

**DRAFT**

**MITIGATED NEGATIVE DECLARATION FOR THE  
SAN MIGUEL REGIONAL TRAINING FACILITY**

**PREPARED FOR:**

Otay Water District  
2554 Sweetwater Springs Boulevard  
Spring Valley, California 91978

and

San Miguel Consolidated Fire Protection District  
2850 Via Orange Way  
Spring Valley, California 91978

**PREPARED BY:**

ICF International  
9775 Businesspark Avenue, Suite 200  
San Diego, California 92131

**August 2010**



ICF International. 2010. Mitigated Negative Declaration for the San Miguel Regional Training Facility. Draft. August. (ICF 01078.07.) San Diego, CA. Prepared for: Otay Water District and San Miguel Consolidated Fire Protection District, Spring Valley, CA.

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# Acronyms

ADA	American's With Disabilities Act
ADT	average daily trips
APE	area of potential effect
AQIA	Air Quality Impact Analysis
BMPs	Best Management Practices
CARB	California Air Resources Board
CBC	2007 California Building Code
CEQA	California Environmental Quality Act
CEWMB	California Integrated Waste Management Board
cfs	cubic feet per second
CH <sub>4</sub>	methane
CMP	corrugated metal pipe
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Species
CO <sub>2</sub>	carbon dioxide
dBA	A-weighted decibels
DG	Decomposed Granite
EDR	Environmental Data Resources
EIR	Environmental Impact Report
EOC	Emergency Operation Center
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
Fire District	San Miguel Consolidated Fire Protection District
FPP	Fire Protection Plan
GHG	greenhouse gas
HMA	San Miguel Habitat Management Area
HTFA	Heartland Training Facility Authority
HVAC	heating, ventilation, air conditioning
LID	Low Impact Development
LLG	Linscott Law & Greenspan

LOS	level of service
LUST	leaking underground storage tanks
Major SWMP	Stormwater Management Plan for Priority Projects
ME	Medical Examiner's
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MSCP	San Diego County Multiple Species Conservation Program
N <sub>2</sub> O	nitrous oxide
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System
NSLU	Noise-Sensitive Land Use
O <sub>3</sub>	ozone
OPR	Office of Planning and Research
PI	Principal Investigator
PM <sub>10</sub>	particulate matter less than 10 microns
PM <sub>2.5</sub>	particulate matter less than 2.5 microns
RAQS	San Diego Regional Air Quality Strategy
RESTC	Regional Emergency Services Training Center
RWQBs	Regional Water Quality Control Boards
SANDAG	San Diego Association of Governments
SCIC	South Coastal Information Center
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SWMP	Stormwater Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIF	Traffic Impact Fee
TIF	Transportation Impact Fee
TLR	Traffic Letter Report
Water District	Otay Water District

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**Figure 1**  
**Regional Vicinity**  
**San Miguel Regional Training Facility**



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**Figure 2**  
**Site Location**  
**San Miguel Regional Training Facility**

K:\SAN DIEGO\PROJECTS\OTAY\_WATER\_DISTRICT\101078\_07\MAPDOC\MIND\FIG3\_SITEPLAN.MXD TZ (10-05-09)

