

APPENDIX - I

PRELIMINARY ENVIRONMENTAL ASSESSMENT MEMORANDUM



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: January 12, 2015

TO: Tina Huang, CIP Preliminary Engineering and Program Coordination, PI Division

FROM: Carrie Purcell, Principal Planner, via Environmental and Permitting Support, PI Division

SUBJECT: Preliminary Environmental Assessment for *AC Water Group 1019*, Internal Order No. 21002242

The Environmental Permitting Section (EPS) has reviewed the project information and prepared the following preliminary environmental assessment (PEA) for the *AC Water Group 1019* project. The PEA request form and location map have been provided for review (attached), and this is a discussion about the issues involved, which may include some recommendations about the need for additional information and possible steps necessary to move the project forward as it relates to environmental items and permitting.

NOTE: This assessment is intended for use by Public Works staff only, and should not be forwarded to other reviewing departments or agencies (e.g., Development Services). Consult EPS staff directly for assistance with updating or converting the content of this document into appropriate regulatory submittal documentation.

PROJECT DESCRIPTION

The project would replace-in-place approximately 6,628 linear feet (LF) of 8-inch asbestos cement (AC) water main with 8-inch polyvinyl chloride (PVC) piping and 10,181 LF of 6-inch AC water main with 8-inch PVC piping via open trench method of construction. Replacement of the water mains would require a trench width of three feet and trench depth of four feet (same depth as the existing mains). Construction is targeted to start June 2016 and end February 2018, and funding would come from annual allocations.

The project is located within the Mid-City: Eastern Area Community Plan area (Council District 4), and would affect portions of the following streets: Dafter Place, Drafter Drive, Deaton Drive, Genesta Street, 50th Street, Fir Street, Oakshire Court, Westover Place, Elm Street, Date Place,

Date Street, Marilou Road, 49th Street, Duval Street, 48th Street, Tilden Street, Brookline Street, Federal Boulevard, Euclid Avenue, and Altadena Avenue.

ENVIRONMENTALLY SENSITIVE LANDS

The following subsections contain analyses of potential project impacts to environmentally sensitive lands (ESL), which could result in the need for City and/or Resource Agency permits.

Biological Resources

This project lies entirely within urban developed areas, is not adjacent to the City's Multi-Habitat Planning Area (MHPA) or any natural resource/open space areas, and should not require any biological studies or monitoring during construction.

Action: Any street tree work should be cleared through the General Services Urban Forestry Section at 619-527-7500. Any landscaping will be subject to the City's Landscaping requirements found at

<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf>.

Steep Slopes, Coastal Bluffs or Beaches

This project does not involve impacts to Steep Hillside, Coastal Bluffs or Beaches, as defined in the Land Development Code's ESL Regulations.

Historical Resources

The project is not located within a historical sensitivity area, and all work is occurring within previously disturbed soils (i.e. existing trenches). The project should not impact buried archaeological resources. The City's standard specifications include provisions for discoveries during construction.

Historic Districts and Landmarks

The project does not propose modification, reconstruction, and/or replacement of a structure over 45 years old.

Any improvements that would require the removal of sidewalks and/or curbs would need to consider and/or avoid historic sidewalk stamps (45 years or older) should they exist. The preservation of such stamps could be accomplished through careful removal and/or relocation, as well as aesthetic integration (concrete scoring patterns, color, etc.) or other features as per City standards (SDG-115).

Action: Standard specifications identified by the Greenbook specifications could satisfactorily address the issue.

Paleontological Resources

Paleontological resources would not likely be impacted as excavation would not equal to or exceed a depth of 10 feet in an undisturbed moderate or high sensitivity formation. All work is also occurring within previously disturbed soils. However, further review by DSD will determine if there are documented paleontological discoveries near the project.

WATER QUALITY / STORM WATER

There are two potential permits: the Municipal Permit and the General Construction Permit. The permits have requirements for the design and construction phases based on the type, size, duration, and location of your project.

Design Phase Requirements:

This project is exempt from permanent storm water Best Management Practices (BMPs) per the Storm Water Requirements Applicability Checklist (Form DS-560).

Action: Check Box #2 in Part A and Box #1 in Part C of the DS-560 form. Please contact EPS if you would like assistance filling out this form.

