



THE CITY OF SAN DIEGO

FINAL

NEGATIVE DECLARATION

Project No. 585277

I.O. No. 24007548

SCH No. N.A.

SUBJECT: 2142 Logan Avenue CDP/SDP: COASTAL DEVELOPMENT PERMIT (CDP), and SITE

DEVELOPMENT PERMIT (SDP) to allow for the development of a two-story, 4,503-square-foot commercial building consisting of artist studios, retail sales/services, art gallery, offices, and an eating and drinking establishment, with a basement, on a vacant 0.104-acre site. The applicant has requested a deviation for the building height. The project also proposes to remove the existing driveway, and to replace the curb, gutter, and sidewalk, adjacent to the site on Logan Avenue. The project site is located at 2142 Logan Avenue in the BLPD-REDEVLP-SUBD (Redevelopment Subdistrict) in the Barrio Logan Harbor 101 Community Plan, Barrio Logan Planned District, Redevelopment Subdistrict (Commercial Use Area), Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact), Transit Area Overlay Zone, Promise Zone, Transit Priority Area, Airport Influence Area (Review Area 2) for the San Diego International Airport, and the Federal Aviation Administration (FAA) Part 77 Notification Area for Naval Air Station North Island and the San Diego International Airport (Legal Description: The Southwesterly 90 Feet of Lots 10 and 11 in Block 175 of San Diego Land & Town Company's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 379, Filed in the Office of the County Recorder of San Diego County, October 30, 1886, APN 538-560-49-00.) APPLICANT: Tyler Wallace

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

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

County of San Diego

Land and Water Quality Division, Mark McPherson

City of San Diego

Mayor's Office

Councilmember David Alvarez-District 8

City Attorney's Office

San Diego Central Library

Planning Department

Environment & Mobility Division, Deputy Director

Development Services

Development Project Manager

Senior Environmental Planner

Associate Planner, Environmental

Associate Planner, Planning Review

Associate Engineer, Engineering Review

Associate Planner, Landscape

Associate Engineer, Transportation

Associate Engineer, PUD-Water and Sewer

Associate Engineer, LDR-Geology

Planning Department

Senior Planner, Airport

Program Manager, Facilities Financing

Other

Barrio Logan, Mark Steele, Chair

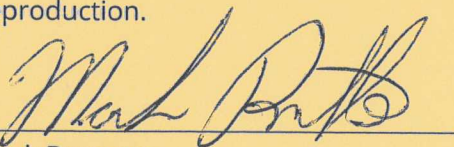
Barrio Station, Inc., Rachael Ortiz

Tyler Wallace (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- () Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.



Mark Brunette
Senior Planner
Development Services Department

November 15, 2018

Date of Draft Report

December 20, 2018

Date of Final Report

Analyst: R. Benally

Attachments: Initial Study Checklist

Figure 1: Location Map

Figure 2: Site Plan

Figure 3a: West and South Elevations

Figure 3b: East and North Elevations

INITIAL STUDY CHECKLIST

1. Project title/Project number: 2142 Logan Avenue CDP/SDP, Project No. 585277
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rhonda Benally/(619) 446-5468
4. Project location: 2142 Logan Avenue, San Diego, California 92113
5. Project Applicant/Sponsor's name and address: Tyler Wallace, 3614 Indiana Street, San Diego, California 92103
6. General/Community Plan designation: The site is designated as Residential/Commercial/Industrial in the community plan, and Multiple Use in the General Plan.
7. Zoning: BLPD-REDEVLP-SUBD
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A COASTAL DEVELOPMENT PERMIT (CDP), and SITE DEVELOPMENT PERMIT (SDP) to allow for the development of a two-story, 4,503-square-foot commercial building consisting of artist studios, retail sales/services, art gallery, offices, and an eating and drinking establishment, with a basement, on a vacant 0.104-acre site. The first floor would be 2,064 square-feet, and the second floor would be 2,438 square-feet for a total Gross Floor Area (GFA) of approximately 4,503 square-feet. The project also proposes to remove the existing driveway, and to replace the curb, gutter, and sidewalk, adjacent to the site on Logan Avenue.

The proposed and maximum permitted Floor Area Ratio (FAR) in the BLPD-REDEVLP-SUBD Zone is 1.0. Pursuant to SDMC Section 152.0201 (b) (3) (D), the project requests a deviation to allow the building height of 41'-0" for the roof appurtenances, where 35'-0" high is required.

Access would be provided from Logan Avenue. The project would provide a total of 14 bicycle parking spaces. Landscaping would be provided in accordance with the City's Landscape Regulations.

Project Implementation would require grading of approximately 550 cubic yards of cut at a maximum depth of cut of 9.5 feet, 50 cubic yards of fill at a maximum depth of fill of 0.5 feet, and the export of 500 cubic yards of soil.