Source: Jeff Katz Architecture

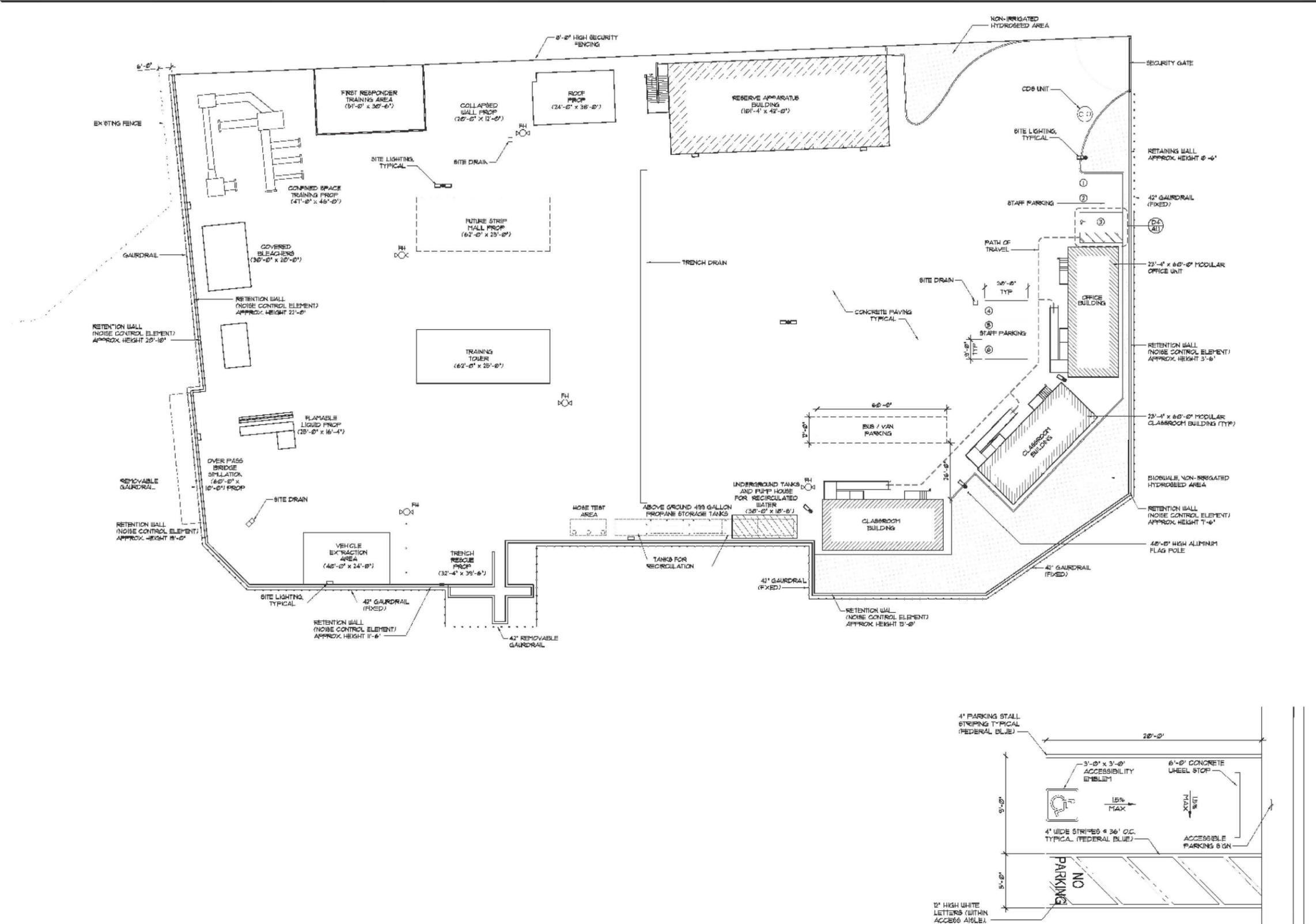
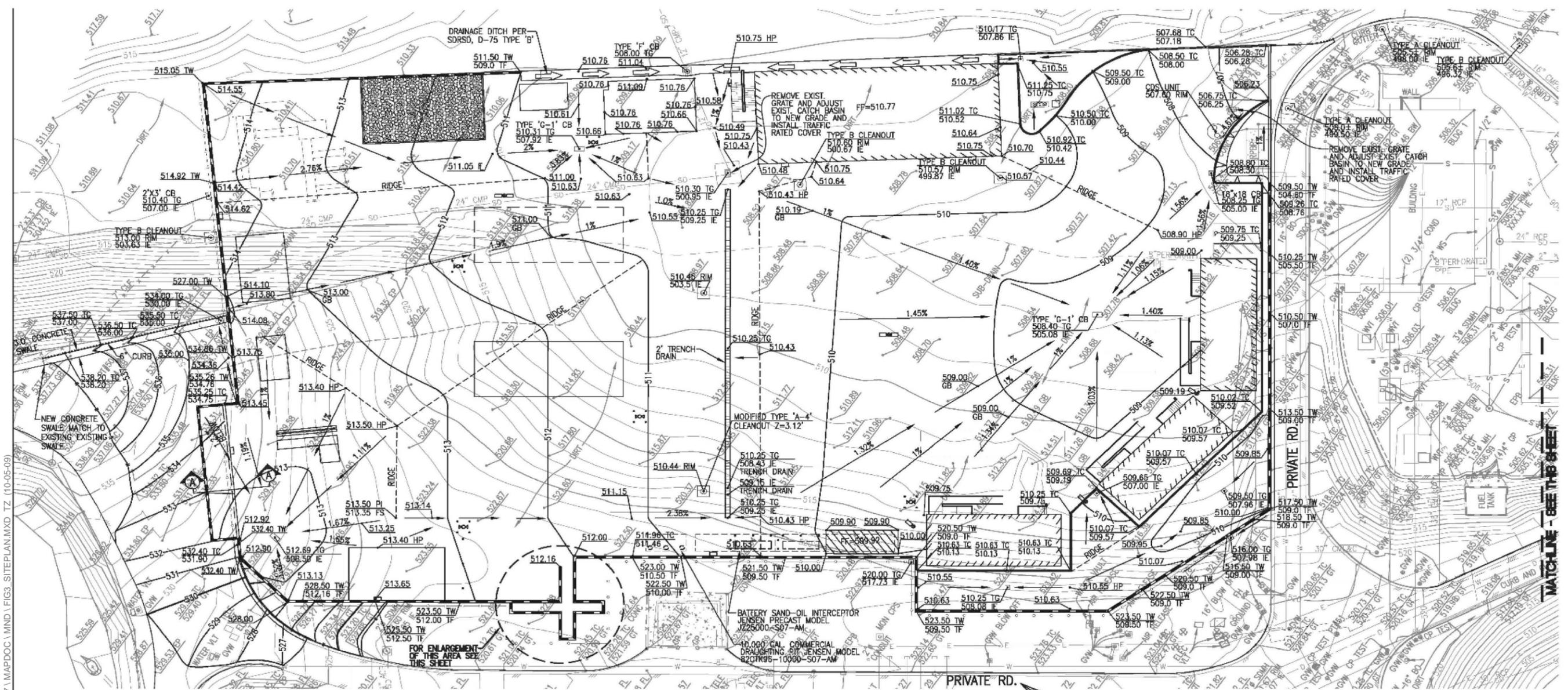
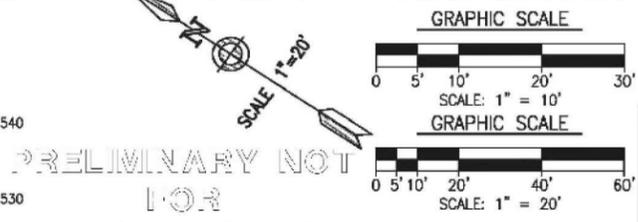