This project is not subject to the Hydromodification Management Plan (HMP) requirements according to the decision tree in the Standard Urban Storm Water Mitigation Plan (SUSMP).

Construction Phase Requirements:

Since the project is considered maintenance of an existing linear utility project, it is not subject to the General Construction Permit.

Action: Check Box #6 in Part D of Form DS-560. The contractor must prepare a Water Pollution Control Plan (WPCP) compliant with the Municipal Storm Water Permit prior to construction and preferably prior to the pre-construction meeting.

Construction site priority:

Based on the land disturbance equations, this project's disturbance totals 1.16 acre. Therefore, it will likely be a medium priority project.

Action: Check Box # 2 in Part E of Form DS-560. However, before final design the acreage should be recalculated. Contact EPS for assistance.

GREENHOUSE GAS EMISSIONS

Since your project is likely to be exempt from CEQA, greenhouse gas (GHG) emissions levels would not apply.

PUBLIC HEALTH AND HAZARDOUS SITES

The project does not occur within the hazardous areas identified by the Environmental Services Department's (ESD) GIS map layer.

Within 1,000 ft of the project:

There is one burn site/landfill located adjacent to the project area identified as Webster Elementary. Please see the attached Geotracker Site Listings Map for the exact location.

There are five leaking underground storage tank (LUST) cases documented within 1,000 feet of the project, and four permitted underground storage tanks.

Action: A listing of these cases and the addresses is attached. All cases, including closed ones, have the potential to contain contaminated soil or groundwater and could potentially be harmful to human health and the environment if disturbed. Appropriate references to the potential to encounter contaminated soil or groundwater or other regulated wastes should be included in construction specifications in the case that contaminated materials are encountered. Although not required, any boring or geotechnical reports done prior to construction would be helpful for potential bidders to determine costs associated with dewatering and/or contaminated soil/groundwater.

You are required to contact Joy Newman at Environmental Services Department (ESD), 858-573-1204, during design to help determine the appropriate consultations, investigations, and studies needed, if any. Phase I and Phase II studies are generally *only* required for property acquisitions or certain special funding requirements. Although not required, if there are any pre-construction soil tests or geotechnical work, this information should be shared with ESD and potential bidders. She can also assist with identifying appropriate references to the potential to encounter contaminated soil or groundwater or other regulated wastes in construction specifications.

Hazardous Materials

The project may involve the removal or disturbance of hazardous or toxic substances (e.g. contaminated soil). Therefore, a Community Health and Safety Plan may be required.

Action: The PM should coordinate with Joy Newman at ESD, 858-573-1204, regarding inspection, handling and disposal of hazardous materials, and to determine whether or not a Community Health and Safety Plan would be required.

GEOLOGIC HAZARDS

The project area is located within geologic hazard category zone 52 (ALL OTHER CONDITIONS: other level areas; gently sloping to steep terrain, favorable geologic structure low risk). It is assumed that any geologic hazard issues will be adequately addressed through appropriate engineering design.

FLOODPLAIN

The project area is not located within the 100-year floodplain.

TRANSPORTATION / CIRCULATION / PARKING

The project involves work that would impact the City right-of-way during construction.

Action: A Traffic Control Plan is required for any construction activity that would impact City right-of-way.

COMMUNITY PLANNING/COORDINATION ISSUES

This project is consistent with the community plan guidelines for the Mid-City: Eastern Area (Council District 4).

Moratoriums

There are no known moratoriums on the proposed project.

ENVIRONMENTAL DETERMINATION (this may change following the design group's formal application submittal to DSD with more detailed project description information):

As proposed, the project would likely qualify for a categorical exemption pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land); and where the exceptions listed in Section 15300.2 would not apply.

POSSIBLE PERMITS NEEDED

This project would not require a City Site Development Permit (SDP) or Coastal Development Permit (CDP).

ENGINEERING/RIGHT-OF-WAY PERMIT

This project would not require a right-of entry/encroachment permit from another City Department.

RESOURCE AGENCY PERMITS

Based on the current project plans and scope of work, there would be no jurisdictional impacts to water features, wetlands or endangered/threatened species. Therefore, no permits would be required from the Army Corps of Engineers (404 permit), U.S. Fish and Wildlife Service (10A), California Department of Fish and Wildlife (1602 Streambed Alteration Agreement), nor Regional Water Quality Control Board (401 Certification/Waiver).

