



THE CITY OF SAN DIEGO

## NEGATIVE DECLARATION

Project No. 682266  
SCH No. 2024050216

**SUBJECT:** **STORAGE VARIANCE/EV 5150 UNIVERSITY AVENUE:** The project proposes a Variance and Public Service Easement Vacation for a new 140,935 square-foot (sf), two-story self-storage building with basement along with the vacation of a sewer easement, on a vacant 2.17-acre site. The project is addressed at 5150 University Avenue in the CC-5-4 zone within the Mid-City: City Heights Community Plan area, Redevelopment District, Very High Fire Hazard Severity Zones, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area. (LEGAL DESCRIPTION: APN 472-383-04.)  
APPLICANT: Sally Schiffman.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

**NONE REQUIRED**



VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

**State of California**

State Clearinghouse (46)

State Water Resources Control Board (55)

**City of San Diego**

Mayor's Office

Councilmember Sean Elo-Rivera-District 9

City Attorney's Office

San Diego Central Library (81A)

City Heights/Weingart Branch Library (81G)

Development Services

Development Project Manager

Senior Environmental Planner

Associate Planner, Environmental

Associate Planner, Planning Review

Associate Engineer, Engineering Review

Associate Planner, Landscape

Associate Engineer, Transportation

Senior Engineer, Geology

Assistant Engineer, Water and Sewer

Fire Plan Review

Environmental Services Department

Senior Planner

Planning Department

Program Manager, Facilities Financing

Senior Planner Long Range Planning

**Other**

City Heights Area Planning Committee (287)

City Heights Business Improvement Association (286)

Theresa Quiroz

Fox Canyon Neighborhood Association Inc.

Fairmount Park Neighborhood Association

John Stump

Richard Drury, Lozeau Drury LLP

Molly Greene, Lozeau Drury LLP

VII. RESULTS OF PUBLIC REVIEW: **(CHECK BOX)**

☒ No comments were received during the public input period.

☐ Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

☐ Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the Negative Declaration and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Courtney Holowach  
Courtney Holowach  
Senior Planner  
Development Services Department

5/6/24  
Date of Draft Report

5/29/24  
Date of Final Report

Analyst: Rhonda Benally

Attachments: Initial Study Checklist  
Figure 1: Location Map  
Figure 2: Site Plan

## INITIAL STUDY CHECKLIST

1. Project title/Project number: Storage Variance/EV 5150 University Avenue / PRJ-0682266
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rhonda Benally / (619) 446-5468
4. Project location: 5150 University Avenue, San Diego, CA 92105
5. Project Applicant/Sponsor's name and address: Sally Schiffman, 2888 Loker Avenue East, Suite 217, Carlsbad, CA 92010
6. General/Community Plan designation: The General Plan designates the site as Multiple Use. Mid-City Communities Plan: City Heights designates the site as Commercial and Mixed-Use (29 du/ac).
7. Zoning: CC-5-4 (Commercial-Community) zone
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project proposes a Variance and Public Service Easement Vacation for a new 140,935 square-foot (SF), two-story self-storage building over the basement, along with the vacation of sewer easement, at 5150 University Avenue, San Diego, California. A 6-foot high concrete masonry wall would be provided around the trash enclosure. A 4-foot wide path of travel from the building to the public right of way. The project proposes a setback variance from CC-5-4 zone requirements on two sides of the property. The project proposes improvements to associated pavement, landscaping, and utilities.

The project proposes the removal of the existing storm drain and the vacation of the drainage easement. The project proposes the construction of a new 25-foot wide driveway adjacent to 51 Street and a new driveway adjacent to the site on 52<sup>nd</sup> Street. Construction of a non-contiguous sidewalk adjacent to 52<sup>nd</sup> Street and a non-contiguous sidewalk adjacent to the site on University Avenue. The project proposes to construct 48-inch reinforced concrete pipe (RCP) storm drain between 51<sup>st</sup> and 52<sup>nd</sup> Street, adjacent to the site.

The proposed floor area ratio (FAR) above ground is .99 and the allowable FAR is 1 in the CC-5-4 Zone. The highest point of the building would be approximately 29 feet and 4 inches in height, where the maximum permitted height limit above grade in this zone is 75 feet.

Project implementation would involve the grading of approximately 29,200 cubic yards (cy) of cut at a maximum depth of 15 feet, 105 cy of fill at a maximum height of 1 foot, and the export of 29,095 cy. An approximately 78-foot long retaining long at a maximum height of 3.3 feet would be located along the south and east side of the building.

Construction of the building would consist of wood frame construction, vertical metal



siding, horizontal metal panel, aluminum composite panel over steel structure, storefront glazing, wall-mounted light fixture, automatic entrance door system, and steel framed canopy, and standing seam metal roof.

The minimum parking spaces required is 17 spaces, and a total of 17 parking spaces would be provided (including 16 standard, 1 accessible space) and two motorcycle parking spaces. The project would provide a total of 15 short-term bicycle parking spaces and 1 long-term bicycle parking space. The project would provide one electrical vehicle parking space.

9. Surrounding land uses and setting:

The 2.17-acre parcel is located at 5150 University Avenue, San Diego, California in the CC-5-4 (Commercial-Community) Zone of the Mid-City Communities Plan: City Heights. The site is currently developed with remnant pavement areas, landscaping and utilities. The site is located north of University Avenue, east of 51<sup>st</sup> Street, south of Nando's Hauling and Demolition, and west of 52<sup>nd</sup> Street.

The site is zoned CC-5-4 to the north and west, zoned CC-5-3 to the east and zoned RM-2-5 (Residential Multiple Unit) Zone to the south. The existing ground level averages 313 mean sea level.