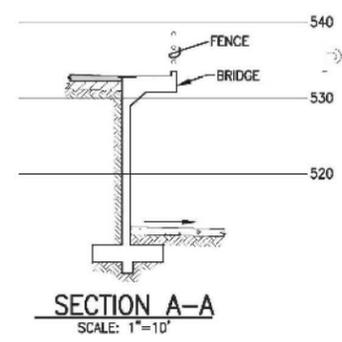
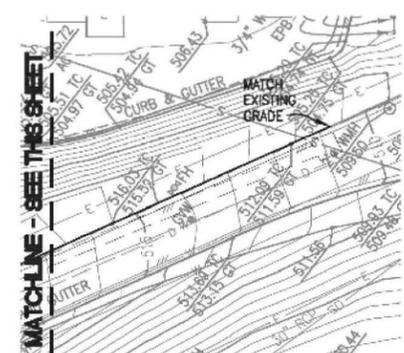
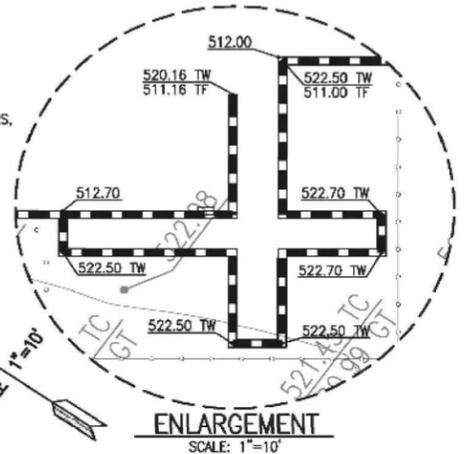