9. Surrounding land uses and setting:

The vacant 0.104-acre rectangular shaped parcel is located at 2142 Logan Avenue, within the BLPD-REDEVLP-SUBD Zone, of the Barrio Logan Community Plan. A majority of the rectangular shaped

parcel is vacant except for asphaltic and concrete cement. The subject site is bounded by Logan Avenue to the southwest, Interstate Highway I-5 to the northeast, and commercial properties on the remaining sides. Other development in the site's vicinity includes a mix of commercial and residential uses with commercial uses dominating in the immediate vicinity.

Topographically, the site is relatively flat with an approximate 1 percent descent towards the southwest in the direction of Logan Avenue. The elevation of the area is approximately 70.8 feet Mean Sea Level (MSL). A graded 2:1 (horizontal to vertical) slope extends down to Interstate 5 along the northeast side of the property.

In addition, the site is located within the Barrio Logan Harbor 101 Community Plan, Barrio Logan Planned District, Redevelopment Subdistrict (Commercial Use Area), Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact), Transit Area Overlay Zone, Promise Zone, Transit Priority Area, Airport Influence Area (Review Area 2) for the San Diego International Airport, and the Federal Aviation Administration (FAA) Part 77 Notification Area for Naval Air Station North Island and the San Diego International Airport. The project site is located in a developed area currently served by existing public services and utilities.

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

County of San Diego Department of Environmental Health

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

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification to Lipay Nation of Santa Ysabel and Jamul Indian Village via email on July 3, 2018. Both the Lipay and Jamul Indian Tribes requested consultation on this project. On July 13, 2018, City staff met with Tribal Representatives' for consultation on this project, and it was determined there were no further concerns to Tribal Cultural Resources. Consultation was closed for this project.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS – Would the project:

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

No public views and/or scenic corridors designated per the Barrio Logan Harbor 101 Community Plan exist on the site. Therefore, the project would not result in a substantial adverse effect on a scenic vista. No impacts, therefore, would occur.

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

The project would occur on a 0.104-acre site that is not within a state scenic highway. Therefore, the project would not result in substantial damage to any scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts, therefore, would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project would incorporate several design elements to address bulk and scale to ensure the project would integrate into the existing neighborhood. Currently, the neighborhood is composed of 1 to 5-story residential, mixed use, and commercial buildings. These existing neighborhood structures employ an eclectic mix of materials, colors, and massing techniques. Currently, the subject lot is composed of dilapidated tent structures and asphaltic and concrete cement. The proposed project includes a structure made from varying materials, a mix of colors, and several off-setting planes. The project also employs a variety of fenestration and balconies. One major recommendation of the Barrio Logan Harbor 101 Community Plan is to encourage residential infill. The proposal includes a commercial component that would infill a lot between two commercial spaces along Logan Avenue. The Community Plan also recommends rehabilitation of commercial development along Logan Avenue. The proposal includes commercial space along Logan Avenue. The proposal reinforces the existing living and working community through the mixed-use proposal, which is a major goal of the plan.

Overall, the proposed project would rehabilitate the lot and mix in with the eclectic neighborhood. It would not substantially degrade the visual character or quality of the site and its surroundings. No such impacts, therefore, would occur.

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

No substantial sources of light would be generated during project construction as construction activities would occur during day light hours. Furthermore, project operation would not be expected to cause substantial light or glare. All lighting would be required to comply with all current outdoor lighting regulations, LDC Section 142.0740. No impacts, therefore, would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::				
a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is classified as 'Urban and Built Up Land' on the most recent Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map, does not contain any forest land as defined by Public Resources Code Section 12220(g), and does not contain any active agricultural operations. The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland).

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IIa. The site is not designated or zoned for agricultural use; the Barrio Logan Harbor 101 Community Plan designates the site as residential/commercial/industrial. Agricultural land is not present on this site or in the general site vicinity.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IIa. The project would not result in rezoning of forestland, or timberland (as defined by Government Code section 51104(g)). Forest land is not present on the site or in the general vicinity.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IIa. The project would not involve any changes that would affect or result in the loss of forest land or conversion of forest land to non-forest use.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
agricultural use or conversion of forest land to non-forest use?				

Refer to IIa. The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses.

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

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

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

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

The project site is located in the Barrio Logan Harbor 101 Community Plan area and would be consistent with the residential/commercial/industrial designation that allows commercial uses. As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The construction and operation of a two-story, 4,503-square-foot commercial building consisting of artist studios, retail sales/services, art gallery, offices, and an eating and drinking establishment, with a basement did not meet the City's CEQA Significance Determination Threshold to require preparation of an Air Quality Study, and therefore, it is not expected to generate substantial emissions that violate any air quality standard or contribute substantially to or violate an air quality standard. No impact would occur.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed quantitative thresholds for ozone precursors)?				