In addition, the site is located within the City Heights Neighborhood of the Mid-City Communities Plan: City Heights, Redevelopment District, Very High Fire Hazard Severity Zones, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area. The site is served by existing public services and utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

On August 3, 2022, AB 52 Notification was sent to Tribal representatives. EAS did not receive any concerns about tribal cultural resources. Consultation is closed for this project.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no designated view corridors or scenic vistas on or near the project site. The project is not located within a designated view corridor and there are no scenic vistas on or near the project site. Therefore, implementation of the project would not result in a substantial adverse effect on a scenic vista. No such impacts, therefore, would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no state scenic highways or scenic resources, including trees, rocks, historic buildings or outcroppings, on, near or adjacent to the project site. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to I(a), above. The project site is currently developed with asphalt surfacing for parking. The site is bounded on the south by University Avenue, on the north by single-family residences, on the west by 51<sup>st</sup> Street, and on the east by 52<sup>nd</sup> Street. The project proposes a new 140,935 square-foot (sf), two-story self-storage building over a basement within the allowable height and bulk regulations of the underlying zone. As such, the project would not exceed the height and/or bulk regulations, would not contrast with the development in the surrounding neighborhood, and would not conflict with the existing patterns of development in the vicinity by a substantial margin. The proposed exterior improvements would not significantly alter the visual character of the site and would not substantially degrade the visual character or quality of the site or its surroundings. The project is consistent with the community plan and underlying zone designations and would be compatible with the surrounding neighborhood and development. No such impacts, therefore, would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

In compliance with M.O. Code Provisions (SDMC Section 141.0504 (b)), the project would provide lighting to illuminate the interior, façade and immediate surroundings, with all lighting oriented to deflect light away from adjacent properties. In addition, the project would comply with the outdoor lighting standards contained in Municipal Code Section 142.0740 that require all outdoor lighting be



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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installed, shielded and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light falling onto surrounding properties. Therefore, lighting installed with the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. No such impacts, therefore, would occur.

- II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
☐
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☒

The project is located a vacant site with no existing or past agricultural uses and is mapped as Urban and Built-Up Land, under the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, implementation of the project would not convert any farmland to a non-agricultural use. No impact would occur.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

☐
☐
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☒

The project site is not designated or zoned agricultural use, and no Williamson Act Contract land occur onsite. Implementation of the project would not conflict with any agricultural use. No impact would occur.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐
☐
☐
☒

Refer to II(a). The project would not result in rezoning for forestland or timberland (as defined by Government Code Section 51104(g)). Forest lands are not present on the site. No impact would occur.

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

☐
☐
☐
☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to II(a). The project would not involve in any changes that would affect or result in the loss of forest land or conversion of forest land to forest land uses. Therefore, implementation of the project would not convert any forest land to a non-forest use. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See response to II(a) and II(c), above. No impact would occur.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations – Would the project:

- |   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

The San Diego Air Pollution Control District (SDAPCD) is the agency that regulates air quality in the San Diego Air Basin, in which the project site is located. The SDAPCD prepared the Regional Air Quality Strategy (RAQS) in response to the requirements set forth in the California Clean Air Act (CAA) Assembly Bill (AB) 2595 (SDAPCD 1992) and the federal CAA. As such, the RAQS is the applicable regional air quality plan that sets forth the SDAPCD's strategies for achieving the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). As such, the proposed storage facility is consistent with the growth anticipated by SANDAG's growth projections and/or the general plan, and the project would not conflict with the RAQS.

The project site is located within the Mid-City Communities Plan: City Heights and would be consistent with the land use designation of General Plan Multiple Use, which allows commercial and mixed-use. As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation. No such impacts, therefore, would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

## Construction

Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hauling trucks; and construction-related power consumption. The project includes minor exterior, interior and driveway improvements. The project does require grading or earthwork. However, construction-related activities would be considered minor, temporary, short-term sources of air emissions. Construction impacts would be less than significant.

### Operation

Long-term operational air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project is consistent with the General Plan, Community Plan and the zoning designation. Therefore, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Operational impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be consistent with the General Plan, Community Plan and the zoning designation. Construction emissions could temporarily increase the emissions of dust and other pollutants. However, any construction emissions would be temporary and short-term in duration with the implementation of Best Management Practices (BMPs) to reduce any potential impacts to a less than significant level. Construction of the project in the region is not anticipated to result in significant emissions of any pollutants and would not create considerable contributions of any criteria pollutant for which the region is non-attainment. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not be associated with the creation of objectionable odors affecting people. No impact, therefore, would occur.

#### IV. BIOLOGICAL RESOURCES – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The vacant 2.17-acre project site has been previously graded and is located in an urban setting, is immediately surrounded by existing development to the east, north, west, and south. Furthermore, based on the location of the subject site there is no connectivity with other habitats, and the site is not in proximity to other biological resources. No sensitive plants or animals are on, or adjacent to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the site, and therefore no substantial adverse effects to any species would result. No such impacts, therefore, would 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 or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain riparian habitat; therefore, no adverse effect would result. Please refer also to IVa. No such impacts, therefore, would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no federally protected wetlands on the project site; therefore no adverse effects would result. No such impacts, therefore, would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain any sensitive habitat, or any native resident or migratory resident or migratory fish or wildlife species; therefore no interference with wildlife movement or corridors, or impede the use of native wildlife nursery sites would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in an urban neighborhood, and it is not adjacent to the Multi-Habitat Planning Area (MHPA) as established in the City's MSCP Subarea Plan. Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources, including the Environmentally Sensitive Lands Ordinance.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within an urbanized neighborhood and it is not adjacent to the MHPA as established by the City's MSCP Subarea Plan. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

### Archaeological Resources

According to a review of the archaeology maps in the City's Environmental Analysis Section (EAS) library, the site is a moderately sensitive area for archaeological resources. On June 23, 2022, Qualified City staff (QCS) conducted a record search of the California Historic Resources Information System (CHRIS) digital database to determine the presence or absence of potential resources within the project site. QCS conducted the CHRIS search, and a trash deposit was recorded (24260) at the rear of the property in 1975. However, this site was not significant, and it was more of a modern trash dump. Other than that no sites were recorded in the area. Based on the background research and previously disturbed nature of the project site QCS did not recommend any archaeological evaluation for the project. On August 3, 2022, AB 52 Notification was sent to Tribal representatives. EAS did not receive any concerns about tribal cultural resources. Consultation is closed for this project. Therefore, the project is not expected to cause a substantial adverse change to significant archaeological resources, because the site has been disturbed by past development. Therefore, the project would not result in a substantial adverse effect on any archaeological resources. No impact would occur.