Figure 3 Site Plan San Miguel Regional Training Facility



- NOTES:**
- FOR ADDITIONAL NOTES, LEGEND AND ABBREVIATIONS SEE SHEET 1 AND SHEET 2.
  - ALL EXISTING ITEMS ARE SCREENED.
  - ADJUST ALL EXISTING UTILITIES COVERS, WITHIN AREA OF WORK TO FINISH GRADE.



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**THOMAS A. JONES** R.C.E. 34867 DATE 06-58 JOB NO.

**REGISTERED PROFESSIONAL ENGINEER**  
THOMAS A. JONES  
3487  
CP 13311  
CIVIL  
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS	
REZONE PERMIT NO. P88-039	
SPECIAL USE PERMIT NO. S94-016, SP74-01	
TENTATIVE MAP NO.	
NOTICE OF INTENT	WDID# 937C345020

BENCH MARK	
DESCRIPTION: ELEVATIONS ARE REFERENCED TO NAVD88 AND ARE BASED ON THE ELEVATION OF STATION 161WCCS1 OF 330.552 FT.	

PRIVATE CONTRACT		
SHEET 3	COUNTY OF SAN DIEGO	11 SHEETS
DEPARTMENT OF PUBLIC WORKS		
GRADING PLAN FOR:		
SAN MIGUEL TRAINING FACILITY		
11880 CAMPO RD. SPRING VALLEY, CA 91978		
CALIFORNIA COORDINATE INDEX XXX-XXXX		
APPROVED BY: EDUARDO R. FERRERONDE	ENGINEER OF WORK	R.C.E.
COUNTY ENGINEER	L-15514	GRADING PERMIT NO.

