DOWNTOWN FINAL ENVIRONMENTAL IMPACT REPORT (Downtown FEIR) CONSISTENCY EVALUATION FOR THE BEACON PROJECT

October 27, 2016

Prepared for:Jonathan Taylor
Wakeland Housing & Development Corporation
1230 Columbia Street, Suite 950
San Diego, CA 92101Prepared by:Civic San Diego

401 B Street, Suite 400 San Diego, CA 92101

DOWNTOWN FEIR CONSISTENCY EVALUATION

1. PROJECT TITLE: The Beacon ("Project")

2. DEVELOPER: Wakeland Housing & Development Corporation

3. PROJECT LOCATION: The Project site is an approximately 8,278 square-foot (SF) site within the block bounded by C Street, Broadway and 14th and 15th streets and in the East Village neighborhood of the Downtown Community Plan (DCP) area ("Downtown").

The DCP Area includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southcast; and San Diego Bay on the south and west and southwest. The major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South and the City of Coronado to the west across San Diego Bay.

4. PROJECT SETTING: The Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115) describes the setting of the DCP area including East Village. This description is hereby incorporated by reference.

The site is currently contains locally designated historical resources the Oscar M. Hillard Rental (HRB SR # 282). The project site is in the Employment Residential (ER) land use district as designated in the Centre City Planned District Ordinance (CCPDO). The Project site is subject to the following overlay zones: the Large Floorplate Area Overlay.

5. PROJECT DESCRIPTION: The Project is located on an 8,278 SF lot in the East Village neighborhood and consists of a 5-story, 60-foot tall residential building containing 43 living units and a 1-bedrom manager's unit. The 43 living units are to be affordable for individuals below 40 percent of the area median income (AMI) while the one bedroom unit is provided rent-free as part of the building manager's compensation package. Parking is not required for living units at this income threshold; however, eight spaces are provided in the ground floor garage, with one spot designated for the managers unit.

The Base Maximum Floor Area Ratio (FAR) is 6.0, with a maximum allowable FAR with Bonuses of 10.0. With affordable housing the maximum allowable is 13.0. The project has an FAR of 3.76.

6. CEQA COMPLIANCE: The DCP, CCPDO, Redevelopment Plan for the Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference:

FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.

Addendum to the Downtown FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the Downtown FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.

Second Addendum to the Downtown FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.

Third Addendum to the Downtown FEIR for the RE District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.

Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

Fifth Addendum to the Downtown FEIR for the Industrial Buffer Overlay Zone Amendments to the CCPDO certified by the City Council (Resolution No. R-308724) with a date of final passage on February 12, 2014.

Sixth Addendum to the Downtown FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with a date of final passage on July 14, 2014.

The Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

The City of San Diego FEIR for the Climate Action Plan ("CAP FEIR") certified by the City Council on December 15, 2015, (City Council Resolution R-310176) which includes the Addendum to the CAP FEIR certified by the City Council on July 12, 2016. The Downtown FEIR and the CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the proposed Project. The Downtown FEIR and subsequent addenda are available for review at the offices of the Civic San Diego ("CivicSD") located at 401 B Street, Suite 400, San Diego, CA 92101. The CAP FEIR is available at the offices of the City of San Diego Planning Department located at 1010 Second Avenue, Suite 1200, San Diego, CA 92101.

This Downtown FEIR Consistency Evaluation ("Evaluation") has been prepared for the Project in compliance with State CEQA and Local Guidelines. Under these Guidelines, environmental review for subsequent proposed actions is accomplished using the Evaluation process, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Evaluation includes the evaluation criteria as defined in Section 15063 of the State CEQA Guidelines.

Under this process, an Evaluation is prepared for each subsequent proposed action to determine whether the potential impacts were anticipated in the Downtown FEIR and the CAP FEIR. No additional documentation is required for subsequent proposed actions if the Evaluation determines that the potential impacts have been adequately addressed in the CAP FEIR and the Downtown FEIR and subsequent proposed actions implement appropriate mitigation measures identified in the MMRP that accompanies the FEIR.

If the Evaluation identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. Should a proposed action result in: a) new or substantially more severe significant impacts that are not adequately addressed in the Downtown FEIR or CAP FEIR, or b) there is a substantial change in circumstances that would require major revision to the Downtown FEIR or the CAP FEIR, or c) that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment, a Subsequent or Supplemental Environmental Impact Report (EIR) would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166).

If the lead agency under CEQA finds that pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent proposed action to be within the scope of the Project covered by the Downtown FEIR and CAP FEIR, and no new environmental document is required.

7. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist and Section 10 Evaluation of Environmental Impacts.

8. MITIGATION, MONITORING AND REPORTING PROGRAM: As described in the Environmental Checklist and summarized in Attachment A, the following mitigation measures included in the MMRP, found in Volume 1.B.2 of the Downtown FEIR, will be implemented by the proposed Project:

AQ-B.1-1; HIST-A.1.1-3; HIST-B.1-1; NOI-B.1-1; NOI-C.1-1; NOI-D.1-1; PAL-A.1-1

9. DETERMINATION: In accordance with Sections 15168 and 15180 of the CEQA

Guidelines, the potential impacts associated with future development within the DCP area are addressed in the Downtown FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the Downtown FEIR listed in Section 6 above, as well as the Final Supplemental EIR for the Downtown San Diego Mobility Plan and the CAP FEIR. These documents address the potential environmental effects of future development within the Centre City Redevelopment Project based on build out forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the Downtown FEIR and its subsequent addenda and the CAP FEIR, as listed in Section 6 above, concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (D)
- Paleontology: Impacts to Significant Paleontological Resources (PAL-A.1) (D/C)
- Noise: Interior Traffic Level Increase on Grid Streets (NOI-B.1) (D/C)

Significant and Not Mitigated Impacts

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)

In certifying the Downtown FEIR and approving the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan, the City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

Overriding Considerations

- 1. Develop downtown as the primary urban center for the region.
- 2. Maximize employment opportunities within the downtown area.
- 3. Develop full-service, walkable neighborhoods linked to the assets downtown offers.
- 4. Increase and improve park and public resources.
- 5. Maximize the advantages of downtown's climate and waterfront setting,
- 6. Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.
- 7. Integrate historical resources into the new downtown plan.
- 8. Facilitate and improve the development of business and economic opportunities located in the downtown area.
- 9. Integrate health and human services into neighborhoods within downtown.
- 10. Encourage a regular process of review to ensure the Plan and related activities are best meeting the vision and goals of the Plan.

The proposed activity detailed and analyzed in this Evaluation are adequately addressed in the environmental documents noted above and there is no change in circumstance, substantial additional information, or substantial Project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved Project, this activity is not a separate Project for purposes of review under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

SUMMARY OF FINDINGS: In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the Downtown FEIR and CAP FEIR as amended:

- 1. No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the development of the proposed Project, which will require important or major revisions in the Downtown FEIR and the six subsequent addenda to the FEIR or with the CAP FEIR;
- 2. No new information of substantial importance to the Centre City Redevelopment Project has become available that shows the Project will have any significant effects not discussed previously in the Downtown FEIR or subsequent addenda to the Downtown FEIR or CAP FEIR; or that any significant effects previously examined will be substantially more severe than shown in the CAP FEIR and the Downtown FEIR or subsequent addenda to the FEIR; or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;
- 3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the CAP EIR and the Downtown FEIR, as amended, is necessary or required;
- 4. The proposed actions will have no significant effect on the environment, except as identified and considered in the CAP FEIR and the Downtown FEIR and subsequent addenda to the Downtown FEIR for the Centre City Redevelopment Project. No new or additional project-specific mitigation measures are required for this Project; and
- 5. The proposed actions would not have any new effects that were not adequately covered in the CAP FEIR and Downtown FEIR or addenda to the Downtown FEIR, and therefore, the proposed Project is within the scope of the program approved under the CAP FEIR and Downtown FEIR and subsequent addenda listed in Section 6 above.

CivicSD, the implementing body for the City of San Diego, administered the preparation of this Evaluation.

Christin K. flowk

Christian Svensk, Senior Planner, CivicSD Lead Agency Representative/Preparer

<u>10/27/2016</u> Date

ENVIRONMENTAL CHECKLIST

10. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed Project consistent with the significance thresholds and analysis methods contained in the CAP FEIR and the Downtown FEIR for the DCP, CCPDO, and Redevelopment Plan for the Centre City Project Area. Based on the assumption that the proposed activity is adequately addressed in the Downtown FEIR and CAP FEIR, the following table indicates how the impacts of the proposed activity relate to the conclusions of the Downtown FEIR and CAP FEIR. As a result, the impacts are classified into one of the following categories:

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

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed Project. As applicable, mitigation measures from the Downtown FEIR and CAP FEIR are identified and are summarized in **Attachment A** to this Evaluation. Some of the mitigation measures are plan-wide and not within the control of the proposed Project. Other measures, however, are to be specifically implemented by the proposed Project. Consistent with the Downtown FEIR and CAP FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Historical Resources: Archeological (HIST-B.1) (D/C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D/C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C).