### Built Environment

The site is vacant of any structures, except for remnant asphalt on the site. Since the site does not contain any structure 45 years old or older, it did not require review for potential historical resources. No impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the archaeological maps in the Environmental Analysis Section library, the site is located in a moderately sensitive area for archaeological resources. The project proposes improvements in a previously disturbed area of the site. Therefore, the project is not expected to cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5, because the site has been disturbed by past development. Therefore, the project would not result in a substantial adverse effect on any archaeological resources. No impact would occur.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to V. (a) above, no formal cemeteries or human remains are known to exist on-site or in the vicinity. No such impacts, therefore, would occur.

#### VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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During project construction, the California Air Resources Board (CARB) regulates idling for commercial motor vehicles to reduce unnecessary consumption of energy under 13 CCR § 2485, *Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*. Through implementation of this measure, energy consumption during construction would be less than significant.

The proposed storage facility would not result in wasteful, inefficient, or unnecessary consumption of energy resources during operation. Energy usage may incrementally increase once the storage facility is built and occupied; however, energy use would be commensurate with commercial consumption and would not be excessive. The proposed project would be required to meet energy standards of the current California Energy Code (Title 24). In addition, the proposed project would be conditioned to meet building design measures per SDMC that incorporate energy conservation features (window treatments, efficient HVAC systems, etc.). The project would also be required to implement energy-reducing Climate Action Plan (CAP) strategies, such as the use of cool/green roofing materials. Development under the most intense use that could occur with the proposed CC-5-4 zone would require adherence to City regulations and policies directed at reducing GHG emissions. That, together with meeting the CAP's land use strategy of supporting transit by increasing density in a TPA, would ensure that future development would result in less than significant GHG impacts. See also Section VIII, Greenhouse Gas Emissions. Energy impacts would be minimal and less than significant. No mitigation would be required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See Section VIII, Greenhouse Gas Emissions. The City of San Diego's General Plan identifies the site as Multiple Use. The General Plan's multiple use category allows for various densities of multiple use development. The project site is currently zoned CC-5-4 (Commercial Community). The project site's existing land use designation, as outlined by the Mid City Communities: City Heights Community Plan Area, is Commercial and Mixed-Use (29 du/ac). The project would be consistent with the General Plan and Community Plan.

The project, as well as development under the most intense use that could occur with the proposed CC-5-4 zone, would require adherence to and appropriately implement the CAP Consistency regulations. Because neither the project nor development under the most intense use conflict with or obstruct the CAP, no impact would occur.

#### VII. GEOLOGY AND SOILS – Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is not located within an Alquist-Priolo Earthquake Fault Zone and is not traversed by any known earthquake faults. According to the City of San Diego Safety Seismic Study Maps, the project is assigned geologic risk category 53. Geologic Risk Category 53 is characterized by level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the Geotechnical Investigation (2020) prepared by NOVA, active, potentially active, or in active faults are not shown on the seismic safety study traversing the property and none are known to exist. The nearest mapped active fault is the Rose Canyon fault zone located approximately 5.1 miles west of the site. Additionally, according to the geotechnical report, the potential for surface rupture at the site is considered low.

The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

- ii) Strong seismic ground shaking?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

As noted in VII.(a) the project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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practices to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

According to the geotechnical report, there is no risk of liquefaction or related seismic phenomena. Proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from geologic hazards would be less than significant.

- |                 |                          |                          |                                     |                          |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

See VII(a)(i). The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site does propose grading or excavation activities. The project would implement Best Management Practices (BMPs). With implementation of BMPs, the project would not result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to responses IV (a), above. The project would be required to comply with the seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to responses VII (a), above. The project is not located on a site subject to expansive soil, as defined in Table 18-1-B of the Uniform Building Code and would not create substantial risks to life or property. Impacts would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in an area that is already developed with existing available utility infrastructure, including water and sewer lines. The project would not require the use of any septic systems. No impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the Geology of the San Diego Metropolitan Area, the site is underlain by the Quarternary-aged very old paralic deposits and Mission Valley Formation is highly sensitive, and the Quarternary-aged very old paralic formation is moderately sensitive for paleontological resources. The City of San Diego CEQA Significance Determination Thresholds states that impacts to paleontological resources may occur when a project requires over 1,000 cubic yards of grading/excavation at a depth of 10 feet or greater in high resource potential geologic formation, or over 2,000 cubic yards at a depth of 10 feet or greater of grading/excavation in moderate resource potential geologic formation. Project implementation would involve the grading of approximately 29,200 cubic yards (cy) of cut at a maximum depth of 15 feet, 105 cy of fill at a maximum height of 1 foot and the export of 29,095 cy. Therefore, the project would meet the thresholds for impacts to paleontological resources; therefore, monitoring for paleontological resources is required. With the implementation of monitoring, the project would not directly or indirectly destroy any paleontological resources or unique geologic features. Monitoring would be a condition of approval of the project. Impacts would be less than significant.

#### VIII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The City's GHG Emissions CEQA Significance Thresholds (GHG Thresholds) is compliance with the Climate Action Plan (CAP) Consistency regulations under Chapter 14, Article 3, Division 14. All current projects are subject to these regulations. The project is compliant with all applicable CAP regulations. Therefore, the project's direct and cumulative GHG emissions would have a less than significant impact.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is compliant with all applicable CAP regulations, and the project's contribution of GHGs to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would not conflict with City's CAP or another applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG, and impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- |   |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal, and/or remediation of hazardous materials.

The project site is listed as having one closed case, and one open site assessment on the Geotracker database for hazardous materials. The Geotracker Global ID (San Diego County LOP Case# DEH2022-LSAM-000713) for this project is case no. T10000020060.