The County is non-attainment under federal standards for ozone (8-hour standard). The project is not expected to generate a cumulatively considerable net increase of ozone or PM10. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

IV. BIOLOGICAL RESOURCES – Would the project:

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

The 0.104-acre site is located in an urban setting, surrounded by existing development to the north, south and west, and Interstate 5 Freeway to the northeast. Furthermore, based on the location of the subject site there is no connectivity with other habitats, and the site is not in proximity to other biological resources. No sensitive plants, or animals are on, or adjacent to the site, and therefore no substantial adverse effects to any species would result. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site does not contain any riparian habitat, therefore, no adverse effects would result. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is in an urban setting and surrounded by existing development. There are no federally protected wetlands on or adjacent to the project site, therefore no adverse effects would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See IVa. The project site does not contain any sensitive habitat, or any native resident or migratory fish or wildlife species, therefore the project would not interfere with wildlife movement or corridors or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located in an urban neighborhood and is not adjacent to the Multi-Habitat Planning Area (MHPA) as established by the City's MSCP Subarea Plan. Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources, such as tree preservation policy or ordinance.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See IV.d. The project is located in an urban neighborhood and it is not adjacent to the MHPA. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

Archaeological Resources

According to review of the archaeology maps in the City's Environmental Analysis Section (EAS) library, the site is located in a high sensitivity area for archaeological resources. On June 29, 2018, Qualified City staff (QCS) conducted a record search of the California Historic Resources Information System (CHRIS) digital database to determine the presence or absence of potential resources within the project site. The CHRIS search did not identify any archaeological sites recorded within the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. Based on review of site photographs, CHRIS search, and the development of the site to an adjacent freeway that has likely impacted the project site, no additional archaeological evaluation was recommended, and mitigation was not required. No adverse impacts to archaeological resources would occur.

Built Environment

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

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to V(a).

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Impacts to paleontological resources may occur during grading activities associated with project construction where excavation would be done in previously undisturbed geologic deposits/formations/rock units. According the Geotechnical Investigation, the subject project is underlain by the San Diego Formation and Old Paralac Deposits (formerly known as Bay Point Formation) which are considered highly sensitive for paleontological resources. Project Implementation would require grading of approximately 550 cubic yards of cut at a maximum depth of cut of 9.5 feet, 50 cubic yards of fill at a maximum depth of fill of 0.5 feet, and the export of 500 cubic yards of soil. The City's CEQA Significance Determination Thresholds states if grading is greater than 1,000 cubic yards, and 10 feet deep or greater in highly sensitive formation then a potential impact to paleontological resources could occur. Based on this information, the project would not meet the City's CEQA Thresholds regarding potential impacts to paleontological resources. Monitoring will not be required. Impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb and human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to V.a. above, no formal cemeteries or human remains are known to exist on-site or in the vicinity. Impacts, therefore, would not occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

A site-specific Geotechnical Investigation for 2142 Logan Avenue was prepared by Coast Geotechnical, July 26, 2017. The project is assigned geologic risk category 13 which is characterized as Downtown special fault zone. The site is underlain by the San Diego Formation, and Old Paralac Deposits (formerly known as Bay Point Formation). According to the geotechnical investigation, there is no known active, or potentially active faults are present on the subject site. The nearest active fault zone is the Rose Canyon Fault Zone (off shore), located approximately 2.0 miles west of the site. The analysis concluded the site is suitable for the proposed development, provided the recommendations within the report are implemented during the design and construction phases. The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, including the recommendations contained in the Geotechnical Investigation to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

- ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

As noted in VI.a, the project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Investigation to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

- iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

According to the geotechnical investigation, the moderately dense nature of the Old Paralac Deposits and the depth of groundwater seismically-induced liquefaction and soil instability is considered low. The potential for impacts as a result of ground failure, including liquefaction is less than significant, and no mitigation measures are deemed necessary.

- iv) Landslides? ☐ ☐ ☒ ☐

According to the geotechnical investigation, the site is mapped within Susceptibility Area 2, which is considered marginally susceptible to land sliding. However, the report concluded that the potential

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for landslide failure at the site is very low. The potential for impacts as a result of landslides is less than significant.

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

The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate best management practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, site design and source control BMPs would also be required consistent with the City's regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil. Impacts would be less than significant, and no mitigation measures are deemed necessary.

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

The site is located in the Downtown special fault zone. As noted VI.a, proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

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

According to the geotechnical report, the two subunits of the Old Paralic Deposits reflect expansion potentials in the very low range. Proper engineering design and utilization of standard construction practices will be verified at the building permit stage. Impacts would be less than significant, and no mitigation measures are deemed necessary.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
have a significant impact on the environment?				

CAP Consistency Checklist

The CAP Consistency Checklist is the City's significance threshold utilized to ensure project-by-project consistency with the underlying assumptions in the CAP and to ensure that the City would achieve its emission reduction targets identified in the CAP. The CAP Consistency Checklist includes a three-step process to determine if the project would result in a Greenhouse Gas (GHG) impact. Step 1 consists of an evaluation to determine the project's consistency with existing General Plan, Community Plan, and zoning designations for the site. Step 2 consists of an evaluation of the project's design features compliance with the CAP strategies. Step 3 is only applicable if a project is not consistent with the land use and/or zone, but is also in a transit priority area to allow for more intensive development than assumed in the CAP.