BUDGET AND TIMELINES

The following are ballpark figures to be used for Preliminary Engineering planning purposes.

Action	Cost (staff time)	Design Stage to Begin	Duration
CEQA exemption issuance	\$5K	30%	2 months

Studies/Monitoring/Outside agencies	Consultant Costs*	Begin ~ % Design	Duration
Hazardous Material Plan/Community Health and Safety Plan - Contractor hires	\$2-10 K each	Prior to construction	1-3 months
Hazardous material monitoring	\$10-50K (varies by size and construction days)	During construction	Plan for entire construction phase
WPCP – Contractor hires	\$2K	Prior to construction	1 week

If project plans or scope of work changes, this PEA would need to be reassessed for environmental and permitting requirements.

Please contact James Arnhart at (619) 533-5275 if you have any questions regarding the above information.

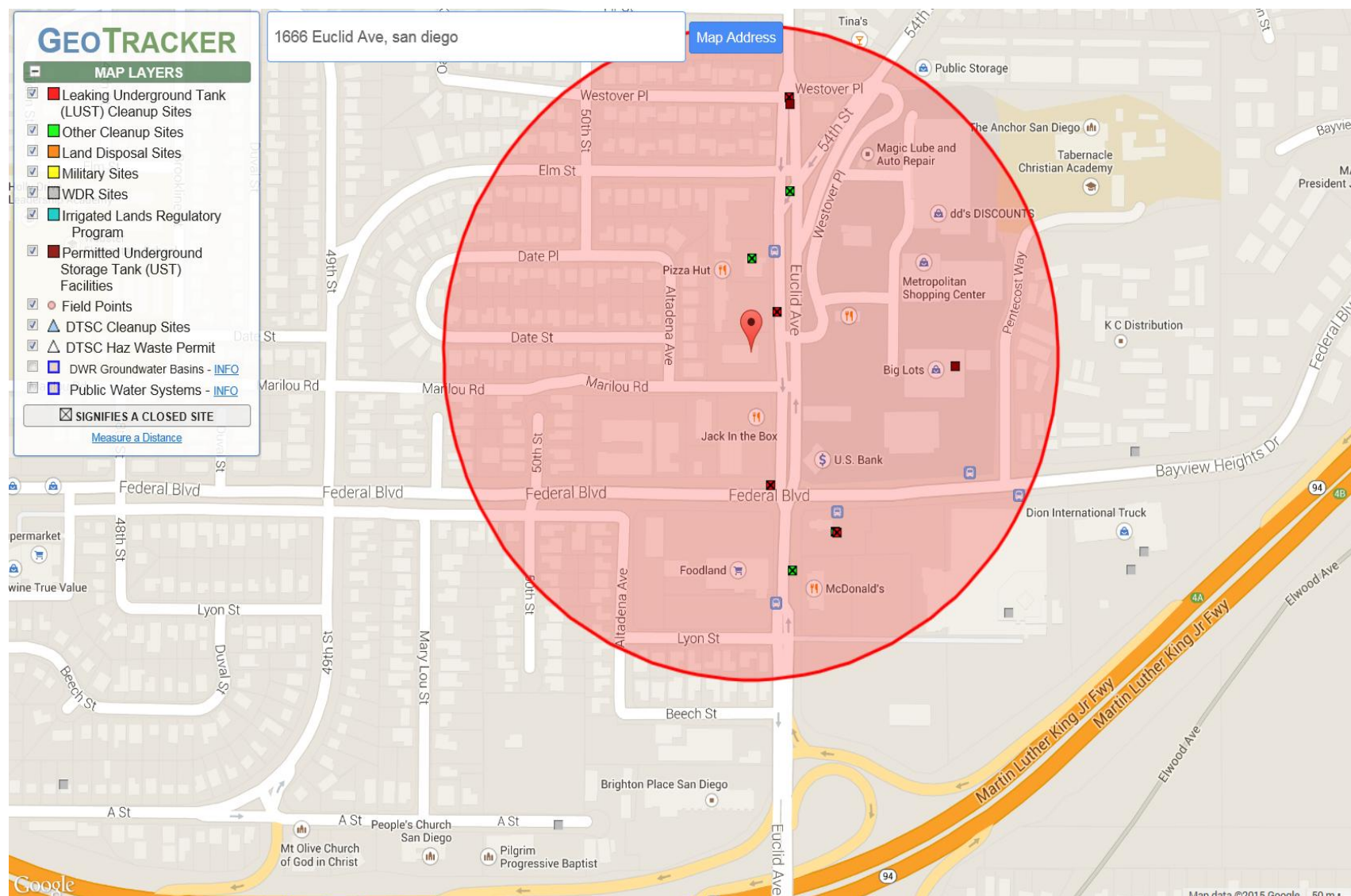
Attachment: Geotracker Site Listing Map
Geotracker Site Listings
PEA Request Form
Location Map