The City of San Diego's CEQA Significance Determination Thresholds states, "These cases are especially important where excavation (e.g., basements, below grade parking, sewer/water pipeline projects) is involved." Because of the potential to expose people to a site that historically contained contamination of hazardous materials, the applicant was advised by EAS to contact the County of San Diego's Department of Environmental Health (DEH) and participate in the Voluntary Assistance Program (VAP). However, during this project's review, the Regional Water Quality Control Board (RWQCB, Region 9) is the lead agency, and they reviewed the proposed project.

On March 1, 2024, a letter was issued to the applicant by the California RWQCB. The RWQCB stated that they reviewed a Soils Management Plan (SMP) prepared by WEIS Environmental, LLC, dated September 28, 2020. The SMP describes the technical approach that will be followed for soil segregation and management for the protection of human health during the proposed Site redevelopment activities. The site redevelopment activities include grading and contaminant source removal activities within the construction footprint in preparation for a new site development. Further, the SMP describes the methods for excavation, characterization, handling, stockpiling, transportation, disposal, and monitoring of soil material impacted with petroleum hydrocarbons and/or chemicals of concern that may potentially be encountered during grading and construction activities at the Site. The San Diego Water Board reviewed the SMP and found it complete.

In conclusion, the applicant would address the site per the SMP, and the RWQCB, as the lead agency, would continue to provide oversight for this location. Therefore, as a condition of the project, the applicant is required to provide a concurrence letter to the City. Compliance and implementing this condition would reduce potentially significant impacts on Hazardous Materials/Public Health and Safety to below significance.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to IX(a), above. No hazardous materials are proposed for use as part of the project. The applicant will address any grading and contaminant source removal activities encountered during excavation per the soil management plan. Therefore, the project would not result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

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

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Refer to IX(a), above. Fay Elementary School is within a quarter mile from the project site and is approximately 0.1 mile to the north of the subject site. However, the project would address grading and contaminant source removal activities encountered during excavation per the soil management plan. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

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As part of the environmental review for the project, a review of hazardous materials databases, compiled pursuant to Government Code Section 65962.5 (also known as the Cortese List), were reviewed. The project site is included on hazardous materials site compiled pursuant to Government Code section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

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The project site is not located within two miles of a public airport. The project is located approximately 10 miles to the east of the San Diego International Airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impact would occur.

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

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The project is located on a developed site within an urban area that is currently served by emergency services and would not interfere with the implementation of or physically interfere with an adopted

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emergency response or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access. As part of the project, an existing driveway adjacent to 51<sup>st</sup> Street and 52<sup>nd</sup> Street would be re-constructed adjacent to the site to meet city standards. Therefore, implementation of the project would not interfere with any adopted emergency response or evacuation plan. Impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is located in an urban environment and not adjacent to or intermixed with wildlands. The project, therefore, would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No impact would occur.

X. HYDROLOGY AND WATER QUALITY - Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

A Storm Water Pollution Prevention Plan (November 2, 2020) and Drainage Study (February 11, 2023) was completed by NOVA Engineering. The project would be considered a Priority Development Project. The project would implement site design, source control, and structural pollutant control BMPs and a Stormwater Pollution Prevention Plan. Therefore, the project would not result in a violation of any water quality standards or waste discharge requirements. Impacts would be less significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not propose the use of local groundwater supplies or the construction of groundwater wells. The project is located in an urban neighborhood where all infrastructure exists. The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river. No impact, therefore, would occur.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See X(a.) A Storm Water Pollution Prevention Plan (November 2, 2020) and Drainage Study (February 11, 2023) was completed by NOVA Engineering. Additionally, the project would implement source control BMPs, and a Storm Water Pollution Prevention Plan. Therefore, the project would not result in erosion or siltation on or off-site. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

See X. (c.) The project would not substantially alter the existing drainage pattern or amount of surface runoff in the site or area, nor would the project result in flooding on- or off-site.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be required to comply with all stormwater quality standards during construction, and appropriate Best Management Practices (BMPs) will be utilized that would ensure that project runoff would not exceed the existing or planned capacity of the stormwater system. While the project would involve some development of impervious surface, the drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Therefore, impacts would be less than significant.

- |                                     |                          |                          |                          |                                     |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a 100-year flood hazard area, structures therefore, would not impede or redirect flood flows.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a FEMA designated flood zone. According to the geotechnical report, the project is in an area of minimal flood risk. Further, according to the geotechnical report, the altitude and distance of the site from the ocean preclude a threat from Tsunami and the site is not located near a body of water that could generate a seiche. Therefore, the project would not be a risk of release of pollutants due project inundation. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with or obstruct implementation of a water quality | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
control plan or sustainable groundwater management plan?				

The project was reviewed by City staff. The project would not conflict with or obstruct implementation or a water quality control plan.

XI. LAND USE AND PLANNING – Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would be located within a previously developed site and would not physical divide an established community. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is in the CC-5-4 (Commercial Community) Zone of the Mid-City Communities Plan: City Heights, and the City Heights Redevelopment Project. The Community Plan designates the site as Commercial and Mixed-Use (29 du/ac), and the General Plan designates the site as Multiple Use. The project would not significantly increase the intensity of the allowed land use. The project site is developed with an existing remnant asphalt surface parking. The project proposes the construction of a new 140,935 square-foot (sf), two-story self-storage building over basement, within the allowable height and bulk regulations of the underlying zone. As such, the project would not exceed the height and/or bulk regulations and would not significantly contrast with surrounding development. The project would not conflict with the land use designations of the General and Community Plan, and the underlying zone. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No such impacts, therefore, would occur.

XII. MINERAL RESOURCES – Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not being used for mineral resource extraction and is zoned for commercial mixed use. There are no such resources located on the project site. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XII (a), above.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. NOISE – Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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Short-term noise impacts would occur from the demolition, grading and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) is located in the area to the south across the street and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in City's Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are deemed necessary.