Under Step 1 of the CAP Checklist, the project is consistent with the existing General Plan, Community Plan designations as well as zoning for the site. Therefore, the project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes project features consistent with the energy and water efficient buildings strategy, as well as bicycling, walking, transit, and land use strategy. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG emissions to cumulative statewide emissions would be less than cumulatively considerable. Therefore, impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to VII.a., above. The project is consistent with the adopted CAP checklist. The project would not conflict with an applicable plan, policy or regulation adopted for reducing Greenhouse Gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

See VIII.b. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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state, and federal regulations. Therefore, the project would not create a significant hazard to the public or environment.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal, and/or remediation of hazardous materials. The County of San Diego's Department of Environmental Health (DEH), Site Assessment and Mitigation Program is the lead agency and is providing oversight for this location.

The project site at 2142 Logan Avenue has one open case listing, Case # DEH2017-LSAM-000426 that was opened February 21, 2017, on the California State Regional Water Quality Control Board (RWQCB) Geotracker database for hazardous materials.

The City of San Diego's CEQA Significance Determination Threshold states "These cases are especially important where excavation (e.g. basements) is involved." Because of the potential to expose people to a site that historically contained contamination of hazardous materials, the applicant was advised at the request of City staff to contact the County's DEH, and participate in the Voluntary Assistance Program (VAP).

A Limited Phase II Environmental Site Assessment (ESA) for 2142 Logan Avenue, San Diego, California (July 29, 2016), and a Soil Management Plan for 2142 Logan Avenue (October 13, 2017) were prepared by GDS, Incorporated. The Phase II ESA, Soil Management Plan (SMP), and the Community Health and Safety Plan were reviewed by the County DEH. Based on the SMP and the County's meeting with the environmental consultant that during the first stage of development, four soil borings and soil samples would be collected at approximately 4, 8 and 12 feet below ground surface (bgs) in accordance with the Workplan for Additional Soil Sampling. Then these soil samples and subsequent soil confirmation samples would be analyzed for total petroleum hydrocarbons (TPH), volatile organic compound (VOC), and lead. The SMP further states that the California Department of Toxic Substances Control (DTSC) vapor intrusion model would be used to assess potential human-health risks from tetrachloroethene (TCE) and trichloroethene (TCE) vapor migration based on soil sample results.

GDS would monitor the construction related excavation activities that would result from the export of soil from the site. These soils would be temporarily stockpiled and then transported offsite as regulated waste to an appropriate disposal or treatment facility. The SMP also states some excavated soil may be suitable for unrestricted off-site use if it meets the requirements of the Regional Water Quality Control Board-San Diego. Subsequently, a Property Closure Report would be submitted to DEH that would include the results of the soil sampling and off-site export of soil.

The County DEH approved the Soils Management Plan with the following conditions below.

- If residual PCE or TCE contamination is identified in soil samples after excavation is completed, contact DEH to discuss whether installation of a vapor barrier is needed.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Ensure that a Conditional Waiver No. 10 application is submitted to the RWQCB prior to any export of inert soil for off-site, unrestricted use.

In conclusion, the applicant would continue to participate in the County's VAP which provides staff consultation, project oversight, and technical or environmental report evaluation (e.g. health risk evaluation reports, groundwater monitoring reports) and concurrence letter(s) on projects pertaining to properties contaminated with hazardous substances. Therefore, as a condition of the project approval the applicant is required to implement the County's DEH conditions as stated above. Implementation of these conditions would reduce potentially significant impacts to Hazardous Materials/Public Health and Safety to a level below significance.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located within one-quarter mile of an existing or proposed school. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Furthermore, the project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste during operations. Impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

See VIII.b. The site has been identified as a hazardous materials site pursuant to Government Code Section 65962.5. However, during any construction related activities for the proposed development on the site, the project would be required to comply with the conditions of the Soils Management Plan. Therefore, with implementation of the conditions as noted above the project would not create a significant hazard to the public or environment. Impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within any Airport Land Use Compatibility Plan (ALUCP) area. The project is not inconsistent with the ALUCP. The project would not result in a safety hazard for people residing or working in the project area. No impact, therefore, would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within proximity of a private airstrip.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not include any off-site changes to existing roadways and would not impact access to the site. The development of a two-story, 4,503-square-foot commercial building with a basement would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact, therefore, would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is located in an urban environment and not adjacent to or intermixed with wildlands. The project, therefore, would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

The project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Source Control, Site Design) would be implemented. Implementation of the measures would reduce potential environmental impacts related to hydrology/water quality to below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level in that the project does not require the construction of wells or the use of groundwater. The project is located in an urban neighborhood where all infrastructures exist. The project would connect to the existing public water system. No impact, therefore, would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not substantially increase flow rates or volume, and thus, would not adversely affect on- and off-site drainage patterns, including the alteration of the course of a stream or river. No impact, therefore, would occur.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not require the alteration of a stream or river; no such resources exist on or adjacent to the project site. Therefore, the project would not substantially alter the existing drainage pattern in the site or area, nor would the project result in flooding on- or off-site. No impact, therefore, would occur.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) would be utilized to ensure that project runoff would not exceed existing or planned capacity of the storm water runoff.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized that would ensure that water quality is not degraded. No impact, therefore, would occur.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a 100-year flood hazard area, structures therefore, would not impede or redirect flood flows.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The 0.104-acre project site is located in an urban neighborhood, and is surrounded by similar commercial and residential uses. The development of a two-story, 4,503-square-foot commercial building with a basement, is consistent with the adopted community plan and zone, and would not physically divide and established community. No impact, therefore, would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The 0.104-acre project site is located in an urban neighborhood, and is surrounded by similar residential and commercial uses. The site and the immediate areas to the north, east, west and south are zoned BLPD-REDEVLP-SUBD, and is designated residential/commercial/industrial by the Barrio Logan Harbor 101 Community Plan. The applicant has requested a deviation to allow the building height of 41'-0" for the roof appurtenances, where 35'-0" high is required.