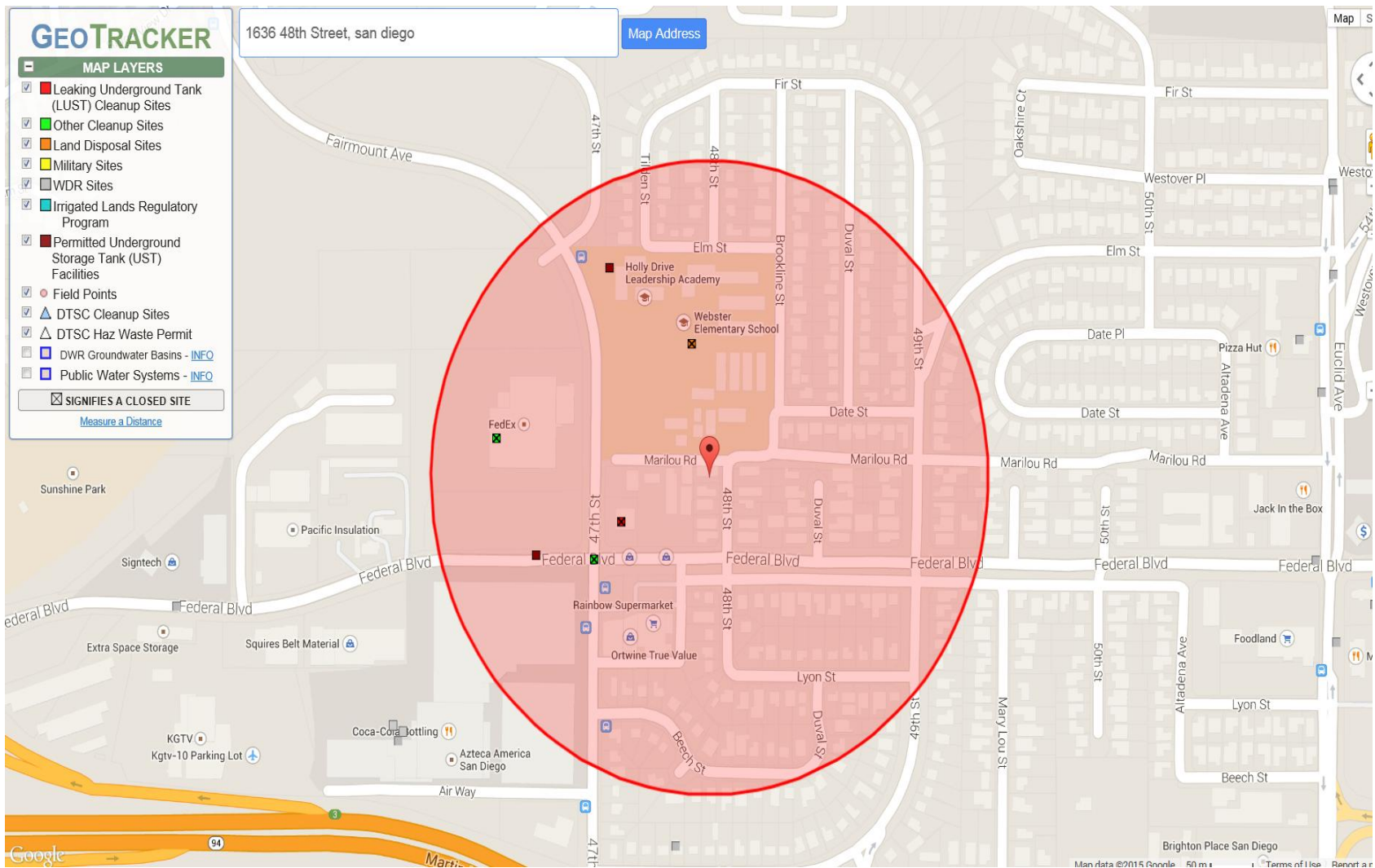
cc: Lori Takafugi, Assistant Civil Engineer, PI
Virginia Oskoui, Assistant Civil Engineer, PI
Joy Newman, Hazardous Materials Inspector III, ESD