For the long-term, typical noise levels associated with the commercial uses are anticipated, however, the project would not increase the existing ambient noise levels. Further, the project would comply with the City's General Plan and Noise Ordinance. Therefore, the project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are deemed necessary.

- b) Generation of, excessive groundborne vibration or groundborne noise levels?

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The project does not propose any major construction activities, such as pile driving or rock blasting, which have the potential to result in ground borne vibration or ground borne noise. Therefore, no ground borne vibrations would be generated. Potential effects from construction noise would be reduced through compliance with Section 59.5.0404 of the Municipal Code. Therefore, the project would not expose people to excessive generation of groundborne vibration or noise levels. No impact would result.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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Refer to XIII.a. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### XIV. POPULATION AND HOUSING – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not include the construction of any new homes however the project proposes the construction of new storage facility, which is already served by established roads and other infrastructures. The project is unlikely to cause significant growth as there are no new homes, businesses, roadways or significant infrastructures proposed. Therefore, implementation of the project would not directly or indirectly induce substantial population growth in the area. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not displace people or any existing housing or require the construction of housing elsewhere. No impact would occur.

#### XV. PUBLIC SERVICES

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

- |                     |                          |                          |                          |                                     |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire protection; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in an urbanized and developed area where fire protection services are already provided. The closest fire station to the project site is the San Diego Fire Department Station 17, located approximately one mile to the northwest. The project would not adversely affect existing levels of fire protection services in the area and would not require the construction of any new fire facilities. No impact would occur.

- |                        |                          |                          |                          |                                     |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Police protection; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in an urbanized and developed area where police protection services are already provided. The closest police station to the project site is the San Diego Police Mid-City Division Station, located approximately 1.3 miles to the southwest. The project would not adversely affect existing levels of police protection services to the area and would not require the construction of any new police facilities. No impact would occur.

- |               |                          |                          |                          |                                     |
|---------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) Schools; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not result in the addition of any school aged children that would require school facilities. Therefore, the project would not necessitate the construction of new or physically altered school facilities. No impact would occur.

iv) Parks;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized and developed area where City-operated park services are already provided. The project does not include the construction of any residences that would require the use of park facilities and would not significantly increase the demand on existing neighborhood or regional parks, or other recreational facilities over that which presently exists for parks or other offsite recreational facilities. Therefore, the project would not necessitate the construction of new or physically altered offsite park facilities. No impact would occur.

v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and not require the construction or expansion of an existing governmental facility. Therefore, no new public facilities beyond existing conditions would be required.

#### XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project does not include the construction of any residences that would require the use of recreational facilities and would not significantly increase the demand on existing recreational facilities over that which presently exists. Therefore, the project would not adversely affect the availability of and/or need for new or expanded recreational resources and would not require the construction or expansion of an existing recreational facility. The project would not result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no impact related to recreational facilities would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to XVI (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities. No impact would occur.

#### XVII. TRANSPORTATION-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project was reviewed by City Transportation staff. The proposed 140,935 square-foot storage facility is estimated to generate approximately 282 average daily trips (ADT) including 16 trips (8 in, 8 out) during the AM peak hour and 26 trips (13 in, 13 out) during the PM peak hour, based on a rate of 2 trips/1,000 SF for Rental Storage. A Local Mobility Analysis will not be required. The project is presumed to have a less than significant VMT impact due to its estimated trip generation of 282 ADT, which is under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual (9/29/20). The project would not conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities. Impacts would be less than significant.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See XVII(a). The project is presumed to have a less than significant VMT impact due to its estimated trip generation of 282 ADT, which is under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual (9/29/20). Therefore, the project is not expected to exceed the VMT Thresholds as identified in the City of San Diego Transportation Manual.

c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be designed to City and industry standards and would not include any elements that could potentially create a hazard to the public. Impacts would be less than significant.

d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project includes the re-construction of two driveways to meet City standards. All project improvements would be made to meet City standards and the project would not result in inadequate emergency access. No impact would occur.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). No such impacts, therefore, would occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include "non-unique archaeological resources" that, instead of being important for "scientific" value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)). The City, as lead agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) would not be potentially impacted through project implementation. No significant impacts, therefore, would occur.

#### XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not anticipated to generate significant amount of wastewater or stormwater. As discussed in VI (a), the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2020 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assesses the current and future water supply and needs for the City. The 2020 UWMP emphasizes a cross functional, systems approach that is intended to better guide and integrate any subsequent water resources studies, facilities master planning, and various regulatory reporting and assessment activities at the City, regional and state levels beyond a basic profiling of the City's water system. (City of San Diego 2020). The project does not meet Senate Bill 610 requirements for the project to prepare a water supply assessment. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). Therefore, the project would not require new or expanded entitlements. No impacts would result.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

A site-specific Sewer Study was prepared by NOVA Engineering (February 2022) for the project. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services currently serve the project site. Therefore, the project would not exceed wastewater treatment requirements of the RWQCB. No such impacts, therefore, would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project meets the City's CEQA Significance Determination Thresholds for cumulative impacts to solid waste; therefore, a Waste Management Plan was prepared by HWL Planning and Engineering, May 2022. The California Public Resources Code (Assembly Bill 939) requires each city in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, composting, and transformation. Subsequent approvals, (Assembly Bill 341) require a 75 percent solid waste diversion by the year 2020. The City has enacted codes and policies aimed at helping it achieve this diversion level, including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Issue Potentially



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant Impact Less Than Significant with Mitigation Incorporated Less Than Significant Impact No Impact 41 Ordinance (Municipal Code Chapter 6, Article 6, Division 6). The project would comply with these codes. As prescribed in the project's Waste Management Plan (WMP), the project would comply with all applicable City ordinances regarding collection, diversion, and disposal of waste generated from C&D, grading, and occupancy. Of the 40,414 tons estimated to be generated (2,354 tons from demolition and 212 tons from construction), 37,103.25 tons would be diverted (2,347 tons from demolition and 178.2 from construction). This would result in the diversion and reuse of 92 percent of the waste material generated from the project from the landfill, which would meet the City's current 75 percent waste diversion goal. During occupancy, the storage facility would generate approximately 5 tons of waste per year. As such, the applicant would be required to implement the ongoing WMP measures to ensure maximum diversion from landfills. Storage space for refuse, recyclable, and landscape/green waste materials would be provided consistent with SDMC requirements. With implementation of the strategies outlined in the WMP and compliance with all applicable City ordinances, solid waste impacts would be reduced to below a level of significance. Impacts associated with solid waste generation and landfill capacity would be less than significant.				