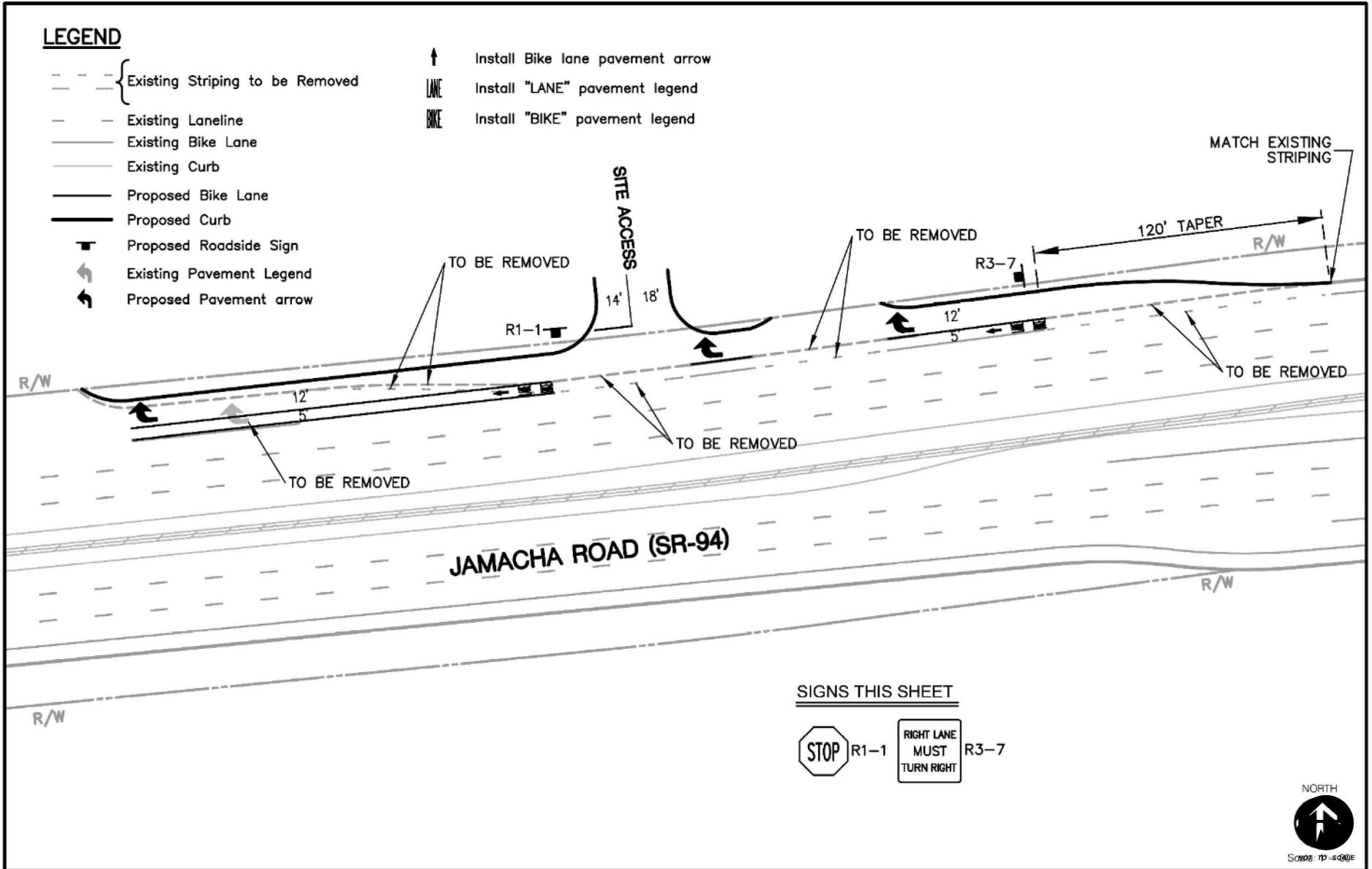
Source: Jeff Katz Architecture



**Figure 4**  
**Grading Plan**  
**San Miguel Regional Training Facility**



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Source: Linscott, Law & Greenpan



**Figure 6**  
**Conceptual Striping Plan**  
**San Miguel Regional Training Facility**

# Section 1

## Initial Study/Environmental Checklist Form

### 1.1 Project Need and Objectives

The purpose of the proposed San Miguel Regional Training Facility (Project) is to provide emergency services training intended to benefit the County of San Diego. The proposed Project would be a regional emergency services and public utilities training center that would provide emergency services training to fire and public utilities entities. The Project will be used primarily for training programs, including various situational rescue training exercises, firefighter survival training, ladder evolution training, hazardous materials training, emergency vehicle operations, structure collapse training, and live-fire training. The Project would provide the emergency services training programs necessary to meet modern-day training standards and requirements.

### 1.2 Project Location

The San Miguel Regional Training Facility would be within the boundaries of the Otay Water District (Water District) Regulatory Reservoir site. Specifically, the Project would be in the community of Rancho San Diego, with Fury Lane to the north, Via Escuda to the northwest, Cuyamaca Community College to the east, Jamacha Road and Campo Road to the south, and Via Palma to the west. Figure 1 shows the regional location of the Project.

### 1.3 Project Description

The proposed Project would be a Regional Emergency Services Training Center (RESTC) established in partnership with the Water District, the San Miguel Consolidated Fire Protection District (Fire District), and the Heartland Training Facility Authority (HTFA). The RESTC has secured a long-term lease from the Water District for a 3.5-acre portion of the 70-acre Regulatory Reservoir property on which the facility would be located. This existing site would be co-used and cohabitated by the Water District. The RESTC would be funded for ongoing maintenance and operations through the HTFA and its partner and contract agencies. Figure 2 illustrates the location of the proposed site within the Regulatory Reservoir site.