SITE NAME	GLOBAL ID	FAC ID	STATUS	ADDRESS	CITY
CHASE & ASSOCIATES	T0607303055		COMPLETED - CASE CLOSED	1755 EUCLID AV	SAN DIEGO
N&N AUTO REPAIR	T0607301657		COMPLETED - CASE CLOSED	1722 N EUCLID AV	SAN DIEGO
N&N AUTO REPAIR	T0608129242		COMPLETED - CASE CLOSED	1722 N EUCLID AV	SAN DIEGO
PRESTIGE STA. INC #598/1016		H21107		1817 EUCLID AVE # 1016	SAN DIEGO
PRESTIGE STA. INC #598/1016	T0607364392		COMPLETED - CASE CLOSED	1817 EUCLID AV	SAN DIEGO
PRESTIGE STA. INC #598/1016	T0608156491		COMPLETED - CASE CLOSED	1817 EUCLID AV	SAN DIEGO
RUSS PARSONS & SONS CHEVRON		H13120		1561 EUCLID AVE	SAN DIEGO
RUSS PARSONS & SONS CHEVRON	T0608159500		COMPLETED - CASE CLOSED	1561 EUCLID AV	SAN DIEGO
RUSS PARSONS & SONS CHEVRON	T06019777827		COMPLETED - CASE CLOSED	1561 EUCLID AV	SAN DIEGO
RUSS PARSONS & SONS CHEVRON	T0607301729		COMPLETED - CASE CLOSED	1561 EUCLID AV	SAN DIEGO
TUNEUP MASTERS NO. 404	T0607300626		COMPLETED - CASE CLOSED	5090 FEDERAL BL	SAN DIEGO