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A site-specific Waste Management Plan was completed for the project. The project would comply with all federal, state and local statues and regulations related to solid waste. No impact would occur.

XX. WILDFIRE – If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The 2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region's plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. The project would not conflict with the goals, objectives, and actions of the SDHMP. The project site is in a previously developed area, with existing public service infrastructure serving the site. In addition, the project was reviewed by the City staff. No negative impact to ingress and egress on adjacent streets would result. Therefore, the proposed project would not substantially impair an adopted emergency response or evacuation plan. Impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

The project is located in an urbanized neighborhood of similar urban and residential development and is located in a Very High Fire Hazard Severity Zone. Brush Management Regulations in not required for this project. Therefore, the project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. No impact would occur.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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The project is currently serviced by existing infrastructure which would service the site during and after construction. The project area has adequate fire hydrant services and street access. No new infrastructure is proposed to support the project that may exacerbate fire risk. Impacts would be less than significant, and no mitigation is required.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐
☐
☐
☒

The project area is within developed land and an urban neighborhood. The project would comply with the City's Landscape Regulations and Land Development Code. No new infrastructure is proposed. The project would not expose people or structures to significant risk from flooding or landslide as a result of runoff, and post-fire instability, or drainage changes.

#### XXI. 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?

☐
☐
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☐

As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment. As such, no mitigation measures would be required because all impacts would be less than significant. Therefore, the project does not have the potential to result in cumulative considerable environmental effects. Impacts would be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

As documented in this Initial Study, it is not anticipated that implementation of the project and construction activities associated with the renovation of the storage facility would create conditions that would significantly directly or indirectly impact human beings. No such impacts, therefore, would occur.

## INITIAL STUDY CHECKLIST REFERENCES

### **I. Aesthetics / Neighborhood Character**

- ☐ City of San Diego General Plan
- ☒ Community Plans: Mid-City: City Heights Community Plan

### **II. Agricultural Resources & Forest Resources**

- ☒ City of San Diego General Plan
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- ☒ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:

### **III. Air Quality**

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- ☒ Regional Air Quality Strategies (RAQS) - APCD
- ☐ Site Specific Report:

### **IV. Biology**

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☐ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines
- ☐ Site Specific Report:

### **V. Cultural Resources (includes Historical Resources and Built Environment)**

- ☒ City of San Diego Historical Resources Guidelines
- ☒ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☐ Site Specific Report:

### **VI. Energy**

- ☐ City of San Diego Climate Action Plan (CAP), (City of San Diego 2022)
- ☒ City of San Diego Climate Action Plan Consistency Checklist –
- ☐ City of San Diego Climate Action Plan Consistency Regulations (SDMC 143.140)

### **VII. Geology/Soils**

- ☒ City of San Diego Seismic Safety Study

- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☐ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☒ Site Specific Report: Updated Geotechnical Investigation Proposed University Self Storage 5150 University Avenue, San Diego, prepared NOVA, May 20, 2020.
- ☒ Site Specific Report: Updated Geotechnical Report Proposed University Self Storage 5150 University Avenue, San Diego, prepared NOVA, May 20, 2020.
- ☒ Site Specific Report: Soils Management Plan, prepared by Weis Environmental, September 28, 2020.

#### **VIII. Greenhouse Gas Emissions**

- ☒ Site Specific Report: CAP Consistency Checklist.

#### **IX. Hazards and Hazardous Materials**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, Geotraker
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☐ Airport Land Use Compatibility Plan
- ☒ Site Specific Report: Health and Safety Plan prepared by WEIS Environmental, LLC, September 29, 2020.

#### **X. Hydrology/Drainage**

- ☐ Flood Insurance Rate Map (FIRM)
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☒ Site Specific Report: Storm Quality Management Plan, prepared by Nova Engineering, January 28, 2021.
- ☒ Site Specific Report: Drainage Study, prepared by NOVA Engineering, prepared by NOVA Engineering, February 11, 2023.
- ☒ Site Specific Report: Stormwater Pollution Prevention Plan for 51<sup>st</sup> and University Self Storage, prepared by NOVA Engineering, November 2, 2020.

#### **XI. Land Use and Planning**

- ☒ City of San Diego General Plan
- ☒ Community Plan
- ☐ Airport Land Use Compatibility Plan
- ☒ City of San Diego Zoning Maps

- ☐ FAA Determination:
- ☐ Other Plans:

**XII. Mineral Resources**

- ☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- ☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- ☒ City of San Diego General Plan: Conservation Element
- ☐ Site Specific Report:

**XIII. Noise**

- ☒ City of San Diego General Plan
- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps
- ☐ Brown Field Airport Master Plan CNEL Maps
- ☐ Montgomery Field CNEL Maps
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ Site Specific Report:

**XIV. Population / Housing**

- ☒ City of San Diego General Plan
- ☒ Community Plan
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

**XV. Public Services**

- ☐ City of San Diego General Plan
- ☒ Community Plan

**XVI. Recreational Resources**

- ☐ City of San Diego General Plan
- ☒ Community Plan
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:

**XVII. Transportation / Circulation**

- ☐ City of San Diego General Plan
- ☒ Community Plan:
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☒ Site Specific Report: Traffic Study-University Self Storage-Driveway Sight Distance Assessment, October 20, 2023.