The RESTC is intended to provide emergency services training to fire and public utilities entities to meet modern-day training standards and requirements. As shown in the proposed site plan (Figure 3), this facility would provide a variety of training props, including a pre-engineered five-story training tower prop; a simulated hazardous materials prop; search and rescue props, including trench rescue, confined space rescue, and Rescue Systems 1 and 2 certified site prop; overpass bridge simulation; vehicle extrication area; water recovery system; fire attack and control simulations; rappelling; row-construction prop; and a propane-driven fire simulation system. The site would also include one portable office building, two portable classrooms; and one pre-engineered apparatus and equipment storage building with bathroom/shower facilities. The facility would comply with the American's

With Disabilities Act (ADA). The RESTC facility and operational requirements would be met by extending existing on-site electrical conveyances, water lines, sewer lines, and storm drains.

The facility would also serve as an alternative Emergency Operations Center (EOC). The EOC would be incorporated into a dual use/purpose with RESTC classrooms and office structures. This would take advantage of the RESTC computers, teleconferencing system, and other audio-visual components designed for training venues. The EOC would be activated for annual training purposes and during large-scale, multi-operational period (more than 12 hours) emergency conditions that affect the Fire District and/or the neighboring jurisdictions where local and regional mutual aid is in place. These emergencies could include wildland fires, earthquakes, and pandemic medical disasters. Countywide fire training or use of the site as a staging/meeting area during fires could occur infrequently, likely once or twice a year.

Figure 4 provides a grading plan of the Project site. As shown, the site is relatively flat and proposed Project drainage is designed to flow toward a trench drain in the center of the site. Immediately to the northwest and outside the Project boundary, manufactured slopes would be implemented as part of the Project.

Estimated use of the facility would be from 8:00 am to 5:00 pm Monday through Friday, with occasional weekend training as needed. A minimum of two full-time staff would be onsite 40 hours per week to manage the facility and provide training programs and oversight.

The site would include exterior lighting for security purposes. There is lighting on the RESTC site and similar lighting would be included for the proposed Project. Figure 3 shows the locations of lighting. Site lighting would be divided into four zones, as follows: (1) reserve building exterior lights, (2) pole lights at the trailers, (3) wall-mounted site perimeter lights, and (4) lights mounted at the top of the training tower. All lights would be individually operated and come with default on/off programmable timers. The wall-mounted perimeter lights would be on a timer and would go on at dusk and off at approximately 8:00 pm. Lighting would be designed in accordance with the requirements of the San Diego County Code, Division 9 Light Pollution Code, including installing low sodium lamp types and shielding light to minimize spill light into the night sky or adjacent properties.

Access to the site would be via the existing access road that runs perpendicular to Jamacha Road and Campo Road/State Route (SR)-94. No widening of the access roads is proposed as a part of the Project. The infrequent special events previously described (e.g., countywide fire training or use of the site as a staging/meeting area during fires) would involve more trips to and from the site, but considering the events would occur so infrequently, they do not require analysis.

Use of the existing access road directly from SR-94 as a primary access to the Project site would be temporary. An access road will be extended from the SR-94/Jamacha Boulevard signalized intersection to the Project site during construction of the Rancho San Diego Sheriff Station Project. When this access road is completed, use of the signalized SR-94/Jamacha Boulevard intersection would be the primary access point from SR-94 for RESTC vehicles.

Traffic impacts would be further minimized because the fire apparatus monthly load/use would be split between the existing Owen Training Facility in El Cajon and the new San Miguel Training Facility. Additionally, there would be two training apparatuses permanently located on the Project site for use by Reserve Fire Fighters during regular training exercises, which reduces the need to transport fire apparatus to the site. The Fire District would utilize multi-passenger vans to shuttle

Reserve Fire Fighters to the site for Fire Academy purposes and for ongoing training. Reserves would be transported to the RESTC from Fire District headquarters on Via Orange Way.

## 1.4 Site Description and Surrounding Land Uses

The proposed Project site consists of 3.5 acres of land within the 70-acre Regulatory Reservoir site (see Figure 2). The Regulatory Reservoir site consists of four drinking-water reservoirs, three of which are partially buried and partially above ground. In addition to the reservoirs, there are two pump stations and supporting water conveyance facilities on this site. The primary access points to the site are paved and unpaved roads that access from Jamacha Road. There is a secondary unpaved access road off of Via Escuda.

