

**SIXTH ADDENDUM TO THE 2006 FINAL ENVIRONMENTAL IMPACT
REPORT FOR THE DOWNTOWN COMMUNITY PLAN, CENTRE CITY
PLANNED DISTRICT ORDINANCE AND CENTRE CITY
REDEVELOPMENT PLAN (SCH NO. 2003041001)**

FOR THE PROPOSED INDIA AND DATE PROJECT

May 2014

Prepared for: The City of San Diego
600 B St., Suite 400
San Diego, CA 92101

Preparation Administered by: Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

Prepared by: AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Background.....	1
1.3	CEQA Requirements	2
1.4	Previous Environmental Documents Incorporated by Reference	3
1.5	Project Description	3
1.6	Summary of Environmental Impacts and Explanation of the Decision not to Prepare a Supplemental or Subsequent EIR	14
1.7	Conclusion	14
2.0	DOWNTOWN FEIR CONSISTENCY DETERMINATION CHECKLIST	15
2.1	Aesthetics/Visual Quality	16
2.2	Agricultural Resources	18
2.3	Air Quality	18
2.4	Biological Resources	21
2.5	Historical Resources	22
2.6	Geology and Soils	24
2.7	Greenhouse Gas Emissions.....	25
2.8	Hazards & Hazardous Materials	28
2.9	Hydrology & Water Quality	30
2.10	Land Use and Planning	33
2.11	Mineral Resources	38
2.12	Noise	38
2.13	Population and Housing.....	40
2.14	Public Services & Utilities.....	41
2.15	Parks & Recreational Facilities.....	46
2.16	Transportation/Traffic.....	47
2.17	Mandatory Findings of Significance.....	51

ATTACHMENT 1 – Mitigation, Monitoring, and Reporting Plan

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1	Regional Location.....	5
2	Vicinity Map	6
3	Project Rendering	7
4	Composite Street Level Plan.....	8
5	North Building	9
6	South Building	11
7	Plaza Plan.....	12
8	Building Street Level Plan	13

1.0 INTRODUCTION

This Sixth Addendum to the 2006 Final Environmental Impact Report () for the Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No.2003041001) (“Downtown FEIR”) prepared for the City of San Diego has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164. The Downtown FEIR and subsequent Addenda are available for review at the offices of Civic San Diego, which are located at 401 B Street, Suite 400, San Diego, CA 92101.

1.1 PURPOSE

This Sixth Addendum has been prepared to evaluate the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the Downtown FEIR and Addenda certified thereafter in 2007 through 2014. ; Section 15164(a) of CEQA Guidelines provides that the lead agency shall prepare an addendum to a previously certified environmental impact report (“EIR”) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Sections 15162-15163 calling for preparation of a Supplemental or Subsequent EIR have occurred. The analysis contained within this Addendum conclusively demonstrates that none of the conditions described in CEQA Guidelines Section 15162-15163 have occurred.

1.2 BACKGROUND

In 2014, Civic San Diego (CivicSD) received a request for approval of Centre City Development Permit/Planned Development Permit/Site Development Permit/Neighborhood Use Permit (CCDP/PDP/SDP/NUP) and Street Vacation No. 2013-10 for the construction of a seven-story (approximately 88-foot tall), residential mixed-use project on a 24,000 square-foot parcel located on the north side of Date Street between India and Columbia streets; construction of a five-story (approximately 69-foot tall) residential mixed-use project on a 10,000 square foot parcel located on the south side of Date Street between India and Columbia streets; construction of an underground parking structure under both buildings and across Date Street; the vacation of Date Street between India and Columbia streets; construction of an 11,200 square foot plaza on the vacated portion of Date Street; relocation of a locally designated historical resource and outdoor dining areas along the north and south side of Date Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area. Implementation of the Project requires consideration of various permits including a CCPDO; a PDP for deviations to the development standards of the CCPDO; SDP for the relocation of a historical resource off the southern portion of the site; NUP to create sidewalk café zones adjacent to the public park and easement; Street Vacation of the 80-foot right-of-way for the construction of the public plaza. The Project also requires approval for the allocation of up to 1 million dollars in Development Impact Fee (DIF) funds for the construction of the plaza improvements and execution of a maintenance agreement for the public plaza.

1.3 CEQA REQUIREMENTS

Pursuant to section 15164(a) of the CEQA Guidelines, the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR “if some changes or additions are necessary, but none of the conditions described in Sections 15162-15163 calling for preparation of a subsequent or supplemental EIR have occurred”. These sections of the CEQA Guidelines would require a Subsequent or Supplemental EIR if any of the following conditions apply:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that none of the aforementioned conditions are met, Section 15164(a) states that a Subsequent or Supplemental EIR is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or
- Require that an addendum be prepared.

Based on the results of the Downtown FEIR Consistency Evaluation Checklist (“Consistency Evaluation”) prepared for the proposed project, none of the situations described in CEQA Sections 15162-15163 apply. Therefore, the decision was made to prepare an Addendum (see further discussion in Section 1.6).

1.4 PREVIOUS ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE

Consistent with Section 15150 of the CEQA Guidelines, the following documents were used in the Preparation of this Addendum and are incorporated herein by reference:

Downtown FEIR certified by the Redevelopment Agency (Resolution No. R-04001) and the City of San Diego City Council (Resolution No. R-301265) on March 14, 2006.

Addendum to the Downtown FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) of the Downtown FEIR certified by the Redevelopment Agency (Resolution R-04193) and by the City Council (R-302932) on August 3, 2007.

Second Addendum to the Downtown FEIR for Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and MMRP certified by the Redevelopment Agency (Resolution R-04508) and by the City Council (R-305761) on April 23, 2010.

Third Addendum to the Downtown FEIR for Amendments to the Residential Emphasis District Amendments to the Centre City Planned District Ordinance certified by the Redevelopment Agency (Resolution R-04510) and by the City Council (R-305759) on April 21, 2010.

Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution R-04544) and the City Council (R-306014) on August 3, 2010.

Fifth Addendum to the Downtown FEIR for amendments to the Centre City Planned District Ordinance establishing an Industrial Buffer Overlay Zone certified by the City of San Diego City Council (Resolution R-308724) on February 12, 2014

1.5 PROJECT DESCRIPTION

Project Location

The Downtown Community Plan (DCP) Area includes approximately 1,500 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. The DCP Area is bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest (Figure 1). Major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and

Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. PDOs contain regulations with respect to land use, intensity, density, building massing, sun access, architectural design, parking, open space, landscaping, and other development characteristics. The boundaries of the CCPDO are depicted in Figure 1. The CCPDO applies to all of the DCP Area with the exception of the Gaslamp Quarter and Marina PDO areas. The proposed project would be constructed in the Little Italy neighborhood of the DCP area (Figure 2).

The proposed project is located within the Neighborhood Mixed-Use Center (NC) land use district. The NC designation ensures development of distinctive centers around plazas, parks, and main streets that provide a focus to the neighborhoods by supporting a mix of residential and non-residential developments that contain active commercial uses on the ground floor. Within the NC district, a minimum of 40 percent of the ground-floor street frontage is required to contain active commercial uses. The site is also subject to the Main Street (MS) Overlay requirements of the CCPDO requiring a minimum of 80 percent active commercial uses along India Street. In addition, the site is subject to the Little Italy Sun Access (LISA) Overlay, which establishes height limits in order to ensure developments maintain adequate sunlight and air to sidewalks and residential areas of Little Italy.

Proposed Project

The proposed project consists of the construction of two residential mixed-use buildings (Figures 3 and 4). The North building is a seven-story (approximately 88-foot tall), residential mixed-use project on a 24,000 square-foot parcel located on the north side of Date Street between India and Columbia streets (Figure 5). The project includes 97 market rate units ranging from 540 square feet to 1,350 square feet. The building also includes approximately 14,730 square feet of retail, as well as indoor and outdoor common space. The site is currently developed with a historical resource (historical Resource board (HRB) Site No. 244, The Tony Bernardini Building). Only the front façade is considered significant and will be retained on-site and rehabilitated in accordance with the Secretary of the Interior Standards ('Standards'). The site abuts a variety of low-scale buildings and a two story commercial building to the north.