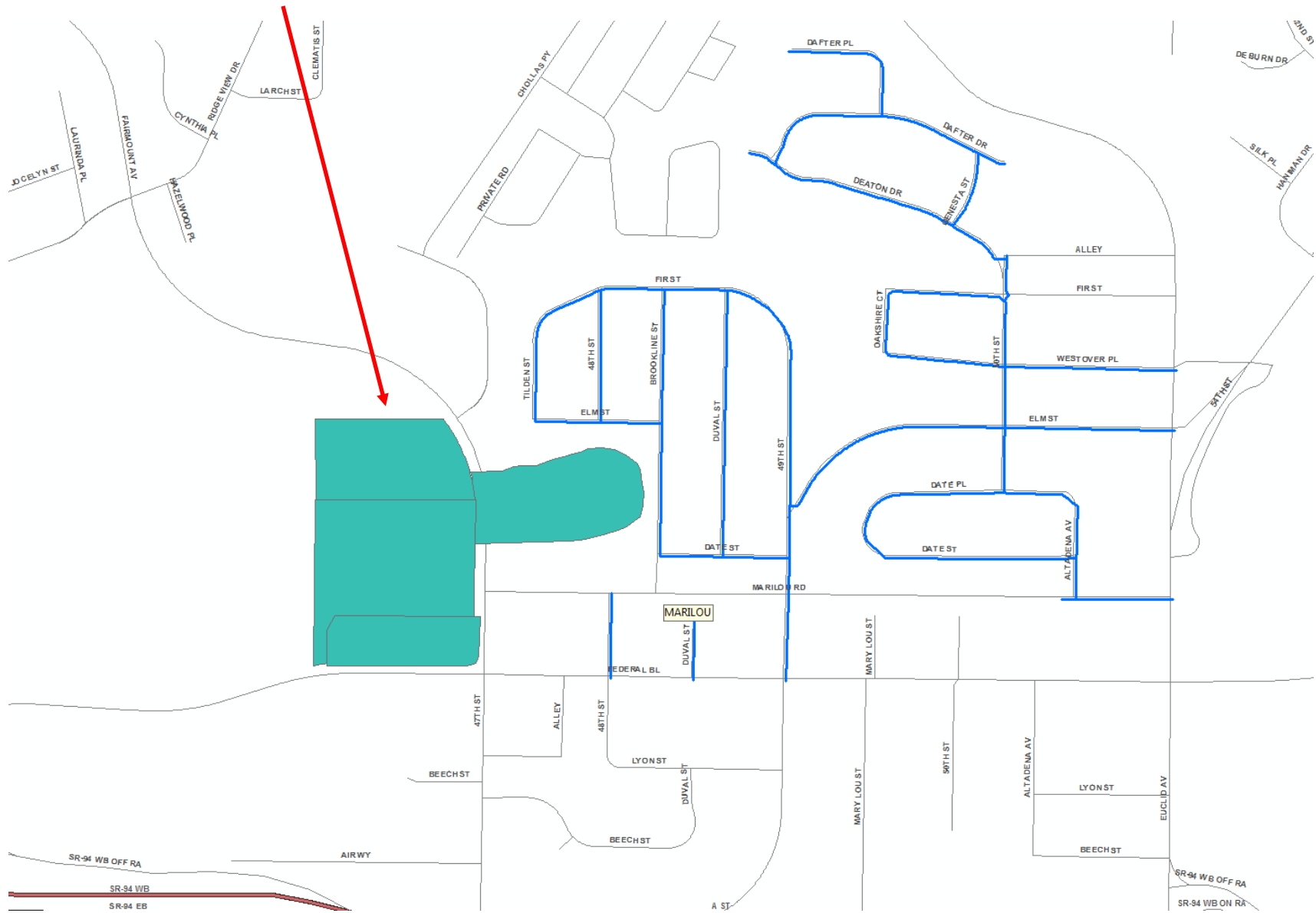
SITE NAME	GLOBAL ID	FAC ID	STATUS	ADDRESS	CITY
COCA-COLA BOTTLING CO		H04558		1348 47TH ST	SAN DIEGO
FEDERAL EXPRESS	T0608181710		COMPLETED - CASE CLOSED	1650 47TH ST	SAN DIEGO
FEDERAL EXPRESS		H26515		1650 47TH ST	SAN DIEGO
TORTILLA FLATS	T0607302541		COMPLETED - CASE CLOSED	4704 FEDERAL BL	SAN DIEGO
TUNEUP MASTERS NO. 404	T10000001564		COMPLETED - CASE CLOSED	5090 FEDERAL BL	SAN DIEGO
WEBSTER ELEMENTARY SCHOOL	L10007467529		COMPLETED - CASE CLOSED	4801 ELM	SAN DIEGO

AC Water Group 1019 – Geotracker Map Listings

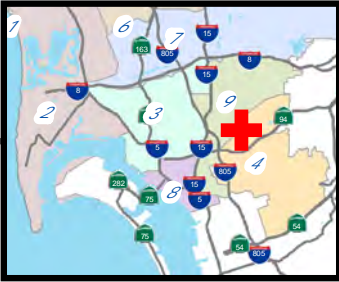




LIMITS OF LANDFILL/BURN ASH SITE



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PREDESIGN LOCATION MAP
AC WATER GROUP 1019



PROJECT IMPLEMENTATION DIVISION

PREDESIGN SENIOR ENGINEER
ALEX GARCIA
(619) 533-3634

PREDESIGN PROJECT MANAGER
TINA HUANG
(619) 533-3863

PREDESIGN PROJECT ENGINEER
VIRGINIA OSKUI
(619) 533-5152

PREDESIGN DRAFTER
TEDDY RAMOS
(619) 533-3734



Legend

 AC Water Group 1019



No Scale

Document Path: S:\PIT\SPITS-CIP-Preliminary-Engineering-and-Program-Coordination\Drafting\Water & Sewer Projects\AC Water Projects\AC Water and Sewer Group 1019\CIP Tracking\Location Maps\PreDesign Location Map (11-4-2014).mxd

Community Name: Mid-City: Eastern Area

Council District: 4

SAP ID# TBD (W)
TBD (S)