The proposed development is consistent with the land use designation and the policies of the General Plan, Barrio Logan Community Plan, and it complies with the underlying BLPD-Redevelopment District zone, and surrounding land uses with the allowable deviation. Therefore, the project would not conflict with any applicable land use plan, policy, or regulations.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The site is located in an urban developed neighborhood, it is not located within or adjacent to the Multi-Habitat Planning area, as established in the City's MSCP Subarea Plan, and therefore, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES – Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urban neighborhood. There are no such resources located on the project site.

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

See XIA. There are no such resources located on the project site.

XII. NOISE – Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project did not meet the City's CEQA Significance Determination Thresholds to require the preparation of a noise report. In addition, the project is located outside of the 60 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 Airport Land Use Compatibility Plan (ALUCP) for the San Diego International Airport, and is consistent with Table NE-3 (Land Use-Noise Compatibility Guidelines) of the General Plan.

Noise from temporary construction activities is expected to be generated during the construction of the project. However, the project is expected to comply with Section 59.5.0404 of the Municipal Code for construction noise. Therefore, the project is not expected to generate noise levels in excess of standards established in the local general plan or City's Noise Ordinance, or other applicable standards. Impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The development of a two-story, 4,503-square-foot commercial building with a basement would not be expected to generate excessive ground borne vibration and noise levels. Furthermore, noise from temporary construction activities would be required to comply with Section 59.5.0404 of the Municipal Code. Impacts would be less than significant. Refer to XIIa.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to XIIa.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to XIIa. Temporary construction noise would result from the proposed development of a two-story, 4,503-square-foot commercial building over a basement. The project's required compliance with the Section 59.5.0404 of the Municipal Code would reduce the construction noise levels to below a level of significance.

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| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within two miles of a public airport or public use of an airport; therefore, the project would not expose people residing or working in an area to excessive noise levels. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not located within the vicinity of a private airstrip. The project would not expose people residing or working the area to excessive noise levels. No impact would occur.

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

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

The development of a two-story, 4,503-square-foot commercial building with a basement is consistent with the adopted community plan, and would not result in a substantial increase in new homes and businesses, therefore, the project would not induce substantial population growth in an area, either directly or indirectly. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The development of a two-story, 4,503-square-foot commercial building with a basement would be located on a vacant site, therefore the project would not result in the displacement of substantial numbers of people. No impact would occur.

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

The proposed development of a two-story, 4,503-square-foot commercial building with a basement in a neighborhood with similar commercial and residential uses would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

XIV. PUBLIC SERVICES

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

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

The project has been reviewed by the City's Fire Chief, and would not affect existing levels of fire protection services, and therefore would not require the alteration of an existing or the construction of a new fire station.

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

The project would not affect existing levels of police protection services per the Barrio Logan Harbor 101 Community Plan, and would not require the alteration of or construction of a new police station.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is within the San Diego Unified School District. The project is located in an urban neighborhood where an elementary school is located, and the Barrio Logan community is served by Memorial Junior High School, and the San Diego High School. The Cesar E. Chavez-San Diego Continuing Education Community College is also located within the community. The project would not require the construction of new or the expansion of existing schools.

iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is consistent with the adopted community plan; it would not require the construction of a new or the expansion of an existing park facilities.

v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not affect existing levels of public services; therefore the project would not require the construction of a new or the expansion of existing public facilities.

XV. RECREATION

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

The development of a two-story, 4,503-square-foot commercial building with a basement would not increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer XVa. The project does not propose recreational facilities nor require the construction or expansion of such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
freeways, pedestrian and bicycle paths, and mass transit?				