Figure 1 - Regional Location

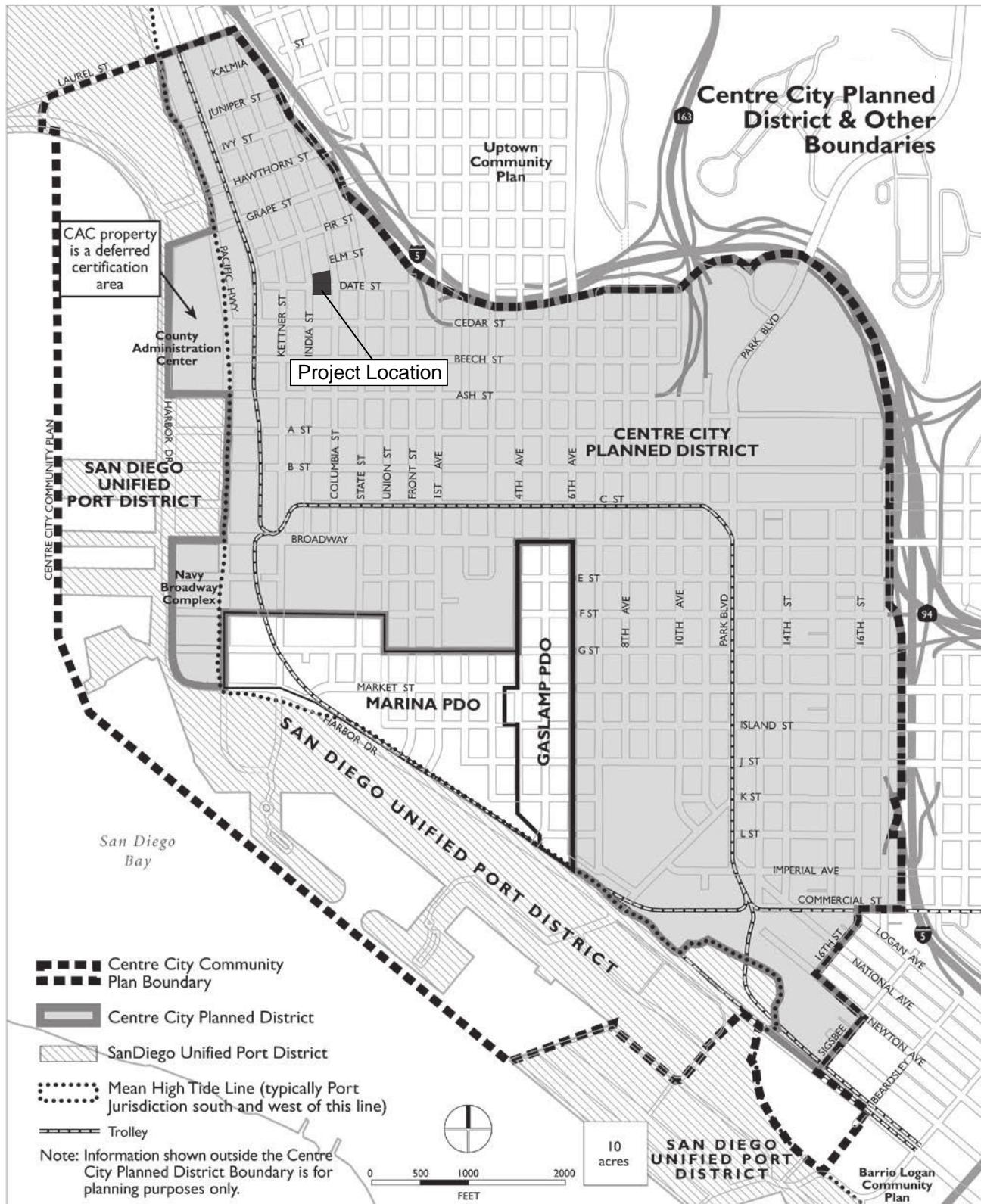


Figure 2 - Vicinity Map

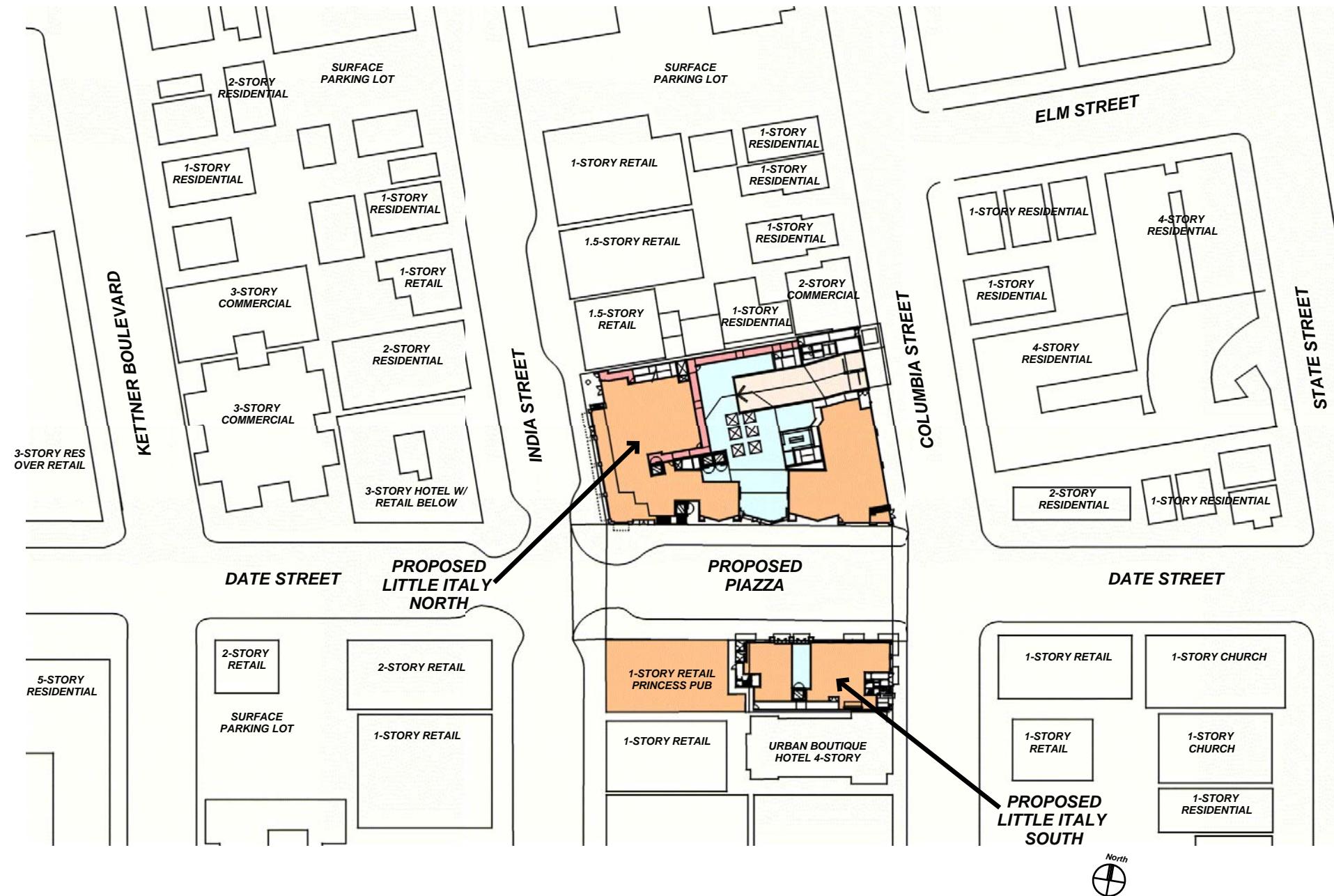


Figure 3 - Project Rendering



Figure 4 - Composite Street Level Plan

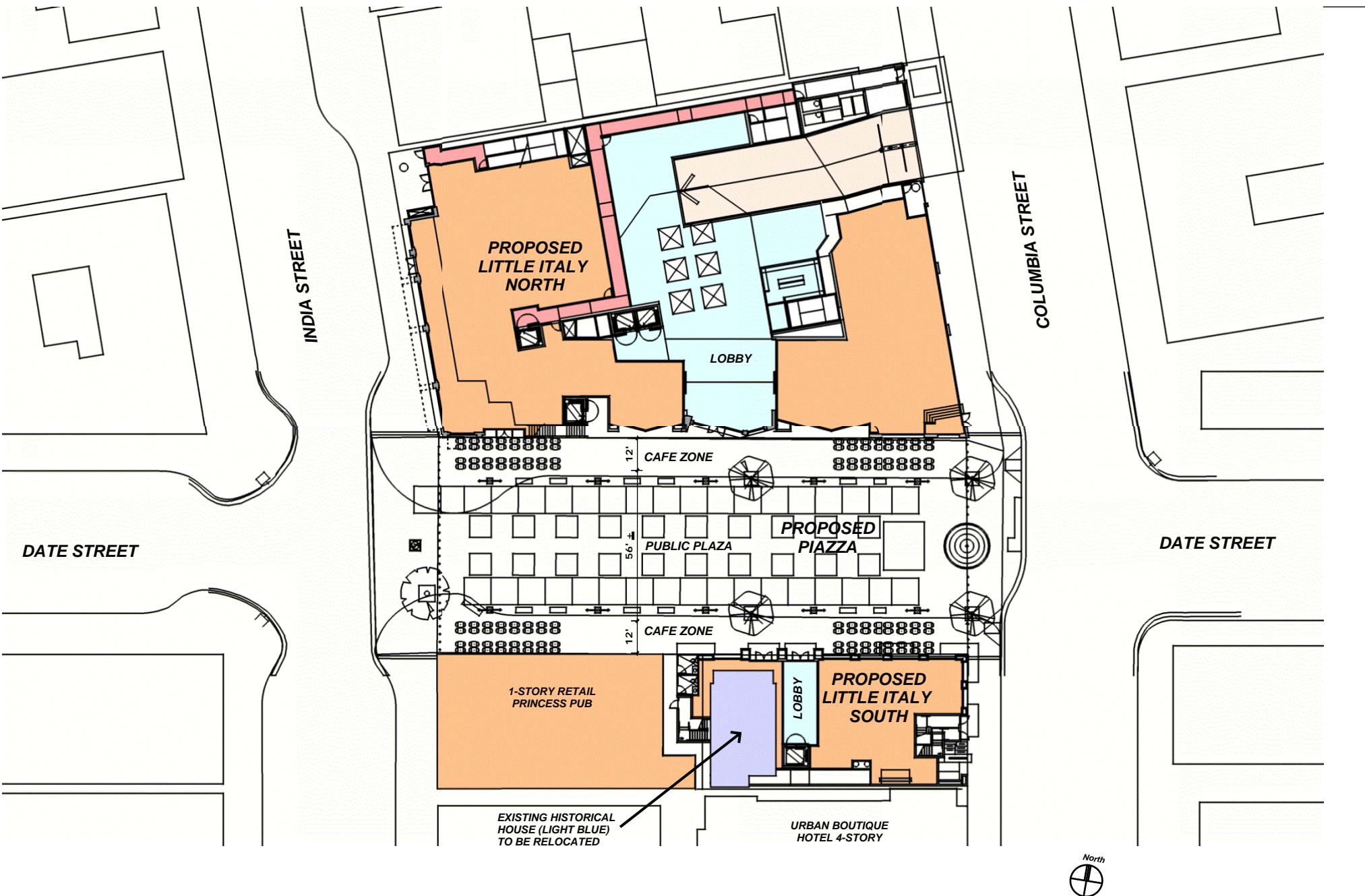


Figure 5 - North Building



The South building is a five-story (approximately 69-foot tall) residential mixed use project on a 10,000 square-foot parcel located on the south side of Date Street between India and Columbia streets (Figure 6). The project includes 28 units (17 market rate and 11 affordable units) ranging from approximately 373 square feet to 940 square feet in size. The building also includes a 3,100 square-foot roof terrace as a residential amenity. The ground floor consists of a residential lobby and approximately 3,210 square feet of commercial/restaurant space fronting Date Street. The site is currently occupied by a one-story restaurant/bar (Princess Pub) and two one-story single-family residences, one of which is a designated historical resource (HRB Site No. 1036, The Antonio and Josephine Giacalone Residence). The Princess Pub is proposed to remain on the site while the historical resource is proposed to be relocated to an off-site location and rehabilitated in accordance with the Standards. The site abuts the four-story Villa Caterina Hotel and a low-scale commercial building to the north.

Below-grade parking will be constructed under both buildings and across Date Street. The below-grade parking will consist of two-and-a-half levels and provide parking for residential tenants, as well as approximately 50 public parking spaces.

Additional components of the project include the vacating of the 80-foot right-of way along Date Street between India and Columbia streets to accommodate the construction of a public plaza. The plaza is proposed to be located within a 56-foot wide, 11,200 square-foot easement within the vacated street area. The plaza would be covered by a public park easement within a 56-foot wide area and will be open to the general public 24 hours a day, seven days a week. The remaining 4,800 square-feet (twelve feet wide areas abutting the Northern Building and Southern Building respectively) will be private and used for outdoor dining associated with the commercial spaces located in the proposed buildings (Figures 7 and 8).

The proposed project requires consideration of a Planned Development Permit (PDP) for the following deviations to the development regulations of the CCPDO:

North Building

- LISA Overlay – The proposed project is subject to the CCPDO's LISA Overlay, which limits the height of the project's street wall along its three street frontages. As currently designed the project encroaches into the LISA Overlay on both the Date Street and Columbia Street frontages.
- Ground Floor Height – The proposed project ground-floor height is below the required 15 feet average for ground-floor active commercial uses. The Columbia Street frontage slopes approximately five feet from north to south. While the commercial space ground-floor height is 13 feet, it averages 11 feet measured from Columbia Street, with the floor level located approximately two feet and five inches below the Columbia Street sidewalk.
- Oriel Windows – Under the CCPDO, the maximum width of an oriel window is 12 feet may extend vertically no more than 50 feet in height. The current design of three-story element located at the eastern corner of Date Street contains an oriel window of approximately 17 feet wide. Additionally, at two locations the oriel windows exceed the 50-feet height limit.