The following Overriding Considerations apply directly to the proposed Project:

- Develop downtown as the primary urban center for the region.
- Develop full-service, walkable neighborhoods linked to the assets downtown offers.
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.

	Signifi And N Mitiga (SNM)	ot ted	Significant But Mitigated (SM)		But Signific Mitigated (NS)	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY:					::: E	
 (a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the DCP? Views of scenic resources including San Diego Bay, 					X	X
San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area.						
The CCPDO includes several requirements that reduce a project's impact on scenic vistas. These include view corridor setbacks on specific streets to maintain views and controls building bulk by setting limits on minimum tower spacing, street wall design, maximum lot coverage, and building dimensions.						
The project proposes the construction of a 5-story residential development on a mid-block infill site along C Street in the East Village neighborhood.						
Lastly, the site itself does not possess any significant scenic resources that could be impacted by the proposed Project therefore impacts to on-site scenic resources are not significant. Impacts associated with scenic vistas would be similar to the DCP FEIR and would not be significant.						
(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development?					X	X
The bulk, scale, and design of the Project would be compatible with existing and planned developments in the East Village neighborhood. Development of the site would improve the area by providing a new,						

	And N Mitiga	Significant And Not Mitigated (SNM)		icant 1fed	Not Signif (NS)	icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
modern building on a currently underutilized site. The Project would utilize high quality materials and contemporary design sensitive to the character of the surrounding neighborhood. Additionally, a variety of mid, low and high-rise buildings are located within the vicinity of the Project site and the scale of the proposed Project would be consistent with that of surrounding buildings. Therefore, project-level and cumulative impacts associated with this issue would not occur.						
 (c) Substantially affect daytime or nighttime views in the area due to lighting? The proposed project would not involve a substantial amount of exterior lighting or include materials that would generate substantial glare. Furthermore, outdoor lighting that would be incorporated into the proposed project would be shielded or directed away so that direct light or glare does not adversely impact adjacent land uses. The City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. The proposed project's conformance with these requirements would ensure that direct and cumulative impacts associated with this issue are not significant. 					X	X
 2. AGRICULTURAL RESOURCES: (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? The DCP Area is an urban downtown environment that does not contain land designated as prime agricultural soil by the Soils Conservation Service. In addition, it does not contain prime farmland designated by the California Department of 					X	X

	Signifi And N Mitiga (SNM	lot ited	Signif But Mitiga (SM)	gated (N		icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Conservation. Therefore, no impact to agricultural resources would occur.			f			
 (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The DCP Area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur. 					X	X

.

	And N	d Not But higated Mitigated		Mitigated		icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
3. AIR QUALITY:	<u>Gille III</u>					
 (a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies (RFS) or the State Implementation Plan? The proposed Project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM10) and less than 2.5 microns (PM 2.5) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the state air quality standards for ozone. The Project is consistent with the land use and transit-supportive policies and regulations of the DCP and CCPDO; which are in accordance with those of the 					X	X
 RAQs. Therefore, the proposed Project would not conflict with, but would help implement, the RAQS with its' compact, high intensity land use and transit-supportive design. Therefore, no impact to the applicable air quality plan would occur. (b) Expose sensitive receptors to substantial air 			v			v
 contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? The Project could involve the exposure of sensitive receptors to substantial air contaminants during short-term construction activities and over the long-term operation of the Project. Construction activities associated with the Project could result in potentially significant impacts related to the exposure of sensitive receptors to substantial emissions of particulate 			X			X

	Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated		Signific	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
matter. The potential for impacts to sensitive receptors during construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by FEIR Mitigation Measure AQ-B.1-1 (Attachment A). The Project could also involve the exposure of sensitive receptors to air contaminants over the long- term operation of the Project, such as carbon monoxide exposure (commonly referred to as CO "hot spots") due to traffic congestion near the Project site. However, the FEIR concludes that development within the DCP Area would not expose sensitive receptors to significant levels of any of the substantial air contaminants. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not expose sensitive receptors to substantial air contaminants beyond the levels assumed in the FEIR. Additionally, the Project is not located close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in Section 3.c.						
(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?		X	X			
Implementation of the Project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of the Project would involve short-term, potentially adverse impacts						

	Signifi And N Mitiga (SNM)	lot Ited	Signif But Mitiga (SM)		Not Signifi (NS)	icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
 associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation, and other construction activities associated with the Project would result in dust and equipment emissions that, when considered together, could endanger human health. Implementation of FEIR Mitigation Measure AQ-B.1-1 (Attachment A) would reduce dust and construction equipment emissions generated during construction of the Project to a level below significance. The air emissions generated by automobile trips associated with the Project would not exceed air quality significance standards established by the San Diego Air Pollution Control District. However, the Project's mobile source emissions, in combination with dust generated during the construction of the Project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. No uses are proposed that would significantly increase stationary-source emissions in the DCP Area; therefore, impacts from stationary sources would be not significant. 						
4: BIOLOGICAL RESOURCES:						
 (a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies? Due to the highly urbanized nature of the DCP Area, there are no sensitive plants or animal species, habitats, or wildlife migration corridors. In addition, the ornamental trees and landscaping included in the Project 					X	X
are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.						

	Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Signif (NS)	ïcant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies?					X	X
As identified in the FEIR, the DCP Area is not within a sub-region of the San Diego County Multiple Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.						
5. GEOLOGY AND SOILS:						
(a) Substantial health and safety risk associated with seismic or geologic hazards?		100 100 100 2025			X	X
The proposed Project site is located within a State of California Earthquake Fault Zone as well as within a City of San Diego Geologic Hazards category identified as "Active, Alquist-Priolo Earthquake Fault Zone" which indicates that traces of active fault have been identified in close proximity to the subject property.						
EEI prepared a Geotechnical Evaluation ("EEI Evaluation") for the Project in 2016 which states, "no active faults traces were identified crossing the property." Moreover, the EEI Evaluation concludes, "it is our opinion that the subject property is suitable for the proposed residential development from a geotechnical engineering and geological viewpoint; however, there are existing geotechnical conditions associated with the property that will warrant mitigation and/or consideration during planning stages."						
Although the potential for geologic hazards						

	Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Signif (NS)	icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the site's location such hazards could nevertheless occur. Conformance with, and implementation of, all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant.						
 GREENHOUSFICAS EMISSIONS: Set USE 1 (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? The Downtown Community Plan provides for the growth and buildout of Downtown Community Plan area ("Downtown"). The City's Climate Action Plan ("CAP") EIR analyzed greenhouse gas ("GHG") emissions on a citywide basis - inclusive of the anticipated assumptions for the growth and buildout of Downtown. The City's CAP outlines measures that would support substantial progress towards the City's 2035 GHG emissions reduction targets, which are intended to the keep the City in-line to achieve its share of 2050 GHG reductions. The CAP Consistency Checklist was adopted on July 12, 2016 to uniformly implement the CAP for project-specific analyses of GHG emission impacts. The Project has been analyzed against the CAP Consistency Checklist and based this analysis, it has been determined that the Project would be consistent with the CAP and would not contribute to cumulative GHG emissions that would be inconsistent with the 					X	X

.