The project did not meet the thresholds to require the preparation of a traffic study. The proposal to allow the development of a two-story, 4,503-square-foot commercial building with a basement is consistent with the adopted community plan. The Barrio Logan area is well served by public transportation with five San Diego bus routes passing through the area. Three bus routes (Route Number 29, 32 and 100) connect with destinations to the south, including Chula Vista, Imperial Beach, and San Ysidro, while Route Number 9/19 provides a link with Coronado via the Coronado Bay Bridge. In addition, all routes connect with downtown San Diego, and other points in the City. The Barrio Logan Trolley Station is also located within the community and is located 0.6 miles from the project site. The project, therefore, would not be expected to result in significant traffic generation that would result in conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XVIa. The project would not be expected to result in a conflict with applicable congestion management program or other standards established by the County congestion management agency. Therefore, the project would not decrease the level of service standards on existing roads or highways.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located in the Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area. The maximum height of the proposed structure is 111 Above Mean Sea Level (AMSL). The FAA Part 77 notification surface is above the site at 170 feet above AMSL for SDIA, and 211 feet AMSL for North Island Naval Air Station. It was determined notification to the FAA is not required since the maximum structure heights do not exceed the Part 77 notification surfaces for North Island Naval Air Station or SDIA. However, the applicant submitted a, "No FAA Notification Self-Certification Agreement," dated May 7, 2018. The project would not result in a change in air traffic patterns nor result in substantial safety risks.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Ingress would be provided from the Logan Avenue. The project proposes to replace the existing curb, gutter and sidewalk, adjacent to the site on Logan Avenue, with a new curb, gutter and the damaged portions of the sidewalk to City standards and to the satisfaction of the City Engineer.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no features proposed that would be incompatible with the urban environment, therefore, the project would not substantially increase hazards associated with any design feature or incompatible uses. No impact would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project design would be subject to City review and approval for consistency with all design requirements at the building permit phase to ensure that no impediments to emergency access would occur. No impact would result.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See XVIa. Public transit such as bus routes and the Barrio Logan Trolley Station is located 0.6 miles from the project site. Commercial uses (eating and drinking establishment) would be located along the frontage of the site. The project includes bicycle parking spaces and would not impede the use of any alternative transportation facility such as bus stops or sidewalks. Therefore, the project would not result in any conflicts regarding plans, policies or programs regarding public transit, bicycle, pedestrian facilities, or decrease the performance or safety of such facilities.

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) could potentially be impacted through project implementation. Therefore, to determine significance of the resources, the City of San Diego engaged the Lipay Nation of Santa Isabel and Jamul Indian Village Tribes, both traditionally and culturally affiliated with the project area. These tribes were notified of the project via email on July 3, 2018. Both Native American Tribes responded within the 30-day formal notification period requesting consultation. On July 13, 2018, City staff met with Tribal Representatives’ for consultation on this project, and it was determined there were no further concerns to Tribal Cultural Resources. Consultation under Public Resource Code 21080.3.1. was therefore concluded. No impact would result.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Adequate services are available to serve the site. The project would result in standard commercial consumption, and would not exceed wastewater treatment requirements. No such impacts, therefore, would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Adequate services are available to serve the site, therefore, the project would not result in the requirement for the construction of new water or wastewater treatment facilities, therefore the project would not cause significant environmental effects. The project would not exceed wastewater treatment requirements. No such impacts, therefore, would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adequate services are available to serve the site. The project would not result in the requirement of the construction or expansion of existing facilities. No impacts, therefore, would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not meet the City's Significance Thresholds requiring the need for the project to prepare a water supply assessment. Adequate services are available to serve the site. The project would not require new or expanded entitlements.

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

The project was reviewed by the Public Utilities staff who determined that adequate services are available to serve the site.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal needs. Construction debris and waste would be generated from the construction of the commercial building. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the proposed commercial facility is anticipated to generate typical amounts of solid waste associated with commercial use.

Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste and solid waste during the long-term, operational phase. Impacts are considered to be less than significant, and no mitigation measures are required.

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

The project would comply with all Federal, State and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during construction of the proposed development and improvements on the site. All activities would comply with the City of San Diego requirements for diversion of both construction waste during the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development of the project and solid waste during the long-term, operational phase of the proposed commercial facility. Impacts would be less than significant, and no mitigation measures are required.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

As documented in this Initial Study, the project is located within an urban neighborhood and surrounded by existing development, and does not contain any sensitive biological or historical resources. The project would not have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory. No such impacts, therefore, would occur.

b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Based upon project review, City staff determined that the project would not result in either direct, indirect or cumulative impacts. The project would not have a considerable incremental contribution to any cumulative impact. No such impacts, therefore, would occur.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not have any environmental effects on human beings, either directly or indirectly. No such impacts, therefore, would occur.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- ☐ City of San Diego General Plan
- ☒ Community Plans: Barrio Logan Community Plan

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

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

V. Cultural Resources (includes Historical Resources)

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

VI. Geology/Soils

- ☐ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report: Preliminary Geotechnical Investigation and Evaluation of Onsite Faulting Project No. P-670517 Proposed Multistory Structure and Residence, 2142 Logan Avenue, San Diego, California, prepared by Coast Geotechnical, July 26, 2018.
- ☒ Site Specific Report: A Soil Management Plan Proposed Workshop Lofts Project 2142 Logan Avenue, San Diego, California, prepared by GDS, Inc., October 13, 2017.