Figure 6 - South Building



Figure 7 - Plaza Plan

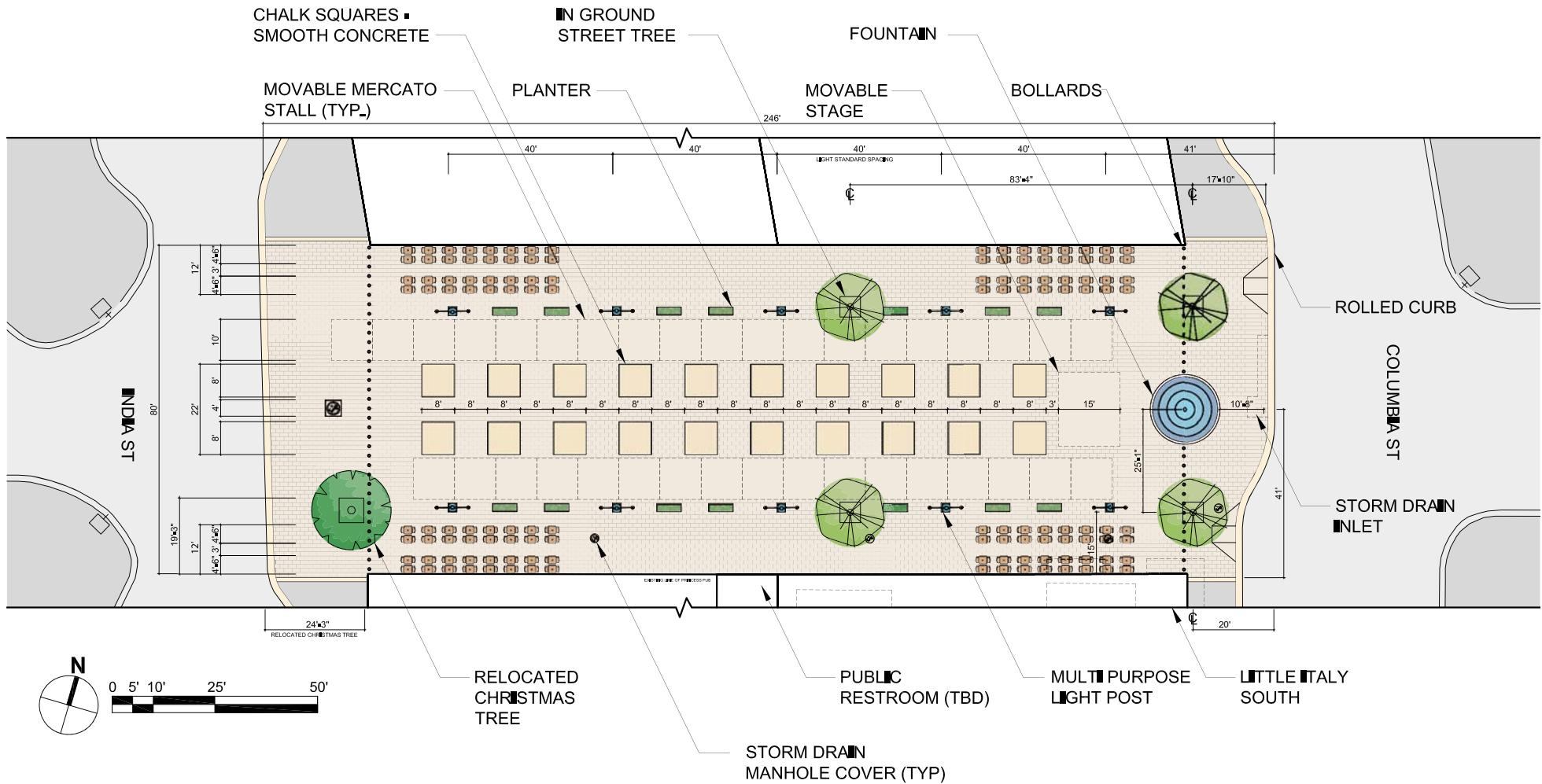
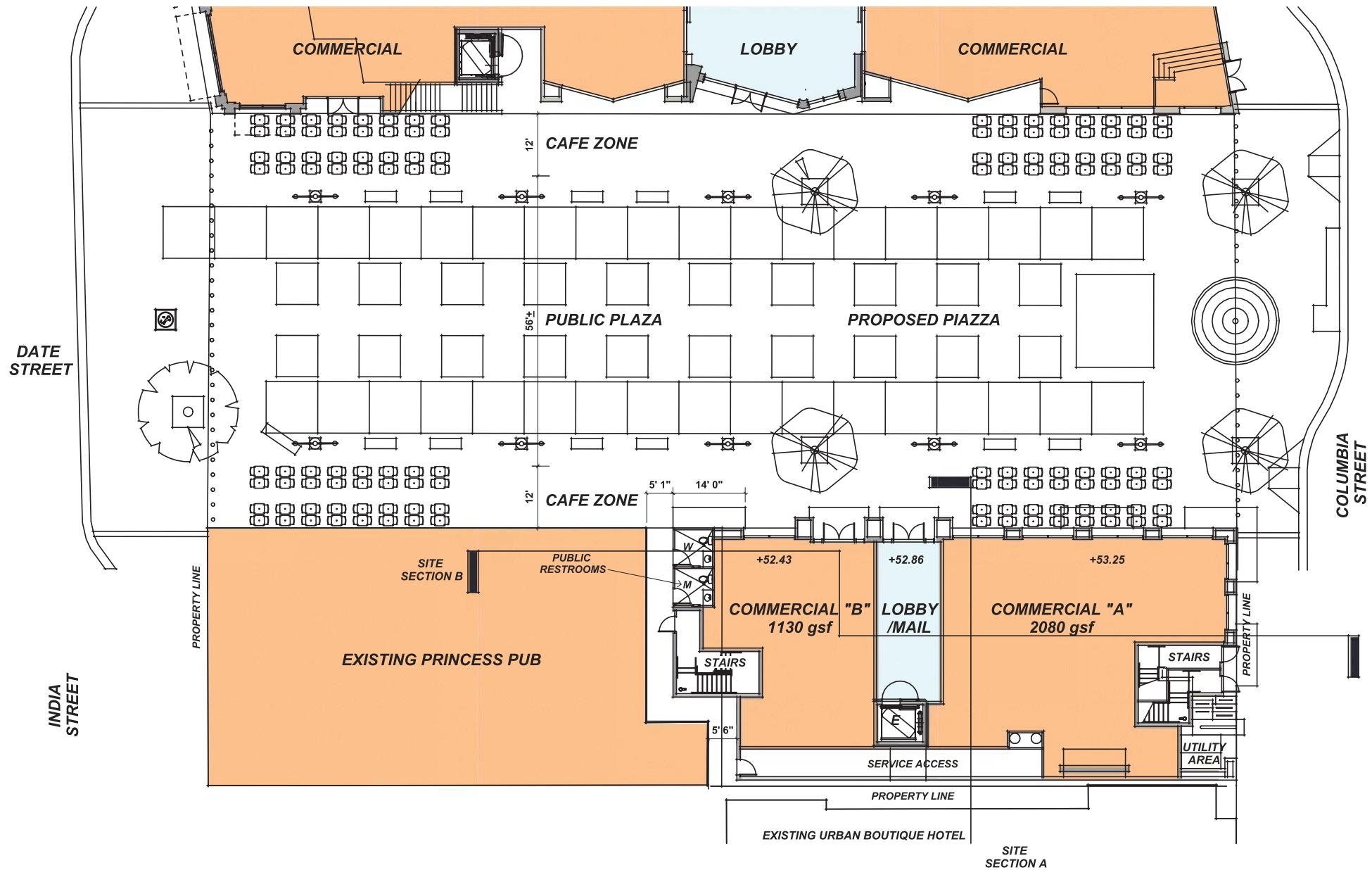


Figure 8 - Building Street Level Plan



South Building

- LISA Overlay – The South Building is also subject to the LISA Overlay. As currently designed the project encroaches into the LISA Overlay on the Columbia and Date Street frontages.

Overall development

- Under the CCPDO, development containing 100 or more dwelling units are required to provide one off-street loading bay at a minimum of 300 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls). The proposed project results in a total of 125 units and would require one off-street loading bay. The current design of the overall development does not provide an off-street loading area.

Additional approvals needed for the project include a Site Development Permit (SDP) for the relocation of a historical resource off the southern portion of the site, and a Neighborhood Use Permit (NUP) to create sidewalk-café zones adjacent to the public plaza.

1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND EXPLANATION OF THE DECISION NOT TO PREPARE A SUPPLEMENTAL OR SUBSEQUENT EIR

Based on the analysis in the Consistency Determination Checklist (see Section 2.0) prepared as part of this Addendum, the proposed project would not result in any new significant impacts not discussed in the FEIR, or result in any substantial increases in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives.

As discussed in Section 1.1, the proposed project is an Addendum to the FEIR. This Addendum addresses the potential environmental effects of the proposed project. The proposed project is consistent with the goals and policies of the 2008 City of San Diego General Plan, the DCP, and CCPDO. The proposed project would not result in new significant impacts not previously discussed in the FEIR, nor would it result in an increase in the severity of the previously identified impacts. Therefore, none of the situations described in CEQA Sections 15162-15163 apply.

1.7 CONCLUSION

In summary, the analysis concludes that none of the conditions described in Sections 15162-15163 of the CEQA Guidelines requiring preparation of a Subsequent or Supplemental EIR have occurred. Thus, this Addendum to the 2006 FEIR has been prepared in accordance with section 15164 of the CEQA Guidelines. The proposed project does not introduce new significant environmental effects, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of infeasible mitigation measures or alternatives. Attachment 1 of this Addendum is the MMRP for this project.

2.0 DOWNTOWN FEIR CONSISTENCY DETERMINATION CHECKLIST

This section includes a completed Downtown FEIR Consistency Determination Checklist that evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the FEIR and the Addendum referenced in Section 1.4 (Previous Environmental Documents Incorporated by Reference). The checklist indicates how the impacts of the proposed projects relate to the conclusions of the previous environmental documents. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. Supporting technical documents referenced in the checklist are available at CivicSd. The proposed project as described in Section 1.5 (Project Description), would construct two residential mixed used buildings, both underground and above ground parking, and a public plaza. These developments would not change the established and intended character of the northern Little Italy neighborhood, as envisioned by the approved planning documents, and analyzed by the 2006 Downtown FEIR.

Issues and Supporting Information		Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)	
		Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
2.1 AESTHETICS/VISUAL QUALITY					
(a) Substantially disturb a scenic resource, vista, or view from a public viewing area, including a State scenic highway or view corridor designated by the Community Plan?	According to the FEIR, views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado and the downtown skyline are afforded by public viewing areas within and around downtown, and along view corridor streets within the planning area. Several view corridor streets that are within or adjacent to the project area are identified in the CCPDO, including segments of Fir Street, Date Street, and Cedar, all of which extend from Kettner Street west to the Bay. The FEIR concludes that build-out of the DCP Area would not significantly impact these designated view corridors. The DCP includes goals and policies, which are implemented by provisions contained in the CCPDO to protect view corridor setbacks on specific streets that are identified as view corridors to maintain views and avoid impacts of future development. Additionally, the FEIR concludes that there no designated scenic resources within the DCP Area except for a small portion of State Designated Scenic Highway 163, as it enters the downtown. However, this designated Highway segment is not in close proximity to the project area. The proposed project would include the construction of a seven-story residential mixed-use building located on a 24,00 square -foot parcel on the north side of Date Street, and a five-story building on a 10,00 square-foot parcel on the south side of Date Street between India and Columbia Street in Little Italy. Both structures would be compatible with the visual			X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
characteristics of the surrounding neighborhood. The project site is not located on any portions of the streets that have been designated as view corridors by the FEIR, DCP, and the CCPDO. Furthermore, the FEIR concluded that development in Little Italy pursuant to the DCP would not result in significant impacts to the San Diego Bay. The project site does not possess any significant scenic resources that could be impacted by the proposed project. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified. In addition, the proposed project does not include modifications that would allow greater intensity of development other than that which is assumed in the FEIR. Future proposed projects would still be required to adhere to all policies pertaining to scenic resources and view corridor stepbacks. As such, the proposed project would not result in direct or cumulative impacts on the scenic resources of the DCP Area.						
(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? The bulk, scale, color and design of the proposed project would be compatible with the existing and planned development of the surrounding area in the Little Italy neighborhood. Although the new structure would be larger than the existing structures on the site, redevelopment of the site would improve the aesthetic condition of the site by providing a newly designed and constructed building on a currently underutilized site. Therefore, the proposed project would be compatible with the bulk, scale, color, and design of the surrounding existing and planned development and there would be no significant direct or cumulative impacts.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c) Substantially affect daytime or nighttime views in the area due to lighting? The proposed project would not include a substantial amount of exterior lighting or include materials that would generate substantial glare. Furthermore, the City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. The proposed project's conformance with these requirements would ensure that direct and cumulative impacts associated with this issue are not significant.					X	X
2.2 AGRICULTURAL RESOURCES						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? The proposed project area is located in an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Therefore, no direct or cumulative impacts to agricultural resources would occur.					X	X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The proposed project site does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act contract pursuant to Section 51201 of the California Government Code. Therefore, no direct or cumulative impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act contract would occur.					X	X
2.3 AIR QUALITY						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? The proposed					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM10) and less than 2.5 microns (PM2.5) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to achieve the state air quality standards for ozone. According to the FEIR, development consistent with the DCP would not conflict with regional air quality planning, and would be consistent with the RAQS. Therefore, the proposed project would not conflict with or obstruct implementation of applicable air quality plans and no direct or cumulative impacts relative to the obstruction of air quality attainment plans would occur with implementation of the proposed project.						
(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? During demolition, site preparation, and construction of the project, the proposed project could involve the exposure of surrounding sensitive receptors to substantial air contaminants associated with the use of construction equipment and the generation of dust. The potential for impacts to surrounding sensitive receptors during construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by FEIR Mitigation Measure AQ-B.1-1. The long-term operation of the proposed project could involve the exposure of residents of the project		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
and surrounding sensitive receptors to substantial air contaminants including reactive organic gases (ROGs) from the residential land uses, toxic air contaminants (TACs) from the commercial retail land uses, emissions from trolley operations, and substantial concentrations of carbon monoxide (commonly referred to as CO “hot spots”). However, the FEIR concludes that development within the downtown would not expose sensitive receptors to significant levels of any of the substantial air contaminants discussed above. Since the land use designation of the proposed development is compatible with the land use designation assumed in the FEIR analysis, the project would not expose sensitive receptors to a level of air contaminants beyond the level assumed by the FEIR. Additionally, the project is not located near any industrial activities and therefore would not be impacted by any emissions associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in 3.c.						
(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions that may endanger human health? Implementation of the proposed project could result in potentially adverse air quality impacts related to the following air emission generators: construction activities, mobile- and stationary-sources. Demolition of the existing structures and adjacent surface parking lot, site preparation activities, and construction of the proposed project would involve potentially adverse impacts associated with hazardous building materials, the creation of dust, and the generation of emissions from construction equipment. Compliance with the		X	X			