		Signif And N Mitiga (SNM	lot sted	Signif But Mitig: (SM)		Not Signif (NS)	icant
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	e anticipated growth and buildout assumptions of						
	th the Downtown Community Plan and the CAP. erefore, this impact is considered not significant.						
(b)	Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas? As stated above in Section 6.a., construction and operation of the proposed Project would not result in a significant impact related to GHG emissions on the environment. The Project is consistent with the City's CAP and growth assumptions under the Downtown Community Plan as stated in Section 6.a. Additionally, the Project would be consistent with the recommendations within Policy CE-A.2 of the City of San Diego's General Plan Conservation Element. Therefore, the Project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This impact is considered not significant.					X	X
7. H	AZARDS AND HAZARDOUS MATERIALS:						
(a)	Substantial health and safety risk related to onsite hazardous materials? The FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. The Project is subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste. Compliance with all applicable					X	X

	Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated			t Not Significa (NS)	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and waste would ensure that potential health and safety impacts caused by exposure to on-site hazardous materials are not significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of the Project could pose a significant health risk over the long term operation of the Project. However, the Project's adherence to existing mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with on-site hazardous materials over the long term operation of the Project are not significant.							
 (b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? The Project is not located on or within 2,000 feet of a site on the State of California Hazardous Waste and Substances Sites List; however, there are sites within 2,000 feet of the Project site that are listed on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing. The FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in Section 7.a above. Therefore, the FEIR states that no mitigation measures would be required. 					X	X	

		Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Signif (NS)	icant
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c)	Substantial safety risk to operations at San Diego International Airport? According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire downtown planning area is located within the SDIA Airport Influence Area. The FEIR identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses. The Project does not exceed the intensity of development assumed under the FEIR, nor does it include components that would in any way violate or impede adherence to thesc policies, impacts related to the creation of substantial safety risks at San Diego International Airport would not be significant, consistent with the analysis in the FEIR. Therefore, there are no					•	X
(d)	 potential direct or cumulative impacts related to this issue. Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? The Project does not propose any features that would affect an emergency response or evacuation plan. Therefore, no impact associated with this issue is anticipated. 					X	X
(a)	ISTORICAL RESOURCES: Substantially impact a significant historical resource, as defined in § 15064.5? The proposed project includes the construction of a 5-story, 43 living unit, apartment building with a 1-bedroom manager's unit include on the premises. This building would replace the W.G. Reinhardt Apartments (HRB SR #1211), that			X	X		

	Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Signif (NS)	icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
would be demolished as part of the project. The Reinhardt Apartments are a locally designated historical resource per Table 5.3-2 Inventoried Historic Resources with the Downtown Community Plan Area (DCP FEIR, p. 5.3-10).						
As part of this Project, a Historical Research Report was completed to determine if the Reinhardt Apartments are eligible for listing in the National Register of Historic Properties and the California Register of Historical Resources. The results of the analysis concluded that the Reinhardt Apartments are not eligible for either the State or Federal registers.						
Per the San Diego Municipal Code (SDMC) Section 126.0502(d)(1) the demolition of a locally designated historical resource, in this case the Reinhardt Apartments, is reviewed under a Process Four for a Site Development Permit with approval to be decided by the Planning Commission based on the Site Development findings outlined in SDMC Section 112.0504(a)&(i).						
DCP FEIR Mitigation Measure Hist-A.1-3 (Attachment A) reduces the impact of demolishing a locally designated historical resource. Implementation of Mitigation Measure Hist-A.1-3 requires compliance with SDMC Section 143.02: <i>Historical Resources Regulations</i> . Mitigation Measure Hist-A.1-3 specifically requires the applicant to submit a Documentation Program prior to the issuance of a Demolition Permit as well as comply with any other conditions contained in the Site Development Permit.						
The City Council adopted a Statement of Overriding Considerations for the potential significant impacts that were identified in the DCP						

		Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Signif (NS)	icant
Issue	s and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	FEIR, thereby finding that the impacts associated with implementing the DCP are acceptable in light of the benefits.						
	If the Planning Commission makes the required findings and approves the Project's SDP for the substantial alteration to an historic resource, no further environmental review would be required due to the adoption of Overriding Considerations.						
(b) 	Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries?	X	X				
	According to the FEIR, the likelihood of encountering archaeological resources is greatest for Projects that include grading and/or excavation of areas on which past grading and/or excavation activities have been minimal (e.g., surface parking lots). Since archaeological resources have been found within inches of the ground surface in the DCP Area, even minimal grading activities can impact these resources. In addition, the likelihood of encountering subsurface human remains during construction and excavation activities, although considered low, is possible. Thus, the excavation and surface clearance activities associated with development of the Project and the two levels of subterranean parking could have potentially adverse impacts to archaeological resources, including buried human remains.						
	Implementation of FEIR Mitigation Measure HIST-B.1-1, (Attachment A) would minimize, but not fully mitigate, these potential impacts. Since the potential for archaeological resources and human remains on the Project site cannot be						
	confirmed until grading is conducted, the exact nature and extent of impacts associated with the						

	Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated			t Not Significar (NS)	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
proposed Project cannot be predicted. Consequently, the required mitigation may or may not be sufficient to reduce these direct project- level impacts to below a level of significance. Therefore, project-level impacts associated with this issue remain potentially significant and not fully mitigated, and consistent with the analysis of the FEIR. Furthermore, project-level significant impacts to important archaeological resources would contribute to the potentially significant and unmitigated cumulative impacts identified in the FEIR.							
 (c) Substantially impact a unique paleontological resource or site or unique geologic feature? The Project site is underlain by the San Diego Formation and Bay Point Formation, which has high paleontological resource potential. The FEIR concludes that development would have potentially adverse impacts to paleontological resources if grading and/or excavation activities are conducted beyond a depth of 1-3 feet. The Project's proposal for two levels of subterranean parking would involve excavation beyond the FEIR standard, resulting in potentially significant impacts to paleontological resources. Implementation of FEIR Mitigation Measure PAL-A.1-1 (Attachment A) would ensure that the Project's potentially direct impacts to paleontological resources are not significant. Furthermore, the Project would not impact any resources outside of the Project site. The mitigation measures for direct impacts fully mitigate for paleontological impacts, therefore, the Project's contribution to cumulative impacts to paleontological resources would be significant but mitigated because the same measures that mitigate for any 			X	X			

	Signifi And N Mitiga (SNM)	lot ited	Significant But Mitigated (SM)		t But Signific: ed Mitigated (NS)		icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
cumulative impacts.							
 9 HVDROLOGY AND WATER QUALITY: (a) Substantially degrade groundwater or surface water quality? The Project's construction and grading activities may involve soil excavation at a depth that could surpass known groundwater levels, which would indicate that groundwater dewatering might be required. Compliance with the requirements of either (1) the San Diego Regional Water Quality Control Board under a National Pollution Discharge Elimination system general permit for construction dewatering (if dewatering is discharged to surface waters), or (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program), and (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. In addition, Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term water quality impacts during construction are not significant. The proposed Project would result in hard structure areas and other impervious surfaces that would generate urban runoff with the potential to degrade groundwater or surface water quality. However, implementation of BMPs required by the local Standard Urban Storm water Standards would reduce the Project's long-term impacts. 		X			X		

.

		Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated		t Sig tigated (N		īcant
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
	Thus, adherence to the state and local water quality controls would ensure that direct impacts to groundwater and surface water quality would not be significant.							
	Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance.							
	Consistent with the FEIR, the Project's contribution to the cumulative water quality impact would remain significant and unmitigated.							
(b)	Substantially increase impervious surfaces and associated runoff flow rates or volumes? The project site is currently developed and covered with impervious surfaces. Implementation of the Project would not substantially increase the runoff volume entering the storm drain system. The FEIR found that implementation of the Downtown Community Plan would not result in a substantial increase in impervious surfaces within the downtown planning area because the area is a highly urbanized area paved with pervious surfaces and very little vacant land (approximately 3 percent of the planning area). Redevelopment of downtown is therefore anticipated to replace impervious surfaces that already exist and development of the small number of undeveloped sites would not result in a substantial increase in impermeable surface area or a significant impact on the existing					X	X	

		Signifi And N Mitigz (SNM	lot sted	Significant But Mitigated (SM)		Not Signif (NS)	icant
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	storm drain system.						
	The Project is also required to comply with the City of San Diego Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP). Therefore, impacts associated within this issue are not significant. (Impacts associated with the quality of urban runoff are analyzed in Section 9a.)						
(c)	Substantially impede or redirect flows within a 100-year flood hazard area?					X	X
	The Project site is not located within a 100-year floodplain. Similarly, the Project would not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.						
(d)	Substantially increase erosion and sedimentation? The potential for erosion and sedimentation could increase during the short-term during site preparation and other construction activities. As discussed in the FEIR, the proposed Project's compliance with regulations mandating the preparation and implementation of a SWPPP would ensure that impacts associated with erosion and sedimentation are not significant.					X	X

		Signifi And N Mitiga (SNM	lot 1ted	But		Not Signif (NS)	icant
Issue	s and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
10. L	AND USE AND PLANNING:	in s iste					Posta
(a)	Physically divide an established community? The Project does not propose any features or structures that would physically divide an established community. Impacts associated with this issue would not occur.					X	X
(b)	Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation? The Land Use District for the site is Residential Emphasis (RE), which accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations. The Project would not conflict with other applicable land use plans, policies, or regulations. The Project complies with the goals and policies of the DCP and the approval of the requested PDP the Project will meet all applicable development standards of the CCPDO and San Diego Municipal Code. Therefore, no significant direct or cumulative impacts associated with an adopted land use plan would occur.					X	X
(b)	Substantial incompatibility with surrounding land uses? Sources of land use incompatibility include lighting, industrial activities, shading, and noise. The Project would not result in or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City's Light Pollution Ordinance would ensure that land use					X	X

	Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated		Signific	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
 incompatibility impacts related to the Project's emission of, and exposure to, lighting are not significant. In addition, the FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the Project are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions are evaluated elsewhere in this evaluation). Potentially significant impacts associated with the Project's incompatibility with traffic noise on adjacent grid streets are discussed in Sections 12.b and 12.c. No impacts associated with incompatibility with surrounding land use would occur. 						
 (c) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? Although not expected to be a substantial direct impact of the Project because substantial numbers of transients are not known to congregate on-site, the Project, in tandem with other downtown development activities, would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from downtown into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams (HOTs) and similar transient outreach efforts would reduce, but not fully mitigate, the adverse impacts to surrounding neighborhoods caused by the transient relocation. Therefore, the proposed Project would result in cumulatively significant and not fully mitigated 		X			X	

		Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated		Significa	
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	impacts to surrounding neighborhoods.						
11. M	INERAL RESOURCES:						
(a)	Substantially reduce the availability of important mineral resources?					X	X
	The FEIR states that the viable extraction of mineral resources is limited in the DCP Area due to its urban nature and the fact that the area is not recognized for having high mineral resource potential. Therefore, no impact associated with this issue would occur.				אינטינערע טעראינ		
12, NG (a)	DISE: The second s		X			X	
	The Project would not result in substantial noise generation from any stationary sources over the long-term. Short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR defines a significant long-term traffic noise increase as an increase of at least 3.0 dB (A) CNEL for street. The FEIR identified nine street segments in the downtown area that would be significantly impacted as a result of traffic generation; however, none of these identified segments are in the direct vicinity of the Project site. Nevertheless, automobile trips generated by the project, would, in combination with other development in downtown significantly increase noise on several street segments resulting in cumulatively significant noise impacts.						
	The FEIR concludes that there are no feasible mitigation measures available to reduce the significant noise increase in noise on affected roadways and this impact remains significant and						

		Signif And N Mitiga (SNM	lot ated	But	Mitigated		icant
Issues	s and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	unavoidable.						
(b)	Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dBA CNEL)?					X	X
	The Project is a residential development with approximately 44 residential units. Under the CCPDO, developments of this size are not required to contain a common outdoor open space.						
(c)	Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)?			X	<u> </u>		X
	Traffic noise levels could exceed 65 dB (A) CNEL in the Project area and interior noise levels within habitable rooms facing adjacent streets could experience interior noise levels in excess of 45 dB (A) CNEL (the standard set forth in the DCP FEIR). However, adherence to Title 24 of the California Building Code and implementation of Mitigation Measure NOI-B.1-1 would reduce interior noise levels to below 45 dB (A).						
	Therefore, direct project-level impacts associated with this issue would be mitigated to a level less than significant.						
13. P	OPULATION AND HOUSING:						
(a)	Substantially induce population growth in an area?					X	X
	The FEIR concludes that build-out of the DCP would not induce substantial population growth that results in adverse physical changes. The Project is consistent with the DCP and CCPDO and does not exceed those analyzed throughout						

		Signifi And N Mitiga (SNM)	lot 1ted	Signif But Mitiga (SM)		Not Signif (NS)	icant
Issue	s and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	the FEIR.						
	Therefore, project-level and cumulative impacts associated with this issue are not significant.						
(b)	Substantial displacement of existing housing units or people?					X	X
	The Project site is currently occupied by the Reinhardt Apartments that will be demolished as part of the Project. The Reinhardt Apartments are currently used as part of the Downtown Safe Haven program run by Episcopal Community Services that provides 28 beds to homeless people and houses five offices. The Project proposes to replace the bedrooms with 44 residential units.						
	Therefore, no direct or cumulative impacts associated with this issue would occur as there is no substantial displacement of existing housing units or persons.	3					
114. P	UBLIC SERVICES AND UTILITIES:						
(a)	Substantial adverse physical impacts associated with the provision of new schools?				1.2522.00000	X	X
	The population of school-aged children attending public schools is dependent on current and future residential development. In and of itself, the Project would not generate a sufficient number of students to warrant construction of a new school facility. However, the FEIR concludes that the additional student population anticipated at build out of the DCP Area would require the construction of at least one additional school, and that additional capacity could potentially be accommodated in existing facilities. The specific future location of new facilities is unknown at the						

	Signifi And N Mitiga (SNM)	lot 1ted	Significant But Mitigated (SM)		Not Signif (NS)	icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
present time.						
Pursuant to Section 15145 of CEQA, analysis of the physical changes in the DCP Area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. Construction of any additional schools would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and project specific mitigation measures. Therefore, implementation of the Project would not result in direct or cumulative impacts associated with this issue.						
(b) Substantial adverse physical impacts associated with the provision of new libraries?					X	X
The DCP FEIR concludes that, cumulatively, development in downtown would generate the need for a new Main Library and possibly several smaller libraries in downtown. In and of itself, the proposed Project would not generate additional demand necessitating the construction of new library facilities. However, according to the analysis in the FEIR, future development projects are considered to contribute to the cumulative need for new library facilities downtown identified in the FEIR. Nevertheless, the specific future location of these facilities (except for the Main Library) is unknown at present. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required. (The environmental impacts of the Main Library were analyzed in a Secondary Study prepared by Civic SD (formerly CCDC) in 2001.) Construction of any additional library						

		And N Mitiga	Significant And Not Mitigated (SNM)		icant ated	Not Signif (NS)	icant
Issues	and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
	Therefore, approval of the Project would not result in direct or cumulative impacts associated with this issue.						
(c)	Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities?					X	X
	The Project would not generate a level of demand for fire protection/emergency facilities beyond the level assumed by the FEIR. However, the FEIR reports that the San Diego Fire Department is in the process of securing sites for two new fire stations in the downtown area. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the second new fire protection facility would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify significant impacts and appropriate mitigation measures.						
(d)	Substantial adverse physical impacts associated with the provision of new law enforcement facilities? The DCP FEIR analyzes impacts to law enforcement service resulting from the cumulative development of the downtown and concludes the construction of new law enforcement facilities					X	X
	The DCP FEIR analyzes impacts to law enforcement service resulting from the cumulative						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Signif (NS)	icant
Tssues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
designation of the proposed development is consistent with the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from the future construction of law enforcement facilities would be speculative and no future analysis of their impacts would be required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
 (e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? The Public Utilities Department provides water service to the downtown and delivers more than 200,000 million acre-feet annually to over 1.3 million residents. During an average year the Department's water supply is made up of 10 to 20 percent of local rainfall, with the remaining amount imported from regional water suppliers including the San Diego County Water Authority (SDWA) and the Metropolitan Water District (MWD). Potable water pipelines are located underneath the majority of downtown's streets mimicking the above-ground street grid pattern. According to the DCP FEIR, in the short term, planned water supplies and transmission or treatment facilities are adequate for development of the DCP. Water transmission infrastructure 					X	X

	Signif And N Mitiga (SNM	lot ated	Significant But Mitigated (SM)		Not Signif (NS)	īcant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
necessary to transport water supply to the downtown area is already in place. Build out of the 2006 DCP, however, would generate more water demand than planned for in the adopted 2010 UWMP. This additional demand was not considered in SDCWA's Urban Water Management Plan (UWMP). To supplement this and meet the additional need, SDCWA indicates in the DCP FEIR that it will increase local water supply (from surface water, water recycling, groundwater, and seawater desalination) to meet the additional demand resulting from build out of the DCP. California Water Code Section 10910 requires projects analyzed under CEQA to assess water demand and compare that finding to the						
jurisdiction's projected water supply. Since the proposed project does not meet the requirements of SB 610 and is consistent with the Downtown Community Plan, direct and cumulative impacts related to water supply would be considered not significant.						
 Substantial adverse physical impacts associated with the provision of new storm water facilities? The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the Project would not result in a significant increase of impervious surfaces, the amount of runoff volume entering the storm drain system would not create demand for new storm water facilities. 					X	X
Direct and cumulative impacts associated with this issue are considered not significant.						

		Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Signif (NS)	ïcant	
Issues an	nd Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	
(g) S v	ubstantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities?					x	X	
tu a d n c	The FEIR concludes that new wastewater reatment facilities would not be required to ddress the cumulative development of the lowntown. In addition, sewer improvements that may be needed to serve the Project are rategorically exempt from environmental review ander CEQA as stated in the FEIR.							
	Therefore, impacts associated with this issue would not be significant.							
א ד ס כ נ	ubstantial adverse physical impacts associated with the provision of new landfill facilities? The FEIR concludes that cumulative development within the downtown would increase the amount of solid waste to the Miramar Landfill and contribute to the eventual need for an alternative andfill. Although the proposed Project would					X	X	
e n c S	generate a higher level of solid waste than the existing use of the site, implementation of a nandatory Waste Management Plan and compliance with the applicable provisions of the San Diego Municipal Code would ensure that both short-term and long-term project-level impacts are not significant.							
c d g a i f S	However, the Project would contribute, in combination with other development activities in lowntown, to the cumulative increase in the generation of solid waste sent to Miramar Landfill and the eventual need for a new landfill as dentified in the FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis from the physical changes that may occur from future							

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts of the proposed Project and appropriate mitigation measures. Therefore, cumulative impacts of the proposed Project are also considered not significant.						
15. PARKS AND RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X	X
The FEIR discusses impacts to parks and other recreational facilities and the maintenance thereof and concludes that build out of the DCP would not result in significant impacts associated with this issue. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the Project would not generate a level of demand for parks and recreational facilities beyond the level assumed by the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the Project.						
No significant impacts with this issue would occur.						
16. TRANSPORTATION/TRAFFIC:						

	Significant And Not Mitigated (SNM)		Signif But Mitiga (SM)		Not Significat (NS)			
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)		
(a) Cause the LOS on a roadway segment or intersection to drop below LOS E?		X			X			
Based on Centre City Cumulative Traffic Generation Rates for residential projects contained in the May 2003 SDMC Trip Generation Manual, the worst-case scenario for automobile trips by the Project is 176 Average Daily Trips (ADT) based on a trip generation rate of four ADT per unit. Since this does not exceed the 2,400 ADT threshold for significance the Project's impacts on roadway segments and intersections would not be significant.								
Traffic generated by the proposed project in combination with traffic generated by other downtown development would contribute to the significant cumulative impacts projected in the DCP FEIR to occur on a number of downtown roadway segments and intersections as well as streets within neighborhoods surrounding the DCP. However, the project's direct impacts on downtown roadway segments or intersections would not be significant.								
The DCP FEIR includes mitigation measures to address impacts associated with buildout of the DCP, but the DCP FEIR acknowledges that the identified measures may or may not be able to fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways.								
Pursuant to Mitigation Measure TRAF-A.1.1-2, the applicant will also be required to pay development impact fees to fund a fair share fee towards transportation improvements for the DCP Area. As required by Mitigation Measure TRAF- A.1.1-3, the City adopted the Downtown								
	Significant And Not Mitigated (SNM)		And Not But Mitigated Mitigated		And Not But Mitigated Mitigated		Not Signif (NS)	icant
--	--	----------------	------------------------------------	----------------	------------------------------------	----------------	-----------------------	-------
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)		
Community Public Facilitics Financing Plan 2015 that established a transportation fee. The transportation fee is intended to fund street, transit, bicycle, pedestrian improvements, promenades, and below grade parking structures, as further set forth in the Downtown Community PFFP.					-			
 (b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? The DCP FEIR concludes that development within downtown will result in significant cumulative impacts to freeway segments and ramps serving the downtown planning area. Since the land use designation of the Project is consistent with the land use designation assumed in the FEIR analysis, the Project would contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in 		X			X			
the downtown area and several ramps serving the downtown. FEIR Mitigation Measure TRF-A.2.1-1 would reduce these impacts to the extent feasible, but not to below the level of significance. The FEIR concludes that the uncertainty of implementing freeway improvements as well as increasing ramp capacities limits the ability to fully mitigate impacts.								
Thus, the Project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR. The Project would not have a direct impact on freeway segments and ramps.								
(c) Substantially discourage the use of alternative modes of transportation or cause transit service					X	X		

	And N Mitiga	SignificantSignificantNotAnd NotButSigniMitigatedMitigated(NS)(SNM)(SM)		But Mitigated		icant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
capacity to be exceeded?				·		
The proposed Project, in and of itself, does not include any features that would discourage the use of alternative modes of transportation. The Project's proximity to several other community serving uses, including nearby shopping and recreational activities also encourage walking. Additionally, visitors of the proposed Project would be encouraged to use alternative transportation means as there are several bus lines within a five-minute walk. Therefore, the Project will cause no significant impacts related to alternative modes of transportation or cause transit service capacity to be exceeded.						
17 MANDATORY FINDINGS OF SIGNIFICANCE:					100 ⁻⁵ 1-52	
(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?					X	X
As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the DCP area. Additionally, the Project does not have the potential to eliminate important examples of major periods of California history or pre-history at the Project level.						
No other aspects of the Project would substantially degrade the environment. Cumulative impacts are described in Section 17(b)						

		And N Mitiga	SignificantSignificantAnd NotButMitigatedMitigated(SNM)(SM)		But Mitigated		icant
Issue	s and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
	below.						
<i>(</i> b <i>)</i>	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)?		x				
	As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts. Implementation of the mitigation measures identified in the FEIR would reduce some significant impacts; however, the impacts would remain significant and immitigable as identified in the FEIR and the Statement of Overriding Considerations adopted by the City. This Project's contribution would not be greater than anticipated by the FEIR and therefore no further analysis is required.						
(c)	Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly? As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: air quality, historical resources, paleontological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This Project would contribute to those impacts. However, the	X	X				

	Signif And N Mitiga (SNM)	lot ated	Signif But Mitig: (SM)		Not Signif (NS)	lcant
Issues and Supporting Information	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
impacts associated with this Project would be no greater than those assumed in the FEIR and therefore no further environmental review is required under CEQA.						

 $\label{eq:linear} $$ \cdc-fs-00\shared\Planning\APPLICATIONS\Dev Permits\2016-39\ 320 West Cedar Street\Environmental\2016-39_Con Eval_Sept 1\ 2016.doc \\$

	Downtown FEIR/SEIR			
	Mitigation Monitoring and Reporting Program	li i i i i i i i i i i i i i i i i i i	iplementation	
Significant				Venileation
Impact(s)		Time Frame	speaponsionneys	anesponsionity
Impact AQ-B.1	Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)			
	Mitigation Measure AQ-B.1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:	Prior to Demolition or	Developer	City
	1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 mph, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold.	Grading Permit (Design)		
	2. Dust suppression techniques shall be implemented including, but not limited to, the following:			
	a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to Civic San Diego.			
	 On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. 			
	c. Material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.			
	d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.			
	3. Vehicles on the construction site shall travel at speeds less than 15 mph.			
	4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.			
	5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program		
Significant Impact(s)	6. All diesel-powered vehicles and equipment shall be properly operated and maintained.	plementation Responsibility:	Verification Responsibility
	 All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law. 		
	8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.		
	9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary.		
	10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.		
	11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible.		
	12. If construction equipment powered by alternative fuel sources (liquefied natural gas/compressed natural gas) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site.		
	13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development.		
	14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized.		
	15. Rubble piles shall be maintained in a damp state to minimize dust generation.		
	16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.		
	17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.		

	Downtown FEIR/SEIR									
	Mitigation Monitoring and Reporting Program									
Significant Impact(s)	MitigationMeasure(s)	TimeTrame	nplementation Responsibility	Wenthearton Responsibility						
HISTORICA	L RESOURCES (HIST)									
	Future development in Downtown could impact significant architectural structures. (Direct and Cumulative)									

		Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)		Matigation Measure(9)	In Time Frame	nlementation Responsibility	Verdication Responsibility
	resource") as	<i>easure</i> HIST-A.1-3: If a designated or potential historical resource ("historical defined in the LDC would be demolished, the following measure shall be in accordance with Chapter 14, Article 3, Division 2, Historical Resources	Prior to Demolition	Developer	City
	I. Prior to Iss	suance of a Demolition Permit			
		all be submitted to City Staff to the HRB ("City Staff") for review and approval Il include the following:			
	1. Phot	to Documentation			
	(a)	Documentation shall include professional quality photo documentation of the structure prior to demolition with 35 millimeter black and white photographs, 4x6 inch standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible.			
	(b)	Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego HRB and the Civic San Diego Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).			
	2. Requ	uired drawings			
	(a)	Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19 by 24 inches or 24 by 36 inches, standard scale is $1/4$ inch = 1 foot.			
	(b)	One set of measured drawings shall be submitted for archival storage with the City of San Diego HRB, the Civic San Diego Project file, the South Coastal Information Center, the California Room of the City of San Diego Public			,