Date: 11-5-2014



Last updated by: SBlantz on 11/7/2014 at 1:27:16 PM



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 24, 2014

TO: Carrie Purcell, Senior Planner, Environmental and Permitting Support

FROM: Tina Huang, Associate Engineer-Civil, CIP Preliminary Engineering and Program Coordination

SUBJECT: Preliminary Environmental Assessment Request for AC Water Group 1019, WBS # Pending, Internal Order # 21003132

PROJECT DESCRIPTION

Project Manager: TBD (ROWD)

Senior Design Engineer: Luis Schaar (ROWD)

Actual, closest address or cross streets: (see attached location map)

- Dafter Place
- Dafter Drive
- Deaton Drive
- Genesta Street
- 50th Street
- Fir Street
- Oakshire Court
- Westover Place
- Elm Street
- Date Place
- Date Street
- Marilou Road
- 49th Street
- Duval Street
- 48th Street
- Tilden Street
- Brookline Street
- Federal Boulevard
- Euclid Avenue
- Altadena Avenue

Attach Project Map. Are there GIS files associated with the project? If so attach to an email or provide location of the GIS shape files on shared drive if available.

- Location map and shape files will be forwarded via email.

Please provide all details available on the project:

This project proposes to replace-in-place 6,628-LF of existing 8-inch asbestos cement (AC) water main and 10,181 LF of existing 6-inch asbestos cement (AC) water main with new 8-inch polyvinyl chloride (PVC) via open trench construction methods.

The project is located in the Mid-City: Eastern community area within Council District 4.

GROUND DISTURBANCE AREA

Staging areas (sq. ft): N/A

Landscaping area (sq. ft.): N/A

Excavation area (sq. ft.): N/A

Excavation depth (ft.): N/A

New impervious areas (parking lots, sidewalks, streets, buildings) (sq. ft): N/A

TARGETTED CONSTRUCTION DATES

Start date: June 2016 (NTP)

End date: February 2018 (NOC)

FUNDING

Is federal funding involved? No

Is this a CBDG funded project? No

Is this a Transnet funded project? No

State revolving funds are used? No

Local funding? No

Other not listed? Please specify: Funds from Annual Allocations A-KB.00003 - Main Replacements.

PERMITS

Are there any previous CEQA documents, agency permits obtained (if applicable) OR planning documents associated with the improvements or projects? No

If yes, describe and please request from client and attach.

OWNERSHIP

Is the entire project in the City right-of-way or on City-owned land? Yes

If no, who owns the land (State, Federal, Private)?

HISTORICAL RESOURCES

Are you proposing to demolish or alter an existing building, facility or public improvement that is considered historical or more than 45 years old? No

BIOLOGY/SENSITIVE AREAS

Are you proposing to remove or alter any vegetation? No.

TRENCHING FOR UTILITIES (water)

☐ New ☒ Replace-In-Place

Existing Diameter of pipes: 8-inch

Existing Depth: 4 feet

Existing Length: 6,628 feet

Existing Width: 3 feet

Proposed Diameter of pipes: 8-inch

Proposed Depth: 4 feet

Proposed Length: 6,628 feet

Proposed Width: 3 feet

Abandonment Length: n/a

Existing Diameter of pipes: 6-inch

Existing Depth: 4 feet

Existing Length: 10,181 feet

Existing Width: 3 feet

Proposed Diameter of pipes: 8-in

Proposed Depth: 4 feet

Proposed Length: 10,181 feet

Proposed Width: 3 feet

Abandonment Length: n/a

Will there be new appurtenances or accessory structures associated with the project? (Boring pits, vaults, culverts, manholes, boxes, storm drain inlets, etc.) No

Is there an existing access road? Alignment is within City ROW

If no, will one be created as part of the project?

CITY REAL ESTATE ACTIVITIES

Are there any real estate actions involved? (new lease, amended lease, property sale, right of entry permit, easement vacations, easements, dedications, etc.)? No

If yes, describe:

Desired Date of PEA (2 week minimum turnaround): January 12, 2015.

Should you require further information or clarification about this request, please contact Project Engineer Virginia Oskoui at 533-3020.

Tina Huang
Associate Civil Engineer

LT

Attachments: Maps and Shape files via email