**XVIII. Tribal Cultural Resources**

- ☐ City of San Diego Historical Resources Guidelines
- ☒ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey
- ☐ Site Specific Report:

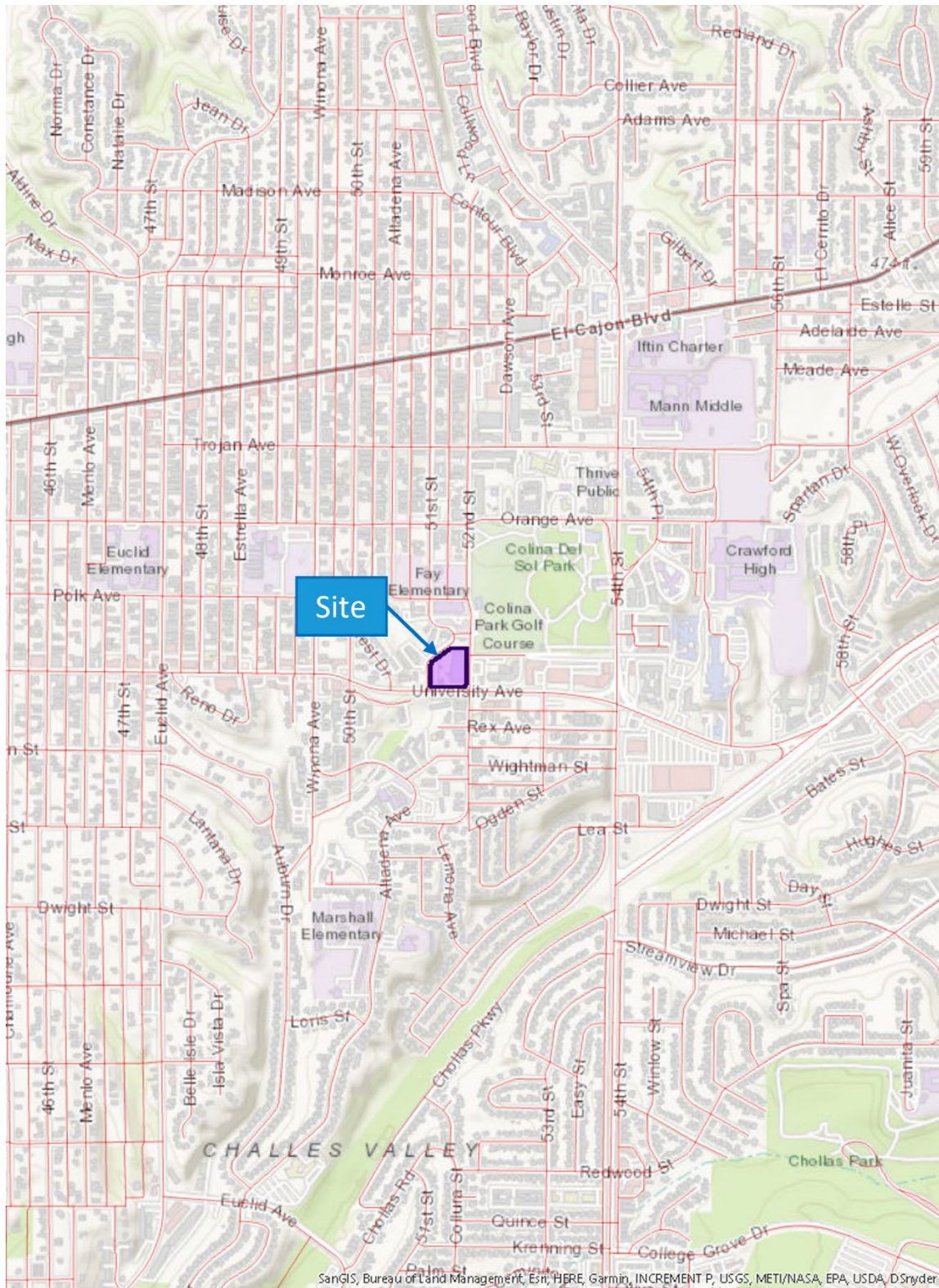
**XIX. Utilities and Service Systems**

- ☐ City of San Diego General Plan
- ☒ Community Plan:
- ☐ Site Specific Report:

**XX. Wildfire**

- ☐ City of San Diego General Plan
- ☒ Community Plan:
- ☒ San Diego County Multi-Jurisdictional Hazard Mitigation Plan
- ☐ Very High Fire Severity Zone Map, City of San Diego
- ☐ City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)
- ☐ Site Specific Report:

Revised: January 2023



## LOCATION MAP

Storage Variance/EV 5150 University Avenue,

PROJECT NO. 682266

Development Services Department

**FIGURE  
 No. 1**



# NOTES

1. PEDESTRIAN PATHS PROVIDED TO THE BUILDING FROM 51ST, 52ND, AND UNIVERSITY PER SDMG 18.0250
2. VISIBILITY AREA IS PROVIDED AT STREET CORNERS AND DRIVEWAYS PER SECTION 18.0215. NO OBJECTS HIGHER THAN 24' ALLOWED.

## CAP CONSISTENCY ITEMS

1. ELECTRIC VEHICLE CHARGING: OF THE TOTAL LISTED CABINETS, BOXES OR ENCLOSURES, SOME WILL HAVE THE NECESSARY ELECTRIC VEHICLE EQUIPMENT INSTALLED TO PROVIDE ACTIVE ELECTRIC VEHICLE CHARGING STATIONS READY FOR USE.
2. THE PROJECT WILL PROVIDE MORE SHORT AND LONG TERM BICYCLE PARKING SPACES THAN REQUIRED IN THE CITY'S MUNICIPAL CODE (CHAPTER 14, ARTICLE 2, DIVISION 5).
3. PROJECT PROVIDES DESIGNATED PARKING FOR A COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES. SEE CALC. AT BOTTOM OF SHEET.

DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT, AND CARPOOL / VANPOOL VEHICLES (TABLES 5106.5.2 & 5106.5.5.3 2014 CA GREEN BUILDING STANDARDS CODE)

TOTAL NUMBER OF PARKING SPACES ON-SITE (FOR 1 SPACE ON-SITE) 17 STALLS  
TOTAL REQUIRED: CLEAR AIR VEHICLE PER TABLE 5106.5.2 1 CLEAR AIR VEHICLE STALL (CAV)

TOTAL NUMBER OF PARKING SPACES ON-SITE (FOR 1 SPACE ON-SITE) 17 STALLS  
TOTAL REQUIRED: EV CAPABLE PER TABLE 5106.5.5.3 1 EV CAPABLE STALL (EV)

## PARKING TABULATION

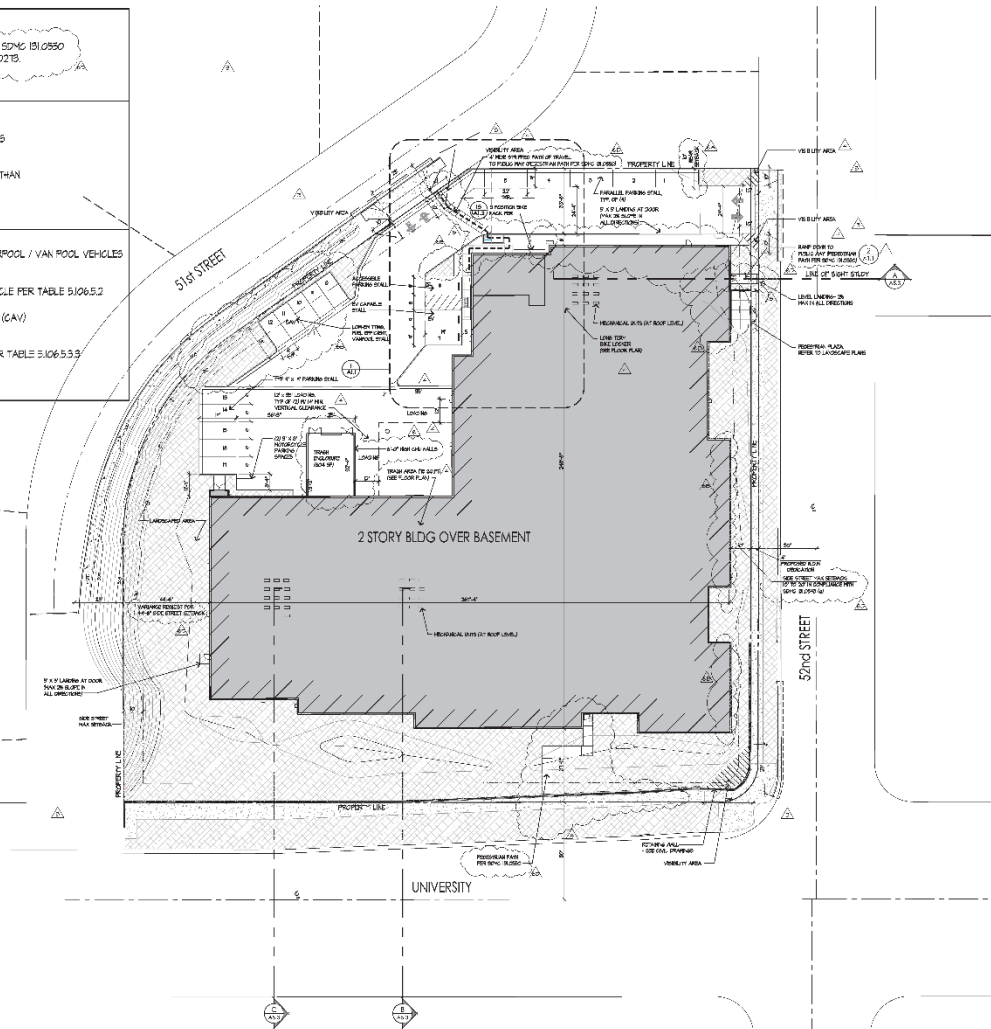
PARKING REQUIRED:  
SELF STORAGE: 140,584 SF / 10,000 = 14.06 STALLS  
OFFICE: 861 SF / 33 per 1,000 = 2.64 STALLS  
TOTAL REQUIRED: 16.7 STALLS

PARKING PROVIDED:  
STANDARD: 8 STALLS  
DISABLED: 1 STALL  
TOTAL: 9 STALLS

MOTORCYCLE PARKING:  
REQUIRED: 17 X 0.2 = 3.4 STALLS (MIN REQUIRED)  
PROVIDED: 2 STALLS (MIN REQUIRED)

BICYCLE PARKING:  
SHORT TERM REQUIRED (41/450 SF / 1,000 X 1) = 14.4 SPACES REQUIRED  
SHORT TERM PROVIDED: 15 SPACES PROVIDED

LONG TERM REQUIRED: 17 X .05 = 0.85 SPACE  
LONG TERM PROVIDED: 1 SPACE



LEGEND:  
PEDESTRIAN PATH:  
45' WIDE MIN. WITH 5% MAX SLOPE  
IN THE DIRECTION OF TRAVEL AND  
7% MAX CROSS SLOPE

SITE PLAN  
SCALE 1" = 30'-0"



VALLI  
ARCHITECTURAL  
GROUP

1794 C. 44th AVE. APT. 101  
LAKEVIEW, CA 94033  
TEL: 415.437.4437

CLIENT:  
RDS CONTRACTING INC.  
12044 WOODSIDE AVE. STE 102  
LAKEVIEW, CA 94033

PROJECT TITLE:  
UNIVERSITY  
SELF STORAGE

3130 UNIVERSITY AVE  
SAN DIEGO, CA

SHEET TITLE:  
SITE PLAN



REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/05/20
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

DRAWN BY: JGV/VAG

DATE: 06/05/20

JOB NO.:

SHEET NUMBER

A1.0



## SITE PLAN

Storage Variance/EV 5150 University Avenue, Project No. 682266

Development Services Department

FIGURE  
No. 2