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant. Impaci(s)		Contraction in Time Prame	ndementation Reportability:	Wenification
	Library, the San Diego Historical Society and/or other historical society or group(s).			
	B. Prior to the first Precon Meeting City Staff shall verify that the DP has been approved.			
	C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.			
Impact HIST-B.1	Development in Downtown could impact significant buried archaeological resources. (Direct and Cumulative)			
	Mitigation Measure HIST-B.1-1 : If the potential exists for direct and/or indirect impacts to significant buried archaeological resources, the following measures shall be implemented in coordination with a Development Services Department designee and/or City Staff to the HRB ("City Staff") in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC. Prior to issuance of any permit that could directly affect an archaeological resource, City Staff shall assure that all elements of the MMRP are performed in accordance with all applicable City regulations and guidelines by an Archaeologist meeting the qualifications specified in Appendix B of the San Diego LDC, Historical Resources Guidelines. City Staff shall also require that the following steps be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities. Archeological resources under CEQA or the SDMC shall be treated in accordance with the following evaluation procedures and applicable mitigation program:	Prior to Demolition or Grading Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City Staff
	Step 1-Initial Evaluation An initial evaluation for the potential of significant subsurface archaeological resources shall be prepared to the satisfaction of City Staff as part of an Environmental Secondary Study for any activity which involves excavation or building demolition. The initial evaluation shall be guided by an appropriate level research design in accordance with the City's LDC, Ilistorical Resources Guidelines. The person completing the initial review shall meet the qualification requirements as set forth in the Historical Resources Guidelines and shall be approved by City			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			10
Significant			nplementation	Ventration
Impect(s)	Mitigation Measure(s), Staff. The initial evaluation shall consist, at a minimum, of a review of the following historical sources: The 1876 Bird's Eye View of San Diego, all Sanborn Fire Insurance Company maps, appropriate City directories and maps that identify historical properties or archaeological sites, and a records search at the South Coastal Information Center for archaeological resources located within the property boundaries. Historical and existing land uses shall also be reviewed to assess the potential presence of significant prehistoric and historic archaeological resources. The person completing the initial review shall also consult with and consider input from local individuals and groups with expertise in the historical resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, Save Our Heritage Organization, local historical and archaeological groups, the Native American Heritage Commission (NAHC), designated community planning groups, and other individuals or groups that may have specific knowledge of the area. Consultation with these or other individuals and groups shall occur as early as possible in the evaluation process.	Time Frame		<u>eccesponsiainty</u>
	When the initial evaluation indicates that important archaeological sites may be present on a project site but their presence cannot be confirmed prior to construction or demolition due to obstructions or spatially limited testing and data recovery, the applicant shall prepare and implement an archaeological monitoring program as a condition of development approval to the satisfaction of City Staff. If the NAHC Sacred Lands File search is positive for Native American resources within the project site, then additional evaluation must include participation of a local Native American consultant in accordance with CEQA Sections 15064.5(d), 15126.4(b)(3) and Public Resources Code Section 21083.2.			
	No further action is required if the initial evaluation demonstrates there is no potential for subsurface resources. The results of this research shall be summarized in the Secondary Study.			
	Step 2 Testing			
	A testing program is required if the initial evaluation demonstrates that there is a potential for subsurface resources. The testing program shall be conducted during the hazardous materials remediation or following the removal of any structure or surface covering which may be underlain by potential resources. The removal of these structures shall be conducted in a manner which minimizes disturbance of underlying soil. This shall entail a separate phase of investigations from any mitigation monitoring during construction.			
,	The testing program shall be performed by a qualified Historical Archaeologist meeting the qualifications specified in Appendix B of the San Diego LDC, HRG. The Historical			

÷ .

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program		
ican crísi	Mitigation Measure(s)	<u>mplancheodor</u> Regonstality	Westight
	Archaeologist must be approved by City Staff prior to commencement. Before commencing the testing, a treatment plan shall be submitted for City Staff approval that reviews the initial evaluation results and includes a research design. The research design shall be prepared in accordance with the City's HRG and include a discussion of field methods, research questions against which discoveries shall be evaluated for significance, collection strategy, laboratory and analytical approaches, and curation arrangements. All tasks shall be in conformity with best practices in the field of historic urban archaeology.		
	A recommended approach for historic urban sites is at a minimum fills and debris along interior lot lines or other areas indicated on Sanborn maps.		
	Security measures such as a locked fence or surveillance shall be taken to prevent looting or vandalism of archaeological resources as soon as demolition is complete or paved surfaces are removed. These measures shall be maintained during archaeological field investigations. It is recommended that exposed features be covered with steel plates or fill dirt when not being investigated.		
	The results of the testing phase shall be submitted in writing to City Staff and shall include the research design, testing results, significance evaluation, and recommendations for further treatment. Final determination of significance shall be made in consultation with City Staff, and with the Native American community, if the finds are prehistoric. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. If no significant resources are found but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the provisions set forth in Step 4 - Monitoring. If significant resources are discovered during the testing program, then data recovery in accordance with Step 3 shall be undertaken prior to construction. If the existence or probable likelihood of Native American human remains or associated grave goods area discovered through the testing program, the Qualified Archaeologist shall stop work in the area, notify the City Building Inspector, City staff, and immediately implement the procedures set forth in CEQA Guidelines Section 15064.5 and the California PRC Section 5097.98 for discovery of human remains. This procedure is further detailed in the Mitigation, Monitoring and Reporting Program (Step 4). City Staff must concur with evaluation results before the next steps can proceed.		

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)		L Time Frame	nplementation	Verification Responsibilit
	For any site determined to be significant, a Research Design and Data Recovery Program shall be prepared in accordance with the City's Historical Resources Guidelines, approved by City Staff, and carried out to mitigate impacts before any activity is conducted which could potentially disturb significant resources. The archaeologist shall notify City Staff of the date upon which data recovery will commence ten (10) working days in advance.			
	All cultural materials collected shall be cleaned, catalogued and permanently curated with an appropriate institution. Native American burial resources shall be treated in the manner agreed to by the Native American representative or be reinterred on the site in an area not subject to further disturbance in accordance with CEQA section 15164.5 and the Public Resources Code section 5097.98. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate. All newly discovered archaeological sites shall be recorded with the South Coastal Information Center at San Diego State University. Any human bones and associated grave goods of Native American origin encountered during Step 2-Testing, shall, upon consultation, be turned over to the appropriate Native American representative(s) for treatment in accordance with state regulations as further outlined under Step 4-Monitoring (Section IV. Discovery of Human Remains).			
	A draft Data Recovery Report shall be submitted to City Staff within twelve months of the commencement of the data recovery. Data Recovery Reports shall describe the research design or questions, historic context of the finds, field results, analysis of artifacts, and conclusions. Appropriate figures, maps and tables shall accompany the text. The report shall also include a catalogue of all finds and a description of curation arrangements at an approved facility, and a general statement indicating the disposition of any human remains encountered during the data recovery effort (please note that the location of reinternment and/or repatriation is confidential and not subject to public disclosure in accordance with state law). Finalization of draft reports shall be subject to City Staff review.			
	Step 4 – Monitoring			
	If no significant resources are encountered, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required and shall be conducted in accordance with the following provisions and components:			
	I. Prior to Permit Issuance			

.

		Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)		Mini ation Measure(3)	Time trane	nglamant titoa Barran dallat	Vernine abon
MALL MALL OF DESCRIPTION	<u>л.</u> С	construction Plan Check	аларананан (онин Албооноо) (ини 14, Фо <u>ренска</u> р Таранан албооноо)	STREED POIND IS THE DAY	
	1.	Prior to NTP for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first Precon Meeting, whichever is applicable, City Staff shall verify that the requirements for Archaeological Monitoring and Native American monitoring, where the project may impact Native American resources, have been noted on the appropriate construction documents.			
	B. L	etters of Qualification have been submitted to City Staff			
	1.	The applicant shall submit a letter of verification to City Staff identifying the P1 for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego HRG. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour Hazardous Waste Operations and Emergency Response training with certification documentation.			
	2.	City Staff will provide a letter to the applicant confirming that the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.			
	3.	Prior to the start of work, the applicant must obtain written approval from City Staff for any personnel changes associated with the monitoring program.			
	II. Prior	to Start of Construction			
	Λ . Ve	erification of Records Search			
	1.	The PI shall provide verification to City Staff that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.			
	2.	The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.			
	3.	. The PI may submit a detailed letter to City Staff requesting a reduction to the 1/4 mile radius.			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)	Mugation Measure(s)	Line Franc	nplementation Responsibility:	Averification Responsibility
	 B. PI Shall Attend Precon Meetings I. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), CM and/or Grading Contractor, RE, the Native American representative(s) (where Native American resources may be impacted), BI, if appropriate, and City Staff. The qualified Archaeologist and the Native American consultant/monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor. 			
	(a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City Staff, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.			
	2. Archaeological Monitoring Plan (AMP)			
	(a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan (with verification that the AMP has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) which describes how the monitoring would be accomplished for approval by City Staff and the Native American monitor. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11 by 17 inches) to City Staff identifying the areas to be monitored including the delineation of grading/excavation limits.			
	(b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).			
	(c) Prior to the start of any work, the PI shall also submit a construction schedule to City Staff through the RE indicating when and where monitoring will occur.			
	(d) The PI may submit a detailed letter to City Staff prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)	Mitigation Measure(i)	llimersrane.	ngdaneticijon ieleonominitie i	Variation Emmission
	the potential for resources to be present.			
	III. During Construction			
	A. Monitor(s) Shall be Present During Grading/Excavation/Trenching			
	1. The Archaeological monitor shall be present full-time during all soil disturbin and grading/excavation /trenching activities which could result in impacts archaeological resources as identified on the AME. The Construction Manage is responsible for notifying the RE, PI, and City Staff of changes to an construction activities.	o n		
	2. The Native American consultant/monitor shall determine the extent of the presence during soil disturbing and grading/excavation/trenching activitie based on the AME, and provide that information to the PI and City Staff. prehistoric resources are encountered during the Native American consultant monitor's absence, work shall stop and the Discovery Notification Processed detailed in Sections III.B-C, and IVA-D shall commence.	s If J		
	3. The archeological and Native American consultant/monitor shall documen field activity via the CSVR. The CSVR's shall be faxed by the CM to the R the first day of monitoring, the last day of monitoring, monthly (Notification Monitoring Completion), and in the case of ANY discoveries. The RE sha forward copies to City Staff.	E Af		
	4. The PI may submit a detailed letter to City Staff during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenchina activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.	n g		
	B. Discovery Notification Process			
	1. In the event of a discovery, the Archaeological Monitor shall direct the contract to temporarily divert all soil disturbing activities, including but not limited t digging, trenching, excavating, or grading activities in the area of discovery and the area reasonably suspected to overlay adjacent resources and immediated notify the RE or BL as appropriate.	o, n		
	2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the	e		

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

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program		
Significant Impact(s)	A second and a second	TimeFrame	Verification Responsibility
	A. Notification		
	1. Archaeological Monitor shall notify the RE or BI as appropriate, City Staff, and the PI, if the Monitor is not qualified as a PI. City Staff will notify the appropriate Senior Planner in the Environmental Analysis Section of the Development Services Department to assist with the discovery process.		
	2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.		
	B. Isolate discovery site		
	1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.		
	2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.		
	3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.		
	C. If Human Remains are determined to be Native American		
	1. The Medical Examiner will notify the NAHC within 24 hours. By law, ONLY the Medical Examiner can make this call.		
	2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.		
	3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e) and the California Public Resources and Health & Safety Codes.		
	4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.		

	Downtown FEIR/SEIR			
	Mitigation Monitoring and Reporting Program		nplementation*:	
Significant				Vendication
Impact(s)	Mitigation Measure(s) 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and if:	Time Frame	<u>skeaponsibnitys</u>	Responsibility
	(a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;			
	(b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,			
	(c) In order to protect these sites, the Landowner shall do one or more of the following:			
	(1) Record the site with the NAHC;			
1	(2) Record an open space or conservation easement on the site;			
	(3) Record a document with the County.			
	6. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.			
	D. If Human Remains are not Native American			
	1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.			
	2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).			
	3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with City Staff, the			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program	
Significant Impact(s)	Mitigation Measure(s)	(Gallenhon sponsibility
	applicant/landowner and the San Diego Museum of Man.	
	V. Night and/or Weekend Work	
	A. If night and/or work is included in the contract	
	1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon Meeting.	
	2. The following procedures shall be followed.	
	(a) No Discoveries	
	In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to City Staff via fax by 8 am of the next business day.	
	(b) Discoveries	
:	All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.	
	(c) Potentially Significant Discoveries	
	If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV- Discovery of Human Remains shall be followed.	
	(d) The PI shall immediately contact City Staff, or by 8 am of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.	
	B. If night and/or weekend work becomes necessary during the course of construction	
	1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.	
	2. The RE, or BI, as appropriate, shall notify City Staff immediately.	

	Downtown FEIR/SEIR	18	
	Mitigation Monitoring and Reporting Program	oplementation	
Significant E Impact(s)	Mitugation Measure(s)	Responsibility	Nenification Responsibility
	All other procedures described above shall apply, as appropriate.		
	ost Construction		
A.	Submittal of Draft Monitoring Report		
	1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) prepared in accordance with the HRG and Appendices which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to City Staff, for review and approval within 90 days following the completion of monitoring,		
	(a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.		
	(b) Recording sites with State of California Department of Parks and Recreation		
	The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.		
	2. City Staff shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.		
	3. The PI shall submit revised Draft Monitoring Report to City Staff for approval.		
	4. City Staff shall provide written verification to the PI of the approved report.		
	5. City Staff shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.		
B.	Handling of Artifacts and Submittal of Collections Management Plan, if applicable		
	1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.		
	2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify	 	

	Downtown FEIR/SEIR			
	Mitigation Monitoring and Reporting Program	le en marine de la la la	มิติโรกรเราะห์ ได้เอาะ	
Significant		Time Frame		Vocincation
Impact(s)	function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.	Time Frame	Responsibility	Responsibility
3.	The PI shall submit a Collections Management Plan to City Staff for review and approval for any project which results in a substantial collection of historical artifacts.			
C. Cu	ration of artifacts: Accession Agreement and Acceptance Verification			
1.	The Pl shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with City Staff and the Native American representative, as applicable.			
2.	The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City Staff.			
3.	When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance in accordance with section $IV - Discovery$ of Human Remains, subsection 5.(d).			
D. Fi	nal Monitoring Report(s)			
1.	The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City Staff (even if negative), within 90 days after notification from City Staff that the draft report has been approved.			
2.	The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from—City Staff which includes the Acceptance Verification from the curation institution.			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Ampact(s)	Mitigation Measure(s) Sec.	Time Framest	plementation Responsibility	Venincario Responsibili
NOISE (NO	I)			
Impact NOI-B.1	Noise generated by I-5 and highly traveled grid streets could cause interior noise levels in noise-sensitive uses (exclusive of residential and hotel uses) to exceed 45 dB(A). (Direct)			
	Mitigation Measure NOI-B.1-1: Prior to approval of a Building Permit for any residential, hospital, or hotel within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to confirm that architectural or other design features are included which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	Civic San Diego/City

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program		
Significant Impact(s)	OGICAL RESOURCES (PAL)	Time Frame Responsibility Responsibility	Griffe Inon Sponstbillisy
Impact PAL-A.1	Excavation in geologic formations with a moderate to high potential for paleontological resources could have an significant impact on these resources, if present. (Direct)		
	Mitigation Measure PAL-A.1-1: In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by Civic San Diego.		
	I. Prior to Permit Issuance		
	A. Construction Plan Check		
	1. Prior to NTP for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable. Centre City Development Corporation Civic San Diego shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.		
	B. Letters of Qualification have been submitted to Civic San Diego		
	1. The applicant shall submit a letter of verification to Civic San Diego identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.		
	2. Civic San Diego will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.		
	3. Prior to the start of work, the applicant shall obtain approval from Civic San Diego for any personnel changes associated with the monitoring program.		
	II. Prior to Start of Construction		
	A. Verification of Records Search		
	1. The PI shall provide verification to Civic San Diego that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.		

			Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)			Mitigation Measure(a)	Timeframe	mplementation	Verification
		2.	The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.		Erecopolition (111-)	
	В.	ΡI	Shall Attend Precon Meetings			
		1.	Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, CM and/or Grading Contractor, RE, BI, if appropriate, and Civic San Diego. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the paleontological monitoring program with the Construction Manager and/or Grading Contractor.			
			a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with Civic San Diego, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.			
		2.	Identify Areas to be Monitored			
			a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11 by 17 inches) to Civic San Diego identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).			
		3.	When Monitoring Will Occur			
			a. Prior to the start of any work, the PI shall also submit a construction schedule to Civic San Diego through the RE indicating when and where monitoring will occur.			
			b. The PI may submit a detailed letter to Civic San Diego prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.			

		Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program		
Significant			nglamananan I	- Venification
Impact(s)		Matigation Measure(e)	Responsibility	Responsibility
	III. Di	aring Construction		
	Λ.	Monitor Shall be Present During Grading/Excavation/Trenching		
		1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and Civic San Diego of changes to any construction activities.		
		2. The monitor shall document field activity via the CSVR. The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to Civic San Diego.		
		3. The PI may submit a detailed letter to Civic San Diego during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.		
	В.	Discovery Notification Process		
		1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.		
		2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.		
		3. The PI shall immediately notify Civic San Diego by phone of the discovery, and shall also submit written documentation to Civic San Diego within 24 hours by fax or email with photos of the resource in context, if possible.		
	C.	Determination of Significance		
		1. The PI shall evaluate the significance of the resource.		
		a. The PI shall immediately notify Civic San Diego by phone to discuss significance determination and shall also submit a letter to Civic San Diego	 	

				Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program	Aproximation and the second		
Significant Impact(s) .				Mitigation Measure(s) indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.		nplementation Responsibility	
			b.	If the resource is significant, the PI shall submit a Paleontological Recovery Program and obtain written approval from Civic San Diego. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.			
			c.	If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to Civic San Diego unless a significant resource is encountered.			
			d.	The PI shall submit a letter to Civic San Diego indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.			
	IV. N	light	Wo	ork			
	А.	If n	ight	t work is included in the contract			
		1.		nen night work is included in the contract package, the extent and timing shall presented and discussed at the precon meeting.			
		2.	Th	e following procedures shall be followed.			
			a.	No Discoveries			
				(1)In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to Civic San Diego via fax by 9 a.m. the following morning, if possible.			
			b.	Discoveries			
				(1)All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.			
			c.	Potentially Significant Discoveries			
	<u> </u>			(1)If the PI determines that a potentially significant discovery has been made,			<u> </u>

			Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)			Migation Measure(s)	Time Frame	กุฮโลกาสเติลย์ไฮก : - 	Werlingabion
ennpace(s/ac			the procedures detailed under Section III - During Construction shall be followed.		<u>800000 por 101 praceje</u>	
		(d. The PI shall immediately contact Civic San Diego, or by 8 a.m. the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.			
	В.	lf ni	ght work becomes necessary during the course of construction			
			The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.			
		2. 7	The RE, or BI, as appropriate, shall notify Civic San Diego immediately.			
	C.	All a	ther procedures described above shall apply, as appropriate.			
	V. Po	ost Co	onstruction			
	A.	Subn	nittal of Draft Monitoring Report			
]	The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to Civic San Diego for review and approval within 90 days following the completion of monitoring,			
		:	a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.			
]	b. Recording Sites with the San Diego Natural History Museum			
			(1) The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.			
			Civic San Diego shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.			
1		3. ′	The PI shall submit revised Draft Monitoring Report to Civic San Diego for			

		Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program				
Significant. Impact(s)	104030370707070464-0	Mitigation Measure(s)	L Ame France	nplementation. Resourcibility	- TV ortine Reasons	an a
		approval.				
		4. Civic San Diego shall provide written verification to the PI of the approved report.				
		5. Civic San Diego shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.				
	B.	Handling of Fossil Remains				
		1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.				
		2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate				
	C.	Curation of fossil remains: Deed of Gift and Acceptance Verification				
		1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.				
		2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and Civic San Diego.				
	D.	Final Monitoring Report(s)				
		1. The PI shall submit two copies of the Final Monitoring Report to Civic San Diego (even if negative), within 90 days after notification from Civic San Diego that the draft report has been approved.				
		2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from Civic San Diego which includes the Acceptance Verification from the curation institution.				
· · · · · · · · ·		CULATION (TRF)	L	······	·•	
Impact TRF-A.1.1		ased traffic on grid streets from Downtown development would result in unacceptable of scrvice on specific roadway intersections and/or segments within downtown. (Direct)				
	Mitig	ation Measure TRF-A.1.1-1: At five-year intervals, commencing upon adoption of the	Every five years	Civic San	Civic	Sa

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)		EmelFrame	ndeman Orion Responsibility	Vaine.don Ranonsibility
	Downtown Community Plan, Civic San Diego shall conduct a downtown-wide evaluation of the ability of the grid street system to accommodate traffic within Downtown. In addition to identifying roadway intersections or segments which may need immediate attention, the evaluation shall identify roadways which may warrant interim observation prior to the next 5-year evaluation. The need for roadway improvements shall be based upon deterioration to LOS F, policies in the Mobility Plan, and/or other standards established by Civic San Diego, in cooperation with the City Engineer. In completing these studies, the potential improvements identified in Section 6.0 of the traffic study for the Downtown San Diego Mobility Plan and Section 4.2.3.3 of the SEIR will be reviewed to determine whether these or other actions are required to improve traffic flow along affected roadway corridors. Specific improvements from Section 4.2.3.3 include:		Diego/City	Diego/City
	Mitigation Measures that Fully Reduces Impact			
	I-5 northbound off-ramp/Brant Street and Hawthorn Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.			
	Second Avenue and Cedar Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.			
	Fourth Avenue and Beech Street – Convert on-street parking to a travel lane on Fourth Avenue between Cedar Street and Ash Street during the AM peak hour.			
	First Avenue and A Street – Remove on-street parking on the north side of A Street between First and Front avenues as necessary to provide an east bound left turn lane.			
	17th Street and B Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.			
	16th Street and E Street – Remove on-street parking on the east side of 16th Street south of E Street as necessary to provide a northbound right-turn lane.			
	Eleventh Avenue and G Street – Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.			
	Park Boulevard and G Street – Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.			

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program					
Significant.		Implementation Venificatio				
Impact(s)	Mitigation Measure(s) 16th Street and Island Avenue – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.	Time Frame	Responsibility	Responsibility		
	19th Street and J Street – Restripe the northbound left-turn lane into a northbound left-turn and through shared lane.					
	Logan Avenue and I-5 southbound off-ramp – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.					
	Mitigation Measures that Partially Reduces Impact					
	Front Street and Beech Street - Convert on-street parking to a travel lane on Front Street between Cedar Street and Ash Street during the PM peak hour.					
	15th Street and F Street - Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.					
	13th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.					
	14th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.					
	16th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour.					
	17th Street and G Street - Signalization and convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant.					
	Following the completion of each five-year monitoring event, Civic San Diego shall incorporate needed roadway improvements into the City of San Diego CIP or identify another implementation strategy.					
	In order to determine if the roadway improvements included in the current five-year CIP, or the equivalent, are sufficient to accommodate developments, a traffic study would be required for large projects. The threshold to be used for determining the need for a traffic study shall reflect the traffic volume threshold used in the Congestion Management Program. The Congestion Management Program stipulates that any activity forecasted to generate 2,400 or					

	Downtown FEIR/SEIR Mitigation Monitoring and Reporting Program			
Significant Impact(s)	Mitigation Measure(s) more daily trips (200 or more equivalent peak hour trips).	Time Frame		Vaidie
	Mitigation Measure TRF-A.1.1-2: Prior to approval of any development which would generate a sufficient number of trips to qualify as a large project under the Congestion Management Program (i.e. more than 2,400 daily trips, or 200 trips during a peak hour period), a traffic study shall be completed. The traffic study shall be prepared in accordance with City's Traffic Impact Study Manual. If the traffic study indicates that roadways substantially affected by the project would operate at LOS F with the addition of project traffic, the traffic study shall identify improvements to grid street segments and/or intersections consistent with the Downtown San Diego Mobility Plan which would be required within the next five years to achieve an acceptable LOS or reduce congestion, to the extent feasible. If the needed improvements are already included in the City of San Diego's CIP, or the equivalent, no further action shall be required. If any of the required improvements are not included in the CIP, or not expected within five years of project completion, the City of San Diego shall amend the CIP, within one year of project approval, to include the required improvements and assure that they will be implemented within five years of project completion. At Civic San Diego's discretion, the developer may be assessed a pro-rated share of the cost of improvements as a condition of project approval.	Development Permit (Design)	Developer	Civic San Diego/City
Impact TRF-A.1.2	Increased traffic from Downtown development on certain streets surrounding Downtown would result in an unacceptable level of service. (Direct and Cumulative)			
	Implementation of Mitigation Measure TRF-A.1.1-1 would also reduce impacts on surrounding roadways but not necessarily below a level of significance.	Every five years	Civic San Diego/City	Civic San Diego/City