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
City's existing regulations requiring a pre-construction hazards assessment and strict remediation measures if harmful materials are present and would ensure that air quality impacts associated with hazardous building materials are not significant (See also Section 7a). However, the clearing, grading, excavation and construction activities associated with the proposed project would result in dust and equipment emission that could endanger human health. Implementation of FEIR Mitigation Measure AQ-B.1-1 would reduce dust and construction equipment emissions generated during construction of the proposed project to below a level of significance. The proposed residential project, and included retail component, does not propose any uses that would significantly increase stationary-source emissions in the downtown planning area; therefore, impacts from stationary sources would not be significant. However, the project's mobile source emissions, in combination with dust generated during construction of the project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. Therefore, direct impacts associated with project implementation are potentially significant but mitigated below a level of significance while cumulative impacts remain significant and not mitigated, consistent with the FEIR.						
2.4 BIOLOGICAL RESOURCES						
(a) Substantially effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by local, state, or federal agencies? The project area is located in a developed, urbanized area of downtown, and there are no sensitive plants or animal species, habitats, or wildlife migration corridors within the area. The FEIR concludes that there would not be a					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
significant impact to biological resources. Therefore, no significant direct or cumulative impact associated with this issue is anticipated to occur.						
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state, or federal agencies? As identified in the FEIR, the DCP area is not within a subregion of the San Diego County Multiple Species Conservation Program (MSCP). In addition, the proposed project will comply with the provisions of the Migratory Bird Treaty Act regarding nesting birds, nests, and fledglings, as applicable. Furthermore, the proposed project will comply with any applicable local, regional, state, and federal plans, policies and regulations protecting riparian habitat or other sensitive natural communities. Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.					X	X
2.5 HISTORICAL RESOURCES						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? The North building site is currently developed with a surface-parking lot and contains a one-story locally designated historical resource (Historical Resource board (HRB) Site No. 244, The Tony Bernardini Building). Only the front façade is considered significant and will be retained on-site and rehabilitated in accordance with the Secretary of the Interior Standards (Standards). The South building site is currently occupied by a one-story restaurant/bar (Princess Pub) and two one-story single-family residences, one of which is a designated historical resource (HRB Site No. 1036, The Antonio and Josephine Giacolone			X		X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Residence). The Princess Pub is proposed to remain on the site while the historical resource is proposed to be relocated to an off-site location and rehabilitated in accordance with the Standards. The FEIR determined that impacts to historical resources due to future development would be significant and requires mitigation. Implementation of FEIR Mitigation Measure HIST-A.1-2 would reduce impacts from the relocation of Site No. 1036, to below a level of significance. Therefore, no direct or significant impacts to important historical resources would contribute to the potentially significant and mitigated cumulative impacts identified in the FEIR.						
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? The likelihood of encountering archaeological resources is greatest for projects that include grading and/or excavation of areas on which past grading and/or excavation activities have been minimal (e.g., vacant sites and surface parking lots). Since archaeological resources have been found within inches of the ground surface in the downtown planning area, even minimal grading activities can impact these resources. In addition, the likelihood of encountering subsurface human remains during construction and excavation activities, although considered low, is possible. Although the site has already been disturbed to allow for the construction of the existing structure and parking lot, the excavation, demolition, and surface clearance activities associated with development of the proposed project and the subterranean parking levels could have potentially adverse impacts to archaeological resources, including buried human remains. Implementation	X	X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
of FEIR Mitigation Measure HIST-B.1-1 would minimize, but not fully mitigate, these impacts. Since the potential for archaeological resources and human remains on the proposed project site cannot be confirmed until site excavation and grading are conducted, the exact nature and extent of impacts associated with the proposed project cannot be predicted. Consequently, the required mitigation may or may not be sufficient to reduce these direct project-level impacts to below a level of significance. Therefore, impacts associated with this issue remain potentially significant and not fully mitigated, and consistent with the analysis of the FEIR. Furthermore, project-level significant impacts to important archaeological resources would contribute to the potentially significant and unmitigated cumulative impacts identified in the FEIR.						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? The proposed project site is underlain by the San Diego Formation, which has high paleontological resource sensitivity. The FEIR concludes that development would have potentially adverse impacts to paleontological resources if grading and/or excavation activities are conducted beyond a depth of 1-3 ft. The project's proposal for two levels of subterranean parking would involve excavation to a depth in excess of the FEIR standard, resulting in potentially significant impacts to paleontological resources. However, implementation of FEIR Mitigation Measure PAL-A.1-1 would ensure that the proposed project's potentially direct and cumulative impacts to paleontological resources are not significant.			X	X		
2.6 GEOLOGY AND SOILS						
Substantial health and safety risk associated with seismic or geologic hazards? The proposed project site is located in a seismically active					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>region and lies within the City of San Diego's Special Study Zone as defined by the City's Seismic Safety Study. A Geotechnical Evaluation was prepared by NOVA Services Inc. to address potential seismic and geologic hazards for the project site. The active Newport-Inglewood and Rose Canyon fault system is located approximately 150 feet east of the site. Based on findings from the Geotechnical Investigation, a seismic event could cause significant seismic groundshaking. In addition, the site is located on old Paralic Deposits, Unit 6 and although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically induced settlement) is considered low due to the site's moderate to low-expansive geologic structure, such hazards could nevertheless occur.</p> <p>The FEIR indicates that conformance with, and implementation of, all seismic-safety development requirements, including City requirements for the Downtown Special Fault Zone, the seismic design requirements of the Uniform Building Code (UBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant. Since the proposed project would not significantly alter the type of land uses or intensity of development allowed, nor impede conformance with, or implementation of, the abovementioned seismic safety development requirements, the impacts of the proposed projects would be consistent with the conclusions assumed in the FEIR, and no potential direct or cumulative impacts related to this issue are anticipated.</p>						
2.7 GREENHOUSE GAS EMISSIONS						
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)		
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)
<p>significant impact on the environment?</p> <p>California's Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, codified the State's greenhouse gas (GHG) emissions target by requiring the State's GHG emissions to be reduced to 1990 levels by 2020. To achieve these GHG reductions outlined in AB 32, there will have to be widespread reductions of GHG emissions across the California economy. Some of the reductions will come in the form of changes in vehicle emissions and mileage, changes in the sources of electricity, and increases in energy efficiency by existing facilities as well as other measures. The remainder of the necessary GHG reductions will come from requiring new facility development to have lower carbon intensity than "Business-as-Usual" (BAU), or existing, conditions.</p> <p>Neither CivicSD nor the City of San Diego has adopted thresholds of significance for GHG emissions. However, according to the Technical Memorandum entitled "Addressing Greenhouse Gas Emissions from Projects Subject to CEQA" the City is utilizing, for the interim, the 900 metric ton (MT) threshold presented by CAPCOA (CAPCOA 2008). The memorandum identifies Project types and Project sizes that are estimated to emit 900 MT of GHGs per year. Projects that are greater than or equal to the Project sizes listed in the memorandum must perform a GHG analysis. The analysis should include, at a minimum, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.</p> <p>Based on the analysis of project-related emissions, the project would result in GHG emissions of 1,916 metric tons of CO₂e annually, and net</p>					

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
emissions of 1,635 metric tons of CO2e, which are above the City's screening threshold of 900 metric tons annually. Because BAU are above the City's screening-level threshold of 900 metric tons per year, a Global Climate Change Technical Report was prepared by Science Resources Associated to assess the potential greenhouse gas impacts associated with the proposed project, and to evaluate whether emissions would be reduced by 28.3% of the business as usual, as requires by the AB 32 reduction mandate.. The site is currently developed with existing buildings historically used for commercial/office and a parking lot. The building and parking lot are sources of existing GHG Emissions. Emissions of GHGs were quantified for both construction and operation of the proposed project. Operational emissions were calculated assuming a "business as usual" operational scenario as well as an operational scenario with GHG reduction measures employed. Based on the analysis, quantifiable emission reductions that will be implemented through state and local requirements demonstrate that emissions will be reduced by more than 28.3% below BAU levels. The project would therefore not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.						
(a) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? As stated in 2.7 (a) the proposed project would demonstrate a reduction in GHG emissions and would fall below the level deemed by CAPCOA and the City of San Diego to be less than significant. Implementation of the proposed project would not hinder the State's ability to attain the GHG reduction goals identified in Assembly Bill 32 (the Global Warming Solutions Act). Thus, the proposed project would not result in significant					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
direct, indirect, or cumulative impacts with respect to this issue and would not conflict with applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.						
2.8 HAZARDS & HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to on-site hazardous materials? A Phase I Environmental Site Assessment Report was prepared by PIC Environmental Services to assess any potential hazards on the site. Based on the findings of the report the proposed project would not be located on a site that has known hazardous materials, nor is it anticipated to involve the use or storage of materials which may be considered hazardous to the public. Consistent with the uniformly applied development policies and standards identified within the FEIR, if contamination is identified, the County of San Diego Department of Environmental Health (DEH) has a Voluntary Assistance Program, whereby the applicant (or its consultant) can submit a work plan which identifies the manner in which the contamination will be excavated, sampled, and analyzed for waste profiling purposes; transported; and the manner in which it will be disposed. With or without DEH oversight, these activities must comply with all existing waste profiling and disposal laws and regulations. The project's adherence to these uniformly applied development policies and standards will ensure that the impacts associated with this issue are not significant. However, the demolition and excavation activities associated with the redevelopment of the project site could result in the exposure of construction workers to hazardous or potentially hazardous materials. Consistent with the conclusions in the FEIR, the proposed project's adherence to existing mandatory federal, state and local regulations controlling hazardous					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
materials would ensure that impacts associated with this issue are not significant. Therefore, no significant direct or cumulative impacts associated with this issue would occur.						
(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? A search of the current Federal, State and Local regulatory agency databases was conducted by Track Info Services, LLC. The proposed project was not listed in any of the databases. An additionally search was done for nearby properties in accordance with distances outlines in the ASTM Standard Practice E-1527 guidelines. According to the search, 253 off-site listings are located within the search area. Of these listings, 123 are associated with sites with leaky underground storage tanks (LUST). There are no LUST sites listed in the immediate vicinity of the proposed project site. It is unlikely that the proposed project has been impacted by releases of hazards or regulated substances at any of these listed sites based on the location or the sites and the nature of the listings. Additionally, in accordance with the analysis in the FEIR, adherence to existing mandatory federal, state, and local regulations as well as uniformly applied development policies and standards would avoid significant impacts to human health and the environment					X X	
(c) Substantial safety risk to operations at San Diego International Airport? The proposed project site is within the boundaries of the Airport Influence Area of the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA). The Airspace Protection guidelines for the project site limit building heights to 350 feet. The proposed project					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
would consist of a seven-story building with a building high point of 88 feet on the north side of Date Street and a five-story building at 69 feet on the south side of Date Street. As such, the proposed project would be well within the limits for airspace protection. The Project is located within Review Area 2 and is not within either of two safety zones located in Northern Little Italy. This zone category is used for projects outside of an area where safety is of moderate concern. Therefore, no direct or cumulative impacts associated with this issue are anticipated to occur.						
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? The FEIR concludes that development that occurs in accordance with the DCP would not adversely affect implementation of the City of San Diego's Emergency Operations Plan. Since the proposed land use designation of the proposed project is compatible with the designation assumed in the FEIR analysis, construction and operation of the proposed project would not affect the City's ability to adequately respond during an emergency. Therefore, no direct or cumulatively significant impacts associated with this issue are anticipated.					X X	
2.9 HYDROLOGY & WATER QUALITY						
(a) Substantially degrade groundwater or surface water quality? Urban runoff generated within the DCP area is collected by storm drains that eventually discharge into San Diego Bay. San Diego Bay is currently experiencing water quality problems caused by urban development within its watershed. The proposed project site is currently paved or covered by a structure, and redevelopment of the site would not result in an increase in impervious surfaces onsite, and therefore no increase in runoff would occur. Construction activities onsite could result in					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
groundwater discharge of runoff, which would contribute in a cumulative nature to the water quality impacts to San Diego Bay. However, existing state and local regulations as described under the FEIR, would apply to the project, and would provide protection against significant water quality impacts.						
Implementation of Best Management Practices required by the City's Standard Urban Storm Water Mitigation Program would likely reduce the project's urban runoff contribution below the present level. In addition, Waste Discharge Permits required for groundwater discharge during construction would ensure that impacts to groundwater quality are not significant. According to the Geotechnical Evaluation prepared by NOVA Services Inc., the ground water level on the proposed site is significantly below the depth required by the proposed project's excavation and construction and dewatering activities would not be required. Therefore, no direct impacts associated with groundwater and surface water quality would not be significant. Although the proposed project would not result in direct impacts to water quality, the FEIR concluded that the water quality of San Diego Bay is already impacted, and the addition of any pollutants in urban runoff discharged to the Bay would result in a cumulatively significant impact. Thus, the project's incremental contribution to the discharge of polluted urban runoff into San Diego Bay, when viewed in connection with polluted runoff discharged into San Diego Bay by past, existing, and reasonably foreseeable future projects, is considered a significant cumulative impact. No mitigation other than adhering to existing regulations has been identified to feasibly reduce this impact to below a level of significance. Consistent with the FEIR, the cumulative water						