The site proposed for the RESTC is partially vacant and used mostly for materials and vehicle storage within the Regulatory Reservoir site. The specific Project site measures 3.5 acres and currently serves as a storage area for heavy machinery, storage tanks, and vehicles; it also doubles as a staging area for construction operations. There are two one-story pump stations immediately south of the Project site. The 3.5-acre site is characterized by level terrain that has been disturbed in association with operation of the existing Water District facilities and recent construction of two reservoirs within the 70-acre Regulatory Reservoir site.

The areas surrounding the Project site are as follows: residential housing to the north and west, Cuyamaca Community College to the east, existing water reservoirs to the south, and Skyline Wesleyan Church to the southwest. Figure 2 shows the surrounding uses.

The Water District prepared a Mitigated Negative Declaration (MND) for construction of the two reservoirs in the northern portion of the Regulatory Reservoir site in 2006 (SCH No. 2005111026). This MND incorporates by reference the results of analyses from the 2006 MND that apply to the RESTC site.

## 1.5 Authority to Prepare a Mitigated Negative Declaration

As provided in California Environmental Quality Act (CEQA) Section 15070 (Title 14 – California Code of Regulations), an MND may be prepared for a Project subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but when revisions to the Project have been made so that no significant effect on the environment would result from Project implementation. The Water District, in conjunction with the Fire District, is the lead agency and is responsible for planning, constructing, and operating the training facility. Based on the findings of the Initial Study/Environmental Checklist Form prepared for this Project, the Water District has determined that preparation of the MND is the appropriate method to present environmental review of the proposed Project in compliance with CEQA. Section 3 of this MND provides the Initial Study/Environmental Checklist Form.

The Fire District would need to obtain a Major Use Permit from the County of San Diego to operate the RESTC. In accordance with CEQA Section 15381, the County is considered a responsible agency

under CEQA for the Project because the County has discretionary approval power over the Project. The County would use this environmental document for approval of the Major Use Permit.

## 1.6 Preparers of the Mitigated Negative Declaration

This MND was prepared by ICF International, 9775 Businesspark Avenue, Suite 200, San Diego, California, 92131. The following professionals contributed to its preparation:

Ted Lee –Principal in Charge  
Jim Harry – Project Manager  
Erin Schorr – Biological Resources  
Erin Pace – Environmental Planner  
Mayra Medel – Environmental Planner

The following consultant assisted ICF International:

John Boarman, P.E, Linscott, Law & Greenspan, Engineers – Principal

## 1.7 Results of Public Review

*RESULTS OF PUBLIC REVIEW TO BE PROVIDED*

## Section 2 Determination

In conformance with CEQA Guidelines, the Water District prepared and Initial Study and completed an Environmental Checklist Form (see Section 3) for the proposed San Miguel Regional Training Facility. During the Initial Study process, the lead agency determined that, unless specific mitigation was implemented, the proposed Project would have a significant impact on the following environmental factors: biological resources and transportation/traffic. Section 2.1 explains the significant impacts warranting mitigation. The Project has been revised to include specific measures (see Section 2.2) that fully mitigate for these potentially significant impacts. The Initial Study Checklist (see Section 3) provides an analysis of all environmental issues.

### 2.1 Environmental Impacts Requiring Mitigation

#### 2.1.1 Biological Resources

The Project has been designed so that the existing paved and dirt access roads would not be widened or subject to vegetation removal, thus avoiding direct impacts to special status plant species that occur or known to occur in the Project vicinity. Because of the nature and frequency of proposed Project activities and existing ongoing activities in the Project vicinity, operational activities associated with the RESTC would not result in significant indirect impacts on special status wildlife. However, because project construction activities could result in impacts to the coastal California gnatcatcher, this would be a potentially significant impact. In addition, although there are no natural sensitive vegetation communities within the Project footprint, the Project would result in impacts to a revegetation site and an area that has been seeded with coastal sage scrub. While these areas do not yet represent an established coastal sage scrub vegetation community, they include a portion of a revegetation site used to fulfill mitigation requirements associated with the Water District's construction of the 640-1 and 640-2 reservoirs, and if left undisturbed would eventually establish into mature coastal sage scrub. Therefore, the Water District proposes to mitigate these impacts. Implementation of the mitigation measures described in Section 2.2.1 would reduce the Project's potential adverse impacts on sensitive vegetation species and special status birds/raptor species or species protected by the federal Migratory Bird Treaty Act to a less-than-significant level.

