in accordance with a Revegetation Plan prepared in accordance with the County's most current Report Format and Content Requirements for</p>	<p>Less than Significant (Direct)</p>

**Table ES-1 (cont.)  
SUMMARY OF SIGNIFICANT IMPACTS AND PROPOSED MITIGATION**

<b>Significant Impacts</b>	<b>Mitigation Measures</b>	<b>Significance of Impacts After Mitigation</b>
	Revegetation Plans and approved by the County and City. The Revegetation Plan shall address the following: responsible parties, types and areas of habitat to be revegetated, functions and values of habitat to be revegetated, planting and seeding methods, irrigation, maintenance, and monitoring. In addition, success criteria shall be established for native plant cover, weed cover, species diversity and recruitment, survivorship, and plant density. Monitoring of the revegetation area shall be conducted for a minimum of five years unless success criteria are met prior to the five-year period.	
<b>PUBLIC UTILITIES AND SERVICE SYSTEMS</b>		
The Project may conflict with existing water and wastewater infrastructure, which would be considered a significant impact. (Direct)	<u>Public Utilities – 1.</u> Prior to grading, the City shall require preparation of a Utility Location and Assessment Program to ensure Project construction will not compromise the integrity or access to existing utilities, to the satisfaction of the City Engineer or the Water Utilities Director. The Utility Location and Assessment Program shall include, but not be limited to, location of existing utilities, evaluation of Project impacts and identification of appropriate recommendations. Recommendations may include, but not be limited to, replacing existing pipes and/or manholes, structurally reinforcing existing pipes or raising existing pipes to a standard depth at the new elevation.	Less than Significant (Direct)
The Project could impact existing San Diego Gas and Electric (SDG&E) facilities, which would result in a significant impact. (Direct)	<u>Public Utilities – 2.</u> Prior to finalization of Project design, the City shall resolve any conflicts with gas and electric facilities, to the satisfaction of SDG&E.	Less than Significant (Direct)

<sup>1</sup>Additional environmental analysis required to determine if wetland impacts can be adequately mitigated to allow construction of roadway improvements.