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
quality impact would remain significant and not mitigated						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? The proposed project is located on a site that is currently developed and covered with impervious surfaces. Implementation of the proposed project would result in impervious surfaces similar to the surfaces that presently exist onsite. Therefore, redevelopment of the proposed site would not substantially increase the runoff volume entering the storm drain system, and the proposed project would not substantially increase the runoff volume or pollutant concentration entering the storm drain system since the amount of impervious surfaces would not increase. Consistent with the analysis of the FEIR, direct and cumulative impacts associated with this issue are not significant.					X X	
(c) Substantially impede or redirect flows within a 100-year flood hazard area? The proposed project is located on a site that is not within a 100-year floodplain. Similarly, the proposed project would not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, direct and cumulative impacts associated with this issue are not significant.					X X	
(d) Substantially increase erosion and sedimentation? The proposed project is located on a site that is currently developed with impervious surfaces. The hydrology of the proposed site would not be substantially altered by implementation of the proposed project as the site would maintain a similar quantity of impervious surfaces and, therefore, the proposed project would not substantially increase the long-term potential for erosion and sedimentation. However, the potential for erosion and sedimentation could increase during the short-term during site preparation, excavation and other					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
construction activities. The proposed project's compliance with regulations mandating the preparation and implementation of a Storm Water Pollution Prevention Plan would ensure that impacts associated with erosion and sedimentation are not significant. Therefore, no direct or cumulative impacts associated with this issue are anticipated.						
2.10 LAND USE AND PLANNING						
(a) Physically divide an established community? No features or structures of the proposed project would physically divide an established community; rather, it would be an amenity to the Little Italy neighborhood by providing additional housing on Date Street, the neighborhood's activity center, and a small amount of retail space on the ground level along Date street between India and Columbia Street. The proposed project would not include any greater intensity of development or permit any new or additional uses other than that which is assumed in the FEIR. Therefore, no significant direct or cumulative impacts associated with this issue would occur.					X	X
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, CCPDO or other applicable land use plan, policy, or regulation? The proposed project is located in the Neighborhood Mixed –Use Center Land Use District, which is intended to accommodate a diverse array of uses including residential, artists' studios, live/work spaces, hotels, offices, research and development, retail, and a variety of additional support services. Both the North and South buildings are located within the Centre City Planned District and are subject to the development regulations in the CCPDO. The applicant is seeking deviations from development regulations identified in the ordinance including deviations to the LISA Overlay, ground floor heights, oriel windows, and					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
off-street loading requirements.						
<p>The North building is located in the LISA Overlay and as currently designed encroaches into the LISA Overlay on the Date and Columbia Street frontages. However the proposed projects overall massing is distributed as such that the majority of the buildings mass is located on the eastern side of the building along Columbia Street and steps down to a historical building façade of the Northern building along India street. This configuration results in a better designed project by lowering the scale of the building massing along India Street, representing the pedestrian oriented nature of the street. Additionally, the South building as currently designed encroaches into the LISA overlay on the Columbia and Date street frontages. Under the LISA requirements, the building could be built up to 150 feet in height. The South building is only five-stories tall and provides the minimum 15-foot tall ground floor; the building reaches a height of 55.57 feet. The proposed encroachments are minimal and would have less of a shadow impact on the public plaza than it would if the building were taller and conformed to the LISA overlay.</p> <p>The minimum ground-floor height for building containing active commercial uses is an average of 15- feet measured from the adjoining sidewalk. The proposed project ground-floor height for the North building is below the required 15 feet average for ground-floor active commercial uses. The Columbia Street frontage slopes approximately five feet from north to south. While the commercial space ground-floor height is 13 feet, it averages 11 feet measured from Columbia Street, with the floor level located approximately two feet and five inches below the Columbia Street sidewalk. It is envisioned that this space</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>will house a single restaurant operator with the emphasis being on a chef's table and open kitchen concept, which will create a more balanced façade of the fluctuating ground-floor height.</p> <p>Under the CCPDO, the maximum width of an oriel widow is 12 feet may extend vertically no more than 50 feet in height. The current design of three-story element of the North building, located at the eastern corner of Date Street contains an oriel window of approximately 17 feet wide. Additionally, at two locations the oriel windows exceed the 50-feet height limit. The intent of the deviation is to simplify the massing and create an element of scale with the overall design. Additionally, the oriel window's exceeding the height limit will allow the project to "set-up" along with the natural grade of the site along Date Street.</p> <p>The proposed project includes the vacation of 80-foot right-of-way along Date Street between India and Columbia streets to allow for the development of an 11,200 square-foot public plaza. Date Street was originally intended and is currently utilized for vehicular traffic. The proposed vacation would no longer allow vehicular access on Date Street as originally intended, but the creation of the public plaza would continue to serve a public purpose. The proposed vacation would convert and improve the right-of-way as a public plaza with pedestrian access. The proposed vacation would allow the creation of a public use consistent with the DCP Parks and Open Space and Recreation Chapter (Goals and Policies 4.1-G, 4.1 G-2, 4.1-P-4, 4.1-P-8 and 4.1-P-15) which envisions the creation of new parks and plazas in conjunction with development projects as well as encourages incorporating parking under all new open spaces wherever possible. The DCP Urban Design</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Chapter (Goals and Policies 5.1-G-1 and 5.1-P-1 encourages the maintenance of the downtown street-grid system and discourages full or partial closures by new buildings, utilities, and transportation improvements. However, the DCP also recognizes the need for additional open space downtown and acknowledges that the only allowable use enabled through a street closure should be for parks or open spaces providing access for pedestrians and bicycles be maintained. The vacated right-of-way will not be accessible to vehicular traffic (except for special events such as farmer markets), but will maintain pedestrian and bicycle access. Therefore the proposed vacation of Date Street would not adversely affect any applicable land use plans. As discussed in 2.16 (a) a traffic impact analysis was prepared to evaluate the traffic impact associated with the street vacation. The findings of the analysis concluded that the street vacation would not result in any significant traffic impacts. The proposed project will meet all the requirements of the Land Development code and CCPDO with approval of the deviations, which are allowable under a CCPDP. The proposed deviations are relatively minor and result in appropriately massed buildings consistent with the surrounding neighborhood.						
As discussed in 2.8 (c), the proposed project is within the jurisdiction of the ALUCP for SDIA; however, the proposed project would result in the construction of a building that would be no more than seven stories in height, it is well within the limits for airspace protection. Therefore, impacts associated with this issue are not anticipated to occur. The proposed project would comply with the goals and requirements of the DCP and would meet all applicable standards of the CCPDO. Therefore, no significant direct or cumulative						

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)
	Direct (D) Cumulative (C)	Direct (D) Cumulative (C)	Direct (D) Cumulative (C)
impact associated with an adopted land use plan would occur. Therefore, no direct or cumulative impacts associated with this issue are anticipated.			
(c) Substantial incompatibility with surrounding land uses? Sources of land use incompatibility include noise, lighting/shading, and industrial activities. It is not anticipated that construction of the proposed project would result in, or be subject to, adverse impacts due to substantially incompatible land uses, with the exception of noise. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the proposed project's emitting of, and exposure to, lighting are not significant. Additionally, the project is located in the LISA Overlay, which establishes a maximum building envelope to ensure adequate light and air and sidewalks to residential areas in Little Italy. Existing mandatory local, state, and federal regulations controlling industrial activities would ensure that if the project were to be constructed and operated at the project site, it would not be vulnerable to potential land use compatibility impacts resulting from its proximity to nearby industrial activities. The proposed project is not located on or near any portion of street segments identified in the FEIR as exceeding the 70 dB (A) CNEL. Potential impacts associated with the project's incompatibility with traffic noise on adjacent grid streets and railroad noises are likely to occur; these potential noise impacts are discussed in detail in Section 11(b). As discussed in the 2006 FEIR, noise levels from train and trolley operations do not exceed the exterior noise standard of 65 dBA CNEL and would, therefore, not result in significant impacts. Additionally, the FEIR states that diesel train engines may produce short-term noise levels of 85 dBA but concludes		X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
that the duration of these events is not sufficient to create a measurable noise constraint. Horns and crossing bells are categorized as “nuisance” noise within the 2006 FEIR. Noise from these sources can reach up to 95 dBA at a distance of 50 feet. While these nuisance noises would likely be heard intermittently at the proposed project site, they would not serve to exceed the 70 dBA CNEL standard at the proposed project site on a consistent basis. In addition, the proposed project is located in a downtown, urban environment adjacent it the trolley and train, which contribute short-term intermittent noise events to the area. No significant direct or cumulative impacts associated with this issue are anticipated.						
(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? Because the project involves the redevelopment of an existing site with no impact to development off-site, and because transients are not known to currently congregate on site, the project will not contribute in a direct or cumulative manner to the impact of sanitation and litter problems generated by displaced transients.					X	X
2.11 MINERAL RESOURCES						
(a) Substantially reduce the availability of important mineral resources? The FEIR concludes that the viable extraction of mineral resources is limited in downtown due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no direct or cumulative impacts associated with this issue would occur.					X	X
2.12 NOISE						
(a) Substantial noise generation? The proposed project would result in short-term impacts from noise generated from construction activity. Impacts from construction noise would be avoided by adherence to construction noise limitations imposed		X				X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
by the City's Noise Abatement and Control Ordinance. According to the analysis in the FEIR, long-term impacts associated with noise generation could result from new development and an increase in traffic on identified street segments. However, the FEIR concludes that noise generation resulting from new development would not generate substantial stationary noise to adversely affect the acoustic environment. However, the FEIR defines a significant long-term traffic noise increase as an increase of at least 3.0 dBA CNEL for street segments already exceeding 65 dBA CNEL. The FEIR identified nine segments in the downtown planning area that would be significantly impacted as a result of traffic generation. The proposed project is not located on any of the identified segments. However, the proposed project may contribute to the increase in traffic noise associated with the identified segments downtown and would result in a long-term cumulative impact. The FEIR concludes that there are no feasible mitigation measures available to reduce the significant cumulative increase in noise on affected roadways and this impact remains significant and unavoidable consistent with the analysis in the FEIR.						
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)? A Noise Assessment was prepared by Mestre Greve Associates Division of Landrum & Brown to address potential noise impacts for the project site. The City of San Diego has established an exterior noise standard of 65 CNEL. This standard is applied to outdoor noise sensitive areas (i.e., outdoor living areas), such as rear yards of single family homes and balconies of multi-family homes and hotels. The only residential outdoor areas proposed by the project are the balconies and roof terraces located on both the north and					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
south buildings In addition, the project proposes closing Date Street from traffic and using this area as a public plaza. This space is also subject to the 65 CNEL noise standard. Based on the analysis conducted in the noise assessment the exterior traffic and aircraft noise are projected to be less than 65 CNEL on all balconies, roof decks, and on Date Street. Therefore, no significant impacts would occur and no noise mitigation measures are required to comply with the City's exterior noise standard.						
(c) Substantial interior noise within habitable areas of residences, hospitals, and hotels (e.g., levels in excess of 45 dBA CNEL)? The proposed project would include 125 residential dwelling units and would be required to meet the City of San Diego indoor noise standard of 45 CNEL for residential uses. Based upon the construction details, the exterior to interior noise reduction provided by the worst-case rooms, the second floor Living Room and Bedroom were 22 to 24 dB respectively. This results in maximum interior CNEL levels up to 40 dB without building upgrades. Therefore, all residential units are projected to meet the City's 45 CNEL interior noise standard without noise mitigation measures. Therefore, project-level impacts associated with this issue are anticipated to be less than significant with mitigation. Cumulative impacts associated with this issue would not occur.					X	X
2.13 POPULATION AND HOUSING						
(a) Substantially induce population growth in an area? The FEIR concludes that build-out of the DCP would not induce substantial population growth that results in adverse physical changes. Redevelopment of the project site is consistent in land use with the DCP. The project would not induce growth to exceed that analyzed throughout the FEIR. Therefore, additional impacts associated with this issue would not occur.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(b) Substantial displacement of existing housing units or people? Redevelopment of the project site would involve the demolition of existing residences on the site. However, the proposed project would not displace a substantial number of housing units or people, and the project would provide new housing in its place. Furthermore, the proposed project is consistent in land use with the DCP.					X	X
2.14 PUBLIC SERVICES & UTILITIES						
(a) Substantial adverse physical impacts associated with the provision of new schools? The population of school-aged children attending public schools is dependent upon current and future residential development. According to the FEIR, cumulative residential development in downtown would generate additional students, and would exceed the capacity of the present elementary schools and the existing high school. Students generated by cumulative residential development would not exceed the capacity of existing middle schools. The FEIR concludes that the additional student population anticipated at buildout of downtown would require the construction of at least one additional school and that additional capacity could potentially be accommodated in existing facilities. The proposed project would provide 125 dwelling units. Using the generation rates assumed in the FEIR, the proposed project would generate 3 elementary-aged student (K-5th), and 2 secondary-aged (grades 6th – 12th). Given this, the proposed project would not generate a sufficient number of students to warrant construction of a new school facility. Nevertheless, the specific future location of new facilities is unknown at the present time. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Construction of any additional schools would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.						
(b) Substantial adverse physical impacts associated with the provision of new libraries? The FEIR concludes that, cumulatively, development in the downtown would generate the need for a new Main Library and possibly several smaller libraries within the downtown. In and of itself, the proposed project would not generate significant additional demand necessitating the construction of new library facilities. However, according to the analysis in the FEIR, the proposed project is considered to contribute to the cumulative need for new library facilities in the downtown identified in the FEIR. Nevertheless, the specific future location of these facilities is unknown at present time. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional library facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.					X	X
(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? The FEIR does not conclude that the cumulative development of the downtown area would generate additional					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
demand necessitating the construction of new fire protection/emergency facilities. Therefore, the proposed project would not result in direct or cumulative impacts associated with the provision of new fire protection/emergency services beyond those analyzed within this Evaluation.						
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? The FEIR analyzes impacts to law enforcement service resulting from the cumulative development of the downtown and concludes that the construction of new law enforcement facilities would not be required. Since the land use designation of the proposed development is consistent with the DCP land use designation for the site, the project would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of law enforcement facilities, would be speculative and no further analysis of their impacts is required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.					X X	
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. In addition, water pipe improvements that may be needed to serve projects in the project area are categorically exempt					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
from environmental review under CEQA as stated in the FEIR.						
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the proposed project would result in impervious surfaces similar to the existing use of the site, the amount of runoff volume entering the storm drain system would not increase. As part of the Project the developer will be replacing and improving the storm drain and water lines running below the project site. The storm drain system will capture and carry water from the east end of West Date Street (at the intersection with Columbia St) and from the Piazza surface drainage and carry the water to the west end of the West Date Street (at the intersection with India St) where it will connect to the existing storm drain system. Furthermore, the applicant will be removing an existing water line in West Date Street between India and Columbia. The applicant will be replacing and upsizing the water main in India Street between West Date St and West Fir Street, and will be replacing and upsizing the water main in West Fir Street between India and Columbia. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.					X X	
(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? California Water Code Section 10910 requires projects analyzed under CEQA to assess water demand and compare that finding to the jurisdiction's projected water supply. The proposed project does not require the preparation of a Water Supply Assessment (WSA) as it does not meet any of the thresholds established					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
by SB 610 or SB 221. According to the FEIR, in the short term, planned water supplies and transmission or treatment facilities are adequate. Water transmission infrastructure necessary to transport water supply to the downtown area is already in place. Potential direct impacts would not be significant. However, buildup of the 2006 DCP would generate more water demand than planned for in the adopted 2010 UWMP. This additional demand was not considered in SDCWA's Urban Water Management Plan (UWMP). To supplement this and meet the additional need, SDCWA indicates that it will have a local water supply (from surface water, water recycling, groundwater, and seawater desalination) to meet the additional demand resulting from buildup of the DCP. In accordance with the conclusion in the FEIR, this additional demand would not represent a substantial increase in the challenge of meeting the otherwise anticipated demand for water within the SDCWA service area. Since the proposed project does not meet the requirements of SB 610 and is consistent with the DCP, direct and cumulative impacts related to water supply would be considered not significant.						
(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, sewer improvements that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.					X	X
(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? The FEIR concludes that cumulative					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
development within the downtown planning area would increase the amount of solid waste sent to the Miramar Landfill and contribute to the eventual need for an alternative landfill. The proposed project is not likely to generate a higher level of solid waste than the existing use of the site; however, implementation of a mandatory Waste Management Plan and compliance with the applicable provisions of the San Diego Municipal Code would ensure that both short- and long-term project-level impacts are not significant. However, the project would contribute, in combination with other development activities in the downtown, to the cumulative increase in the generation of solid waste sent to the Miramar Landfill and the eventual need for a new landfill as identified in the FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, the proposed project would not result in direct or cumulative impacts associated with this issue.						
2.15 PARKS & RECREATIONAL FACILITIES						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The FEIR discusses impacts to park and recreational facilities and the maintenance thereof and concludes that buildout pursuant to the DCP would not result in significant impacts associated with this issue. The proposed project would not likely generate a level					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
of demand for parks and recreational facilities beyond the level assumed by the FEIR. Additionally, the proposed public use plaza would have a positive impact and would further reduce the need for additional parks and open space. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the proposed project. No direct or cumulative significant impacts associated with this issue would occur.						
2.16 TRANSPORTATION/TRAFFIC						
(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? The proposed project intends to create an 11,200 square-foot public plaza within the right-of-way along Date Street. The development of the plaza would require a street vacation of the existing 80-foot right of way along Date Street between Columbia and India Street. The plaza would be covered by an easement within a 56-foot wide area and will be open to the general public 24 hours a day, seven days a week. A traffic assessment was prepared by RBF to evaluate the existing and future intersection operations for the proposed project with and without the proposed street vacation. The findings of the analysis under existing conditions showed that the study area intersections would continue operating at LOS B or better during the peak hours without or with the proposed street closure. The results of the near-term conditions analysis show that the study intersections are forecast to operate at LOS B or better during the peak hours both without and with the proposed street closure. Under future year 2035 conditions, the study intersections are forecast to operate at LOS C or better without or with the proposed street closure. Therefore, the redistribution of existing and future traffic		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)
	Direct (D) Cumulative (C)	Direct (D) Cumulative (C)	Direct (D) Cumulative (C)
associated with the proposed street closure would not result in significant traffic impacts. While no study intersections would drop below the LOS E threshold as a direct impact of the proposed project, the traffic generated by the proposed project, in conjunction with other development downtown, could contribute to the cumulative traffic impacts anticipated by the FEIR. The FEIR includes mitigation measures to address these impacts, but they may or may not be able to fully mitigate these cumulative impacts (these mitigation measures are not the responsibility of the proposed project and are therefore not included here). Therefore, consistent with the conclusions in the FEIR, the proposed project would contribute to significant cumulative impacts associated with roadway and intersection capacity and could contribute to causing the level of service (LOS) on a roadway segment or intersection to drop below LOS E			
(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? The FEIR concludes that development pursuant to the DCP would result in significant cumulative impacts to freeway segments and ramps serving the downtown planning area. The proposed project would not have a significant direct impact because of the relatively low traffic generation that is estimated to occur according to the analysis conducted in 2.16 (a). As discussed above, ADT generated by the proposed project would not exceed the 2,400 ADT threshold established by the FEIR. However, the FEIR concludes that new development and redevelopment within the downtown area would result in significant cumulative impacts to freeway segments and	X		X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
ramps serving the downtown area. Since the land use designation of the project is not substantially different from the land use designation assumed in the FEIR analysis, the proposed development would contribute on cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and on several ramps serving the downtown. FEIR Mitigation Measure TRF-A.2.1-1 would reduce these impacts to the extent feasible, but not below a level of significance, (this mitigation measure is not the responsibility of the proposed project, and therefore, is not included). The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the proposed project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR.						
(c) Create an average demand for parking that would exceed the average available supply? The proposed street closure will remove a total of 13 public on-street parking spaces along Date Street. The displaced public parking spaces will be accommodated with below-grade parking under both buildings and across from Date Street. The below-grade parking will consist of two-and-a-half levels and provide parking for residential tenants, as well as approximately 50 public parking spaces. This would meet the residential parking requirements established in the CCPDO. While the proposed parking spaces will be available for a minimum of five years, the loss of 13 parking spaces would not be significant. Therefore, it is anticipated that the proposed project would not create an average demand for parking that would exceed the average supply and impacts would not be significant. Therefore, no		X				X