#### 2.1.2 Transportation/Traffic

Currently, the study area intersections are calculated to operate at acceptable level of service (LOS) D or better, according to the County of San Diego significance criteria, during both the am and pm peak hours. While the proposed Project itself would not result in exceedance of the LOS standards established by the County, Linscott, Law & Greenspan, Engineers, performed a conservative analysis assuming 15% ambient growth based on one known cumulative project. This analysis found that the study area intersections are calculated to operate at acceptable LOS D or better during both the am and pm peak hours, except for the Jamacha Boulevard/ Campo Road intersection during the pm peak

hour (LOS F). Based on the County of San Diego's significance criteria, the proposed Project would cause a significant cumulative impact. Implementation of the mitigation measure described in Section 2.2.2 would reduce the Project's impact LOS to a less-than-significant level.

Access to the Project site is available via an existing right-turn-in/right-turn-out only driveway on SR-94. Because of the high speeds and high traffic volumes on SR-94, coupled with the need to serve slow-moving trucks turning into and out of the Project site, hazardous roadway conditions could occur. Proposed design changes for public road SR-94 and the Project site access road are intended to improve traffic flows to and from the Project site. These roadway improvement measures would reduce the increase in hazardous roadway conditions to a less-than-significant level.

## 2.2 Mitigation Measures

Implementation of the mitigation measures described in Sections 2.2.1 and 2.2.2 would reduce all impacts to below a level of significance.

### 2.2.1 Biological Resources

**Mitigation Measure BIO-1: Construction not to occur during the coastal California gnatcatcher breeding season.** Before it issues any grading permit, the County of San Diego shall verify that the following Project requirements regarding sensitive wildlife species are completed.

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher. However, if construction is proposed during the breeding season for the gnatcatcher, the following requirements will have to be met to the satisfaction of the County:

1. U.S. Fish and Wildlife Service protocol surveys will be required to determine species' presence or absence.
  - a. If no gnatcatchers are detected within 300 feet of the proposed grading/construction, no restriction on grading will be necessary.
  - b. If gnatcatchers are present, measures to minimize impacts from noise will be required and should include temporary noise walls and/or berms.
  - c. If the survey is not performed and construction is proposed during the species' breeding season, presence will be assumed and a temporary wall/berm will be required.
2. Noise levels from grading/construction activities during the breeding season should not exceed 60 A-weighted decibels (dBA) hourly equivalent continuous noise level (Leq) at the edge of the occupied habitat, or the ambient noise level if noise levels already exceed 60 dBA hourly Leq.

**Mitigation Measure BIO-2: San Miguel Habitat Management Area (HMA).** Impacts to the 0.063-acre area of the revegetation site and the 0.12-acre area will be mitigated at a ratio of 2:1 through the use of available credits at the Water District's San Miguel Habitat Management Area.

## 2.2.2 Transportation/Traffic

**Mitigation Measure TRA-1: Pay the County of San Diego a Traffic Impact Fee.** The land uses associated with the Water District and the Fire District require the payment of a County Traffic Impact Fee (TIF) to mitigate traffic impacts to below a level of significance. Paying this fee will reduce the cumulative traffic impacts to a less-than-significant level.

**Mitigation Measure TRA-2: Complete All of the Recommended Site Access Improvements.**

Linscott, Law & Greenspan, Engineers, identified the following access-related improvements for the proposed Project:

1. The southbound approach should be placed under stop-sign control.
2. County of San Diego/California Department of Transportation (Caltrans) sight distance standards for outbound vehicles turning right onto westbound SR-94 should be met at the Project driveway.
3. Based on the high speeds and high traffic volumes on SR-94, a dedicated westbound right-turn lane should be provided on SR-94 at the Project driveway. Due to the access's proximity to the adjacent driveway, construction of the right-turn lane will need to be coordinated with the adjoining parcel

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