VII. Greenhouse Gas Emissions

X Site Specific Report: Climate Action Plan Consistency Checklist, February 2, 2018

VIII. Hazards and Hazardous Materials

X San Diego County Hazardous Materials Environmental Assessment Listing, GEOTRACKER database
___ San Diego County Hazardous Materials Management Division
X FAA Self-Certification Agreement
___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
X Airport Land Use Compatibility Plan:
X Site Specific Report: A Limited Phase II Environmental Site Assessment 2142 Logan Avenue, San Diego, California, prepared by GDS, Inc., July 29, 2016.

IX. Hydrology/Water Quality

___ Flood Insurance Rate Map (FIRM)
___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
___ Clean Water Act Section 303(b) list,
___ Site Specific Report:

X. Land Use and Planning

X City of San Diego General Plan
X Community Plan
X Airport Land Use Compatibility Plan:
X City of San Diego Zoning Maps
___ FAA Determination
___ Other Plans:

XI. Mineral Resources

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
___ Site Specific Report:

XII. Noise

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

XIII. Paleontological Resources

- ☐ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

XIV. Population / Housing

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

XV. Public Services

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

XVI. Recreational Resources

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

XVII. Transportation / Circulation

- ☒ City of San Diego General Plan
- ☐ Community Plan
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

XVIII. Utilities

- ☐ Site Specific Report:

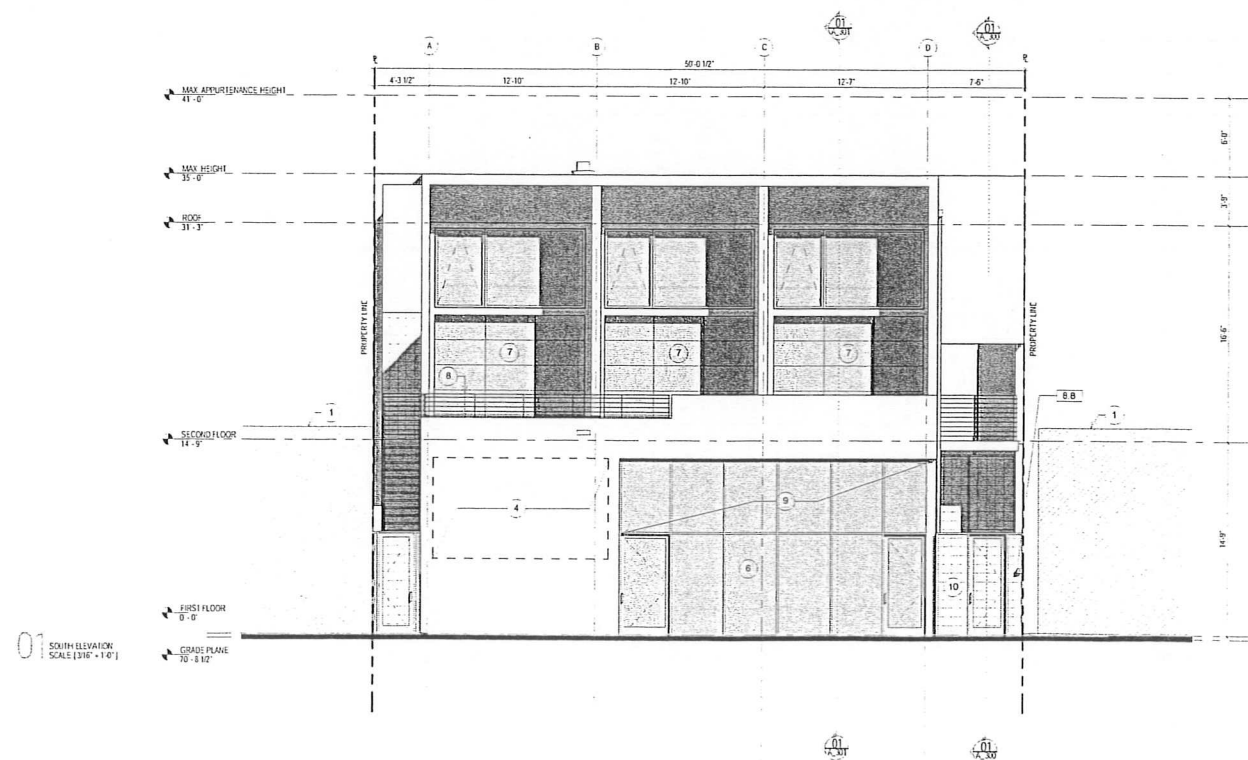
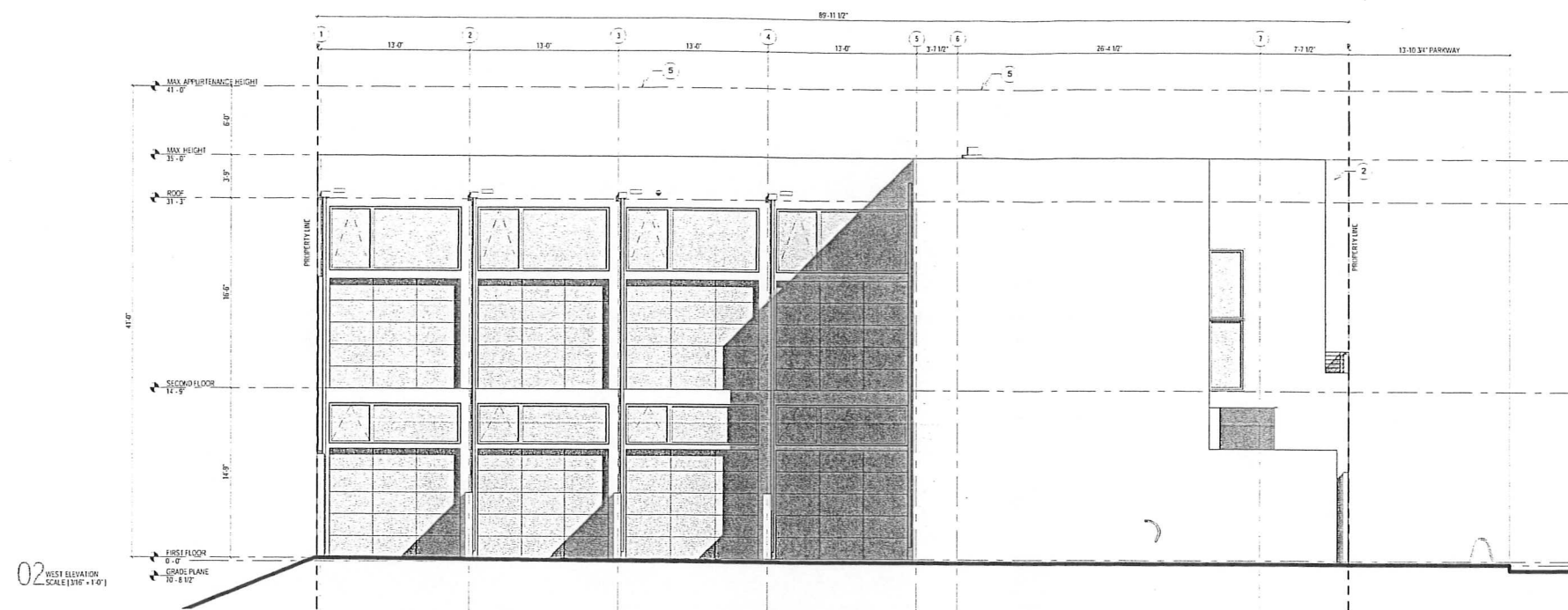
XIX. Water Conservation