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
direct significant direct impacts associated with this issue would occur. However, although the CCPDO establishes a minimum requirement for off-site parking, the FEIR concludes that the cumulative effect of the parking requirements established in the CCPDO would result in a parking demand that is greater than parking supply. FEIR Mitigation Measure TRF-D.1.1 would reduce these impacts to the extent feasible, but not below a level of significance, (this mitigation measure is not the responsibility of the proposed project, and therefore, is not included). The FEIR identifies actions that could be taken to help balance parking supply and demand, but that the actions identified would not provide a guarantee that parking demand would be met. Furthermore, the FEIR concludes that unrestricted parking availability would be contrary to transportation, air quality, and quality of life goals established in the DCP. Therefore, the proposed project would contribute to significant cumulative impacts associated with this issue.						
(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? The proposed project does not include any features that would discourage the use of alternative modes of transportation, nor does it include any design features that would cause hazards or barriers for pedestrians or bicyclists. The proposed project provides an engaging environment to passing pedestrians, and provides on-site bike parking for residents. The project is located in close proximity to transit and would allow residents to choose to take the bus, trolley, and commuter rail. Therefore, no impact will occur associated with transit or alternative modes of transportation. The proposed project does not include any features that would discourage the use of alternative modes of transportation, nor does it include any design features that would cause hazards or barriers for					X X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
pedestrians or bicyclists. The proposed plaza will have pedestrian and bicycle access and be available to the general public 24 hours a day, seven days a week. Therefore, no impact will occur associated with transit or alternative modes of transportation.						
2.17 MANDATORY FINDINGS OF SIGNIFICANCE						
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Downtown area. However, the project does have the potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the project would substantially degrade the environment. Cumulative impacts are described in subsection 16.b below.	X	X				
(b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: aesthetics/visual quality, air quality, historical and archaeological resources, physical changes		X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)	Significant But Mitigated (SM)	Not Significant (NS)			
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
associated with transient activities, noise, parking, traffic, and water quality. This project would contribute to those impacts, specifically air quality, historical and archaeological resources, noise, and traffic. Implementation of the mitigation measures identified in the FEIR would reduce some significant cumulative impacts; however, the impacts would remain significant and immitigable. Cumulative impacts would not be greater than those identified in the FEIR.						
(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? As described elsewhere in this study, the proposed project would result in significant and unmitigated impacts. Those impacts associated with air and noise could have substantial adverse effects on human beings. However, these impacts would be no greater than those assumed in the FEIR. Implementation of measures identified in the FEIR would mitigate many, but not all, of the significant impacts.	X	X				