- ☐ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

XX. Water Quality

- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☐ Site Specific Report:





EXTERIOR MATERIAL LEGEND

- CEMENTITIOUS PLASTER
- ALTERNATE: FIBER CEMENT BOARD
- METAL PANEL
- ALTERNATE: STUCCO COLOR 2 (FIBER CEMENT BOARD)

SHEET NOTES

1. EXISTING BUILDING (INCL)
2. AREA OF DISCREPANCY FOR POTENTIAL EXTENSION OF WALLS AND ROOF
3. PLASTER
4. SOURCE: RURAL EXTENSION APPROVED
5. SQUARE SHADING SYSTEM (OR SIMILAR) ROOF APPEARANCE
6. WINDOW SYSTEM
7. GLAZED SECTIONAL OVERHEAD DOOR SYSTEM
8. WARM AND BRIGHT COLORED GUARDRAIL SYSTEM
9. WARM AND BRIGHT COLORED ARCHITECTURAL DETAIL ON INTERIOR OF GLASS
10. WARM AND BRIGHT COLORED GATE SYSTEM

KEY NOTES

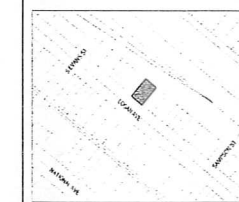
- Key Value: Keynote Text
- 8.8. KNOX BOX 3200 SERIES OR SIMILAR AS PER THE POLICY K-15-2, KNOX COMPANY
- OKALY - 60" AFF

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS IN FIELD. DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT.

LOGAN ARTS BUILDING

2142 Logan Avenue
San Diego, CA 92113
1611



KEY PLAN

Owner:
WORKSHOP INC.
PO BOX 83124
San Diego, CA 92163
V: 619.955.0270

Architect:
TFWA
ARCHITECTURE + INTERIOR
600 B Street, Ste 300
San Diego, CA 92101
V: 619.451.0987

Civil Engineer:
RANCHO COASTAL
ENGINEERING & SURVEYING, INC.
110 S. Tenth Street, Suite 100
San Marcos, CA 92078
V: 760.532.1152

Landscape Architect:
Karl A. Wilson
Landscape Resource Group-Harris
8101 Blue Lake Drive
San Diego, CA 92119
V: 619.697.6156



PROJECT PHASE

SDP / CDP / Schematic 2 November 14, 2017

SCALE (AS NOTED)

ELEVATIONS
A 201

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Files\Revised\Arts-Building.dwg

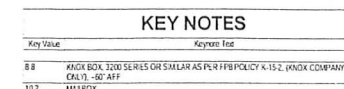


West and South Elevations

Environmental Analysis Section Project No. 585277

2142 Logan Avenue CDP/SDP

Figure
3a



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