ATTACHMENT 1

MITIGATION, MONITORING, AND REPORTING PLAN

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
AIR QUALITY (AQ)				
<p>Impact AQ-B.1: Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)</p>	<p>Mitigation Measure AQ-B.1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <ol style="list-style-type: none"> 1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. 2. Dust suppression techniques shall be implemented including, but not limited to, the following: <ol style="list-style-type: none"> a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC. b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. 3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. 4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 	Prior to Demolition or Grading Permit (Design)	Developer	City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.</p> <p>6. All diesel-powered vehicles and equipment shall be properly operated and maintained.</p> <p>7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law.</p> <p>8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.</p> <p>9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary.</p> <p>10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible.</p> <p>12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site.</p> <p>13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development.</p> <p>14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>15. Rubble piles shall be maintained in a damp state to minimize dust generation.</p> <p>16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</p> <p>17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.</p>			
HISTORICAL RESOURCES (HIST)				
Impact HIST-A.1: Future development in downtown could impact significant architectural structures. (Direct and Cumulative)	<p>Mitigation Measure HIST-A.1-2: If the potential exists for direct and/or indirect impacts to retained or relocated designated and/or potential historical resources (“historical resources”), the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the Historic Resources Board (HRB) (“City Staff”) in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <p>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit Building Permits, but prior to the first Preconstruction (Precon) Meeting, whichever is applicable, City Staff shall verify that the requirements for historical monitoring during demolition and/or stabilization have been noted on the appropriate construction documents.</p> <p>(a) Stabilization work can not begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.</p> <p>(b) Physical description, including the year and type of historical resource, and extent of stabilization shall be noted on the plans.</p>	Prior to Development Permit (Design) Prior to Demolition, Grading, and/or Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>B. Submittal of Treatment Plan for Retained Historical Resources</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit and Building Permits, but prior to the first Precon Meeting, whichever is applicable, the Applicant shall submit a Treatment Plan to City Staff for review and approval in accordance in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. The Treatment Plan shall include measures for protecting any historical resources, as defined in the Land Development Code, during construction related activities (e.g., removal of non-historic features, demolition of adjacent structures, subsurface structural support, etc.). The Treatment Plan shall be shown as notes on all construction documents (i.e., Grading and/or Building Plans). C. Letters of Qualification have been submitted to City Staff <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in this MMRP (i.e., Architectural Historian, Historic Architect and/or Historian), as defined in the City of San Diego Historical Resources Guidelines (HRG). 2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the historical monitoring of the project meet the qualification standards established by the HRG. 3. Prior to the start of work, the applicant must obtain approval from City Staff for any personnel changes associated with the monitoring program. <p>II. Prior to Start of Construction</p> <p>A. Documentation Program (DP)</p> <ol style="list-style-type: none"> 1. Prior to the first Precon Meeting and/or issuance of any construction permit, the DP shall be submitted to City Staff for review and approval and shall include the following: 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(a) Photo Documentation</p> <p>(1) Documentation shall include professional quality photo documentation of the historical resource(s) prior to any construction that may cause direct and/or indirect impacts to the resource(s) with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, and decorative hardware. Photographs shall be of archival quality and easily reproducible.</p> <p>(2) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board and the CCDC Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).</p> <p>(b) Required drawings</p> <p>(1) Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blueline drawings) are acceptable. Standard drawing sizes are 19" x 24" or 24" x 36", standard scale is 1/4" = 1 foot.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(2) One set of measured drawings shall be submitted for archival storage with the City of San Diego Historical Resources Board, the CCDC Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).</p> <p>2. Prior to the first Precon Meeting, City Staff shall verify that the DP has been approved.</p> <p>B. PI Shall Attend Precon Meetings</p> <p>1. Prior to beginning any work that may impact any historical resource(s) which is/are subject to this MMRP, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Historical Monitor(s), Building Inspector (BI), if appropriate, and City Staff. The qualified Historian and/or Architectural Historian shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Historical Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Historical Monitoring Plan (HMP)</p> <p>(a) Prior to the start of any work that is subject to an HMP, the PI shall submit an HMP which describes how the monitoring would be accomplished for approval by City Staff. The HMP shall include an Historical Monitoring Exhibit (HME) based on the appropriate construction</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>documents (reduced to 11x17) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(c) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as underpinning, shoring and/or extensive excavation which could result in impacts to, and/or reduce impacts to the on-site or adjacent historical resource.</p> <p>C. Implementation of Approved Treatment Plan for Historical Resources</p> <ol style="list-style-type: none"> 1. Implementation of the approved Treatment Plan for the protection of historical resources within the project site may not begin prior to the completion of the Documentation Program as defined above. 2. The qualified Historical Monitor(s) shall attend weekly jobsite meetings and be on-site daily during the stabilization phase for any retained or adjacent historical resource to photo document the Treatment Plan process. 3. The qualified Historical Monitor(s) shall document activity via the Consultant Site Visit Record (CSVР). The CSVР's shall be faxed by the CM to the RE the first day and last day (Notification of Monitoring Completion) of the Treatment Plan process and in the case of ANY unanticipated incidents. The RE shall forward copies to City Staff. 4. Prior to the start of any construction related activities, the applicant shall provide verification to City Staff that all historical resources on-site have been adequately stabilized in 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>accordance with the approved Treatment Plan. This may include a site visit with City Staff, the CM, RE or BI, but may also be accomplished through submittal of the draft Treatment Plan photo documentation report.</p> <p>5. City Staff will provide written verification to the RE or BI after the site visit or upon approval of draft Treatment Plan report indicating that construction related activities can proceed.</p> <p>III. During Construction</p> <p>A. Qualified Historical Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ul style="list-style-type: none"> 1. The Qualified Historical Monitor(s) shall be present full-time during grading/excavation/trenching activities which could result in impacts to historical resources as identified on the HME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities. 2. The Qualified Historical Monitor(s) shall document field activity via the Consultant Site Visit Record (CSVР). The CSVР's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY incidents involving the historical resource. The RE shall forward copies to City Staff. 3. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition arises which could effect the historical resource being retained on-site or adjacent to the construction site. <p>B. Notification Process</p> <ul style="list-style-type: none"> 1. In the event of damage to a historical resource retained on-site or adjacent to the project site, the Qualified Historical Monitor(s) shall direct the contractor to temporarily divert construction activities in the area of historical resource and immediately notify the RE or BI, as appropriate, and the PI (unless Monitor is the PI). 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>2. The PI shall immediately notify City Staff by phone of the incident, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible.</p> <p>C. Determination/Evaluation of Impacts to a Historical Resource</p> <ul style="list-style-type: none"> 1. The PI shall evaluate the incident relative to the historical resource. <ul style="list-style-type: none"> (a) The PI shall immediately notify City Staff by phone to discuss the incident and shall also submit a letter to City Staff indicating whether additional mitigation is required. (b) If impacts to the historical resource are significant, the PI shall submit a proposal for City Staff review and written approval in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) and the associated Guidelines. Direct and/or indirect impacts to historical resources from construction activities must be mitigated before work will be allowed to resume. (c) If impacts to the historical resource are not considered significant, the PI shall submit a letter to City Staff indicating that the incident will be documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. <p>IV. Night Work</p> <p>A. If night and/or weekend work is included in the contract</p> <ul style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>2. The following procedures shall be followed.</p> <p>(a) No Impacts/Incidents</p> <p>In the event that no historical resources were impacted during night and/or weekend work, the PI shall record the information on the CSVR and submit to City Staff via fax by 8 am of the next business day.</p> <p>(b) Potentially Significant Impacts</p> <p>If the PI determines that a potentially significant impact has occurred to a historical resource, the procedures detailed under Section III - During Construction shall be followed.</p> <p>(c) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.</p> <p>B. If night and/or weekend work becomes necessary during the course of construction:</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify City Staff immediately. <p>C. All other procedures described above shall apply, as appropriate.</p> <p>V. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines and Appendices which describes the results, analysis, and conclusions of all phases of the Historical Monitoring Program (with appropriate graphics) to City Staff for review and approval within 90 days following the completion of monitoring, 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(a) The preconstruction Treatment Plan and Documentation Plan (photos and measured drawings) and Historical Commemorative Program, if applicable, shall be included and/or incorporated into the Draft Monitoring Report.</p> <p>(b) The PI shall be responsible for updating (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any existing site forms to document the partial and/or complete demolition of the resource. Updated forms shall be submitted to the South Coastal Information Center with the Final Monitoring Report.</p> <p>2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.</p> <p>3. The PI shall submit revised Draft Monitoring Report to City Staff for approval.</p> <p>4. City Staff shall provide written verification to the PI of the approved report.</p> <p>5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.</p> <p>B. Final Monitoring Report(s)</p> <p>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.</p> <p>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>Mitigation Measure HIST-A.1-3: If a designated or potential historical resource (“historical resource”) as defined in the Land Development Code would be demolished, the following measure shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p> <p>I. Prior to Issuance of a Demolition Permit</p> <p>A. A Documentation Program (DP) shall be submitted to <u>City Staff to the Historic Resources Board (HRB)</u> (“City Staff”) for review and approval and shall include the following:</p> <ul style="list-style-type: none"> 1. Photo Documentation <ul style="list-style-type: none"> (a) Documentation shall include professional quality photo documentation of the structure prior to demolition with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible. (b) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board and the CCDC Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s). 2. Required drawings <ul style="list-style-type: none"> (a) Measured drawings of the building’s exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36", standard scale is 1/4" = 1 foot. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>(b) One set of measured drawings shall be submitted for archival storage with the City of San Diego Historical Resources Board, the CCDC Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).</p> <p>B. Prior to the first Precon Meeting City Staff shall verify that the DP has been approved.</p> <p>C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code.</p>			
Impact HIST-B.1: Development in downtown could impact significant buried archaeological resources. (Direct and Cumulative)	<p>Mitigation Measure HIST-B.1-1: If the potential exists for direct and/or indirect impacts to significant buried archaeological resources, the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the Historic Resources Board (HRB) ("City Staff") in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the Land Development Code. Prior to issuance of any permit that could directly affect an archaeological resource, City Staff shall assure that all elements of the MMRP are performed in accordance with all applicable City regulations and guidelines by an Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. City Staff shall also require that the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities. Archeological resources which also meet the definition of historical resources or unique archaeological resources under CEQA or the SDMC shall be treated in accordance with the following evaluation procedures and applicable mitigation program:</p>	Prior to Demolition or Grading Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	<u>City Staff</u>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>Step 1-Initial Evaluation</p> <p>An initial evaluation for the potential of significant subsurface archaeological resources shall be prepared to the satisfaction of City Staff as part of an Environmental Secondary Study for any activity which involves excavation or building demolition. The initial evaluation shall be guided by an appropriate level research design in accordance with the City's Land Development Code, Historical Resources Guidelines. The person completing the initial review shall meet the qualification requirements as set forth in the Historical Resources Guidelines and shall be approved by City Staff. The initial evaluation shall consist , at a minimum, of a review of the following historical sources: The 1876 Bird's Eye View of San Diego, all Sanborn Fire Insurance Company maps, appropriate City directories and maps that identify historical properties or archaeological sites, and a records search at the South Coastal Information Center for archaeological resources located within the property boundaries. Historical and existing land uses shall also be reviewed to assess the potential presence of significant prehistoric and historic archaeological resources. The person completing the initial review shall also consult with and consider input from local individuals and groups with expertise in the historical resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, Save Our Heritage Organization (SOHO), local historical and archaeological groups, the Native American Heritage Commission (NAHC), designated community planning groups, and other individuals or groups that may have specific knowledge of the area. Consultation with these or other individuals and groups shall occur as early as possible in the evaluation process.</p> <p>When the initial evaluation indicates that important archaeological sites may be present on a project site but their presence cannot be confirmed prior to construction or demolition due to obstructions or spatially limited testing and data recovery, the applicant shall prepare and implement an archaeological monitoring program as a condition of development approval to the satisfaction of City Staff. If the NAHC Sacred Lands File search is positive for Native American resources within the project site, then additional evaluation must include participation of a local Native American consultant in accordance with CEQA Sections 15064.5(d), 15126.4(b)(3) and Public Resources Code Section 21083.2.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>No further action is required if the initial evaluation demonstrates there is no potential for subsurface resources. The results of this research shall be summarized in the Secondary Study.</p> <p>Step 2-Testing</p> <p>A testing program is required if the initial evaluation demonstrates that there is a potential for subsurface resources. The testing program shall be conducted during the hazardous materials remediation or following the removal of any structure or surface covering which may be underlain by potential resources. The removal of these structures shall be conducted in a manner which minimizes disturbance of underlying soil. This shall entail a separate phase of investigations from any mitigation monitoring during construction.</p> <p>The testing program shall be performed by a qualified Historical Archaeologist meeting the qualifications specified in Appendix B of the San Diego Land Development Code, Historical Resources Guidelines. The Historical Archaeologist must be approved by City Staff prior to commencement. Before commencing the testing, a treatment plan shall be submitted for City Staff approval that reviews the initial evaluation results and includes a research design. The research design shall be prepared in accordance with the City's Historical Resources Guidelines and include a discussion of field methods, research questions against which discoveries shall be evaluated for significance, collection strategy, laboratory and analytical approaches, and curation arrangements. All tasks shall be in conformity with best practices in the field of historic urban archaeology.</p> <p>A recommended approach for historic urban sites is at a minimum fills and debris along interior lot lines or other areas indicated on Sanborn maps.</p> <p>Security measures such as a locked fence or surveillance shall be taken to prevent looting or vandalism of archaeological resources as soon as demolition is complete or paved surfaces are removed. These measures shall be maintained during archaeological field investigations. It is recommended that exposed features be covered with steel plates or fill dirt when not being investigated.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>The results of the testing phase shall be submitted in writing to City Staff and shall include the research design, testing results, significance evaluation, and recommendations for further treatment. Final determination of significance shall be made in consultation with City Staff , and with the Native American community, if the finds are prehistoric. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the provisions set forth in Step 4 - Monitoring. If significant resources are discovered during the testing program, then data recovery in accordance with Step 3 shall be undertaken prior to construction. If the existence or probable likelihood of Native American human remains or associated grave goods area discovered through the testing program, the Qualified Archaeologist shall stop work in the area, notify the City Building Inspector, City staff, and immediately implement the procedures set forth in CEQA Guidelines Section 15064.5 and the California Public Resources Code (PRC) Section 5097.98 for discovery of human remains. This procedure is further detailed in the Mitigation, Monitoring and Reporting Program (Step 4). City Staff must concur with evaluation results before the next steps can proceed.</p> <p>Step 3-Data Recovery</p> <p>For any site determined to be significant, a Research Design and Data Recovery Program (RDDRP) shall be prepared in accordance with the City's Historical Resources Guidelines, approved by City Staff, and carried out to mitigate impacts before any activity is conducted which could potentially disturb significant resources. The archaeologist shall notify City Staff of the date upon which data recovery will commence ten (10) working days in advance.</p> <p>All cultural materials collected shall be cleaned, catalogued and permanently curated with an appropriate institution. Native American burial resources shall be treated in the manner agreed to by the Native American representative or be reinterred on the site in an area not subject to further disturbance in</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>accordance with CEQA section 15164.5 and the Public Resources Code section 5097.98. 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 at San Diego State University. Any human bones and associated grave goods of Native American origin encountered during Step 2-Testing, shall, upon consultation, be turned over to the appropriate Native American representative(s) for treatment in accordance with state regulations as further outlined under Step 4-Monitoring (Section IV. Discovery of Human Remains).</p> <p>A draft Data Recovery Report shall be submitted to City Staff within twelve months of the commencement of the data recovery. Data Recovery Reports shall describe the research design or questions, historic context of the finds, field results, analysis of artifacts, and conclusions. Appropriate figures, maps and tables shall accompany the text. The report shall also include a catalogue of all finds and a description of curation arrangements at an approved facility, and a general statement indicating the disposition of any human remains encountered during the data recovery effort (please note that the location of reinternment and/or repatriation is confidential and not subject to public disclosure in accordance with state law). Finalization of draft reports shall be subject to City Staff review.</p> <p>Step 4 – Monitoring</p> <p>If no significant resources are encountered, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the following provisions and components:</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first Precon Meeting, whichever is applicable, City Staff shall verify that the requirements for Archaeological Monitoring and 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>Native American monitoring, where the project may impact Native American resources, have been noted on the appropriate construction documents.</p> <p>B. Letters of Qualification have been submitted to City Staff</p> <ol style="list-style-type: none"> 1. The applicant shall submit a letter of verification to City Staff identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation. 2. City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG. 3. Prior to the start of work, the applicant must obtain written approval from City Staff for any personnel changes associated with the monitoring program. <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 1. The PI shall provide verification to City Staff that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 3. The PI may submit a detailed letter to City Staff requesting a reduction to the 1/4 mile radius. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), the Native American representative(s) (where Native American 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>resources may be impacted), Building Inspector (BI), if appropriate, and City Staff. The qualified Archaeologist and the Native American consultant/monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.</p> <p>(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.</p> <p>2. Archaeological Monitoring Plan (AMP)</p> <p>(a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan (with verification that the AMP has been reviewed and approved by the Native American consultant/monitor when NA resources may be impacted) which describes how the monitoring would be accomplished for approval by City Staff and the Native American monitor. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.</p> <p>(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>(c) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.</p> <p>(d) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>III. During Construction</p> <p>A. Monitor(s) Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The Archaeological monitor shall be present full-time during all soil disturbing and grading/excavation /trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and City Staff of changes to any construction activities. 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME, and provide that information to the PI and City Staff. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Processes detailed in Sections III.B-C, and IVA-D. shall commence. 3. The archeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVР). The CSVР's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to City Staff. 4. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>3. The PI shall immediately notify City Staff by phone of the discovery, and shall also submit written documentation to City Staff within 24 hours by fax or email with photos of the resource in context, if possible.</p> <p>4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.</p> <p>C. Determination of Significance</p> <p>1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.</p> <p>(a) The PI shall immediately notify City Staff by phone to discuss significance determination and shall also submit a letter to City Staff indicating whether additional mitigation is required.</p> <p>(b) If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor when applicable, and obtain written approval from City Staff and the Native American representative(s), if applicable. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>(c) If the resource is not significant, the PI shall submit a letter to City Staff indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.</p> <p>IV. Discovery of Human Remains If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>A. Notification</p> <ol style="list-style-type: none"> 1. Archaeological Monitor shall notify the RE or BI as appropriate, City Staff , and the PI, if the Monitor is not qualified as a PI. City Staff will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery process. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. <p>B. Isolate discovery site</p> <ol style="list-style-type: none"> 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains. 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance. 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin. <p>C. If Human Remains are determined to be Native American</p> <ol style="list-style-type: none"> 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call. 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information. 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e) and the California Public Resources and Health & Safety Codes. 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:</p> <ul style="list-style-type: none"> (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR; (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN, (c) In order to protect these sites, the Landowner shall do one or more of the following: <ul style="list-style-type: none"> (1) Record the site with the NAHC; (2) Record an open space or conservation easement on the site; (3) Record a document with the County. <p>6. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.</p> <p>D. If Human Remains are not Native American</p> <ol style="list-style-type: none"> 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial. 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98). 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with City Staff, the applicant/landowner and the San Diego Museum of Man. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>V. Night and/or Weekend Work</p> <p>A. If night and/or work is included in the contract</p> <ol style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting. 2. The following procedures shall be followed. <ol style="list-style-type: none"> (a) No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to City Staff via fax by 8 am of the next business day. (b) Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery. (c) Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed. (d) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If night and/or weekend work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify City Staff immediately. <p>C. All other procedures described above shall apply, as appropriate.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>VI. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the Historical Resources Guidelines and Appendices which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to City Staff, for review and approval within 90 days following the completion of monitoring, <ol style="list-style-type: none"> (a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. (b) Recording sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report. 2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to City Staff for approval. 4. City Staff shall provide written verification to the PI of the approved report. 5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>3. The PI shall submit a Collections Management Plan to City Staff for review and approval for any project which results in a substantial collection of historical artifacts.</p> <p>C. Curation of artifacts: Accession Agreement and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with City Staff and the Native American representative, as applicable. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City Staff. 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance in accordance with section IV – Discovery of Human Remains, subsection 5.(d). <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City Staff which includes the Acceptance Verification from the curation institution. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
PALEONTOLOGICAL RESOURCES (PAL)				
<p>Impact PAL-A.1: Excavation in geologic formations with a moderate to high potential for paleontological resources could have an significant impact on these resources, if present. (Direct)</p>	<p>Mitigation Measure PAL-A.1-1: In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CCDC.</p> <p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, Centre City Development Corporation (CCDC) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. <p>B. Letters of Qualification have been submitted to CCDC</p> <ol style="list-style-type: none"> The applicant shall submit a letter of verification to CCDC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. CCDC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project. Prior to the start of work, the applicant shall obtain approval from CCDC for any personnel changes associated with the monitoring program. <p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> The PI shall provide verification to CCDC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor. <ol style="list-style-type: none"> a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored <ol style="list-style-type: none"> a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to CCDC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur <ol style="list-style-type: none"> a. Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to CCDC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present. <p>III. During Construction</p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and CCDC of changes to any construction activities.</p> <p>2. The monitor shall document field activity via the Consultant Site Visit Record (CSVР). The CSVР's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to CCDC.</p> <p>3. The PI may submit a detailed letter to CCDC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formation soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</p> <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify CCDC by phone of the discovery, and shall also submit written documentation to CCDC within 24 hours by fax or email with photos of the resource in context, if possible. <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI shall evaluate the significance of the resource. <ul style="list-style-type: none"> a. The PI shall immediately notify CCDC by phone to discuss significance determination and shall also submit a letter to CCDC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from CCDC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>resume.</p> <ul style="list-style-type: none"> c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to CCDC unless a significant resource is encountered. d. The PI shall submit a letter to CCDC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. <p>IV. Night Work</p> <p>A. If night work is included in the contract</p> <ol style="list-style-type: none"> 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. <ul style="list-style-type: none"> a. No Discoveries <ol style="list-style-type: none"> (1)In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to CCDC via fax by 9am the following morning, if possible. b. Discoveries <ol style="list-style-type: none"> (1)All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction. c. Potentially Significant Discoveries <ol style="list-style-type: none"> (1)If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. d. The PI shall immediately contact CCDC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If night work becomes necessary during the course of construction</p> <ol style="list-style-type: none"> 1. The Construction Manager shall notify the RE, or BI, as 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>appropriate, a minimum of 24 hours before the work is to begin.</p> <p>2. The RE, or BI, as appropriate, shall notify CCDC immediately.</p> <p>C. All other procedures described above shall apply, as appropriate.</p> <p>V. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ul style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to CCDC for review and approval within 90 days following the completion of monitoring. <ul style="list-style-type: none"> a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego Natural History Museum <ul style="list-style-type: none"> (1)The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report. 2. CCDC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to CCDC for approval. 4. CCDC shall provide written verification to the PI of the approved report. 5. CCDC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Fossil Remains</p> <ul style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>completed, as appropriate</p> <p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and CCDC. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit two copies of the Final Monitoring Report to CCDC (even if negative), within 90 days after notification from CCDC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from CCDC which includes the Acceptance Verification from the curation institution. 			
TRAFFIC AND CIRCULATION (TRF)				
<p>Impact TRF-A.2.1:</p> <p>Additional traffic on freeway segments and ramps serving downtown associated with future downtown development would result in unacceptable delays and level of service. (Direct and Cumulative)</p>	<p>Mitigation Measure TRF-A.2.1-1: Upon adoption of the Community Plan, CCDC shall initiate a multi-jurisdictional effort to develop a detailed, enforceable plan [the Plan] that will identify transportation improvements that would reduce congestion on I-5 through downtown, as well as identify funding sources including federal, state, regional and local funding and which may also include fair share contributions by development as well as other mechanisms based on a nexus study. The process and Plan required by this mitigation measure shall include the following.</p> <ol style="list-style-type: none"> a) The responsible entities [the Entities] included in this effort will include, but may not be limited to, the City of San Diego, CCDC, SANDAG, Caltrans, and the Metropolitan Transit System. Other entities may be included upon the concurrence of the foregoing Entities. b) The Plan will specifically identify physical and operational improvements to I-5, other freeways, relevant arterial roads and transit facilities [the Improvements], that are focused on specific transportation impacts created by downtown development, and will also identify the specific responsibilities of each Entity for the construction, maintenance and financing for each Improvement. The Plan may also identify other 	Upon Plan Adoption	CCDC	CCDC/City

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>improvements necessary to address regional transportation needs, but for purposes of this mitigation measure, the Improvements included in the Plan need only be designed to mitigate the impacts created by downtown development.</p> <ul style="list-style-type: none"> c) The Plan will set forth a timeline and other agreed-upon relevant criteria for implementation of each Improvement. d) The Plan will identify the total estimated costs for each such Improvement, including construction, maintenance and operational costs [the Total Costs], and the responsibility of each Entity for both implementation and funding for such Total Costs. e) The Plan will include the parameters for any fair-share or development impact fee programs (or the like) to be implemented, that would require private and/or public developers to contribute to the Total Costs, in a manner that will comply with applicable law. f) In developing the Plan, the Entities shall also consider ways in which the Improvements can be coordinated with existing local and regional transportation and facilities financing plans and programs, in order to avoid duplication of effort and expenditure; however, the existence of such other plans and programs shall not relieve the Entities of their collective obligation to develop and implement the Plan as set forth in this mitigation measure. Nothing in the Plan shall be construed as relieving any Entity (or any other entity) from its independent responsibility (if any) for the planning, funding, construction, maintenance or operation of any transportation improvement. g) Upon adoption of the Plan by the City Council, SANDAG, MTS and Caltrans will also seek endorsement of same through their government structures. h) CCDC shall seek adoption of the Plan at a public hearing before the City Council within one year of the initiation of the multi-jurisdictional effort to develop the Plan. CCDC shall report in writing, and at a public hearing before the City Council and SANDAG (if SANDAG agrees to place such a report on its agenda), regarding the progress made to develop the Plan, within six months of the first meeting of the entities. Thereafter, CCDC shall report to the City Council at least annually 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>regarding the progress of the Plan, for a period of not less than five years, which may be extended at the request of the City Council.</p> <p>i) The Plan shall also expressly include each Entity's pledge that it will cooperate with CCDC in making the required reports to the Agency, including the presence and participation of a responsible representative of the Entity at all public hearings called for the purpose of reviewing the progress of development and implementation of the Plan.</p> <p>j) The PFFP shall be amended to include any projects in the Plan that CCDC and the City Council determine are appropriate for inclusion in the PFFP. The amendment to the PFFP to accommodate such appropriate improvements shall be processed for adoption at the time the Plan is submitted for adoption to the City Council.</p> <p>The failure or refusal of any Entity other than CCDC or the City to cooperate in the implementation of this mitigation measure shall not constitute a failure of CCDC or the City to implement this mitigation measure; however, the CCDC and City shall each use its best efforts to obtain the cooperation of all responsible Entities to fully participate, in order to achieve the goals of the mitigation measure.</p> <p>Further, if the City Council or Redevelopment Agency finds that (1) any of the Entities fails or has failed to cooperate in the development or implementation of this Plan, or (2) there is insufficient funding for implementation of the improvements in accord with the Plan, or (3) development downtown has significantly outpaced the development of infrastructure needed to support the development, the Council/Agency shall thereafter review the status of the Plan and its improvements, to determine whether substantial evidence shows that any of the conditions listed in Public Resources Code section 21166 and Guidelines section 15162 exist, so that additional environmental documentation would be required. In any event, the annual progress report delivered by CCDC pursuant to this mitigation measure shall include an evaluation of whether any of these conditions exist.</p>			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
Impact TRF-D.1: Parking demand would exceed the supply generated by proposed parking requirements which could increase parking demand in areas surrounding downtown. (Direct and Cumulative)	<p><i>Mitigation Measure TRF-D.1-I:</i> At five-year intervals, commencing upon adoption of the proposed Community Plan, CCDC shall evaluate the parking supply and demand within the downtown area as well as assess the amount of parking generated by downtown development in residential areas within a quarter-mile radius of downtown. The evaluations will include an inventory of the number of public and private parking spaces available for public parking within downtown and the residential neighborhoods within a quarter-mile radius of downtown. The evaluation shall determine the current as well as anticipated parking supply and demand during the ensuing five-year period. Based on the evaluation, CCDC shall determine if the discrepancy between demand and supply warrant ameliorative actions which may include but not be limited to: (1) constructing new public parking, (2) implementing specific shared parking programs with private parking facilities, (3) implementing parking meter programs that respond to changes in the parking demand which occur during a 24-hour period and/or (4) implementing residential permit parking programs. Any actions identified during the parking evaluation shall be incorporated into CCDC's Capital Improvement Program, if appropriate, or carried out through some other form of enforcement such as amending Planned District Ordinances or other regulatory programs dealing with parking.</p>	Every five years	CCDC/City	CCDC/City