



THE CITY OF SAN DIEGO

FINAL

MITIGATED NEGATIVE DECLARATION

Project No. 599273

I.O. No. 24007764

SCH No. 2019039026

SUBJECT: TOYON RESIDENCE SDP: SITE DEVELOPMENT PERMIT (SDP) for Environmentally Sensitive Lands (ESL) and MSCP Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment to allow for the construction of a 2-story, 3,170 square-foot single family residence with attached 499 square-foot junior unit and garage totaling 4,233 square-feet, on a vacant 1.51-acre lot. The project is addressed at 5595 Toyon Road in the RS-1-1 zone within the College Area Community Plan area, Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Influence Area (Review Area 2), Airport Land Use Compatibility Overlay Zone (ALUCOZ), and the Federal Aviation Administration Part 77 Notification area (LEGAL DESCRIPTION: Lot 25 of Alvarado Unit No. 2 in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2823, Filed in the Office of the County Recorder of San Diego County, November 14, 1951, APN 461-430-09-00.) Applicant: Dan Munch

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **BIOLOGICAL RESOURCES, LAND USE (MSCP)**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, 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:

A. **GENERAL REQUIREMENTS - PART I**
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. **GENERAL REQUIREMENTS - PART II**
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

QUALIFIED BIOLOGIST

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) # 599273 and /or Environmental Document # 599273, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

California Department of Fish and Wildlife
U. S. Fish and Wildlife Service

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation

measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Pre Con Meeting	Request Letter	MMC Approval/ 3 days prior to pre con
Biology	Consultant Qualified Letter	MMC Approval/3 days prior to pre con
Biology	Biology Monitoring Exhibit	
Biology	Protocol or other Survey	
Biology	Limit of Work Verification Letter	MMC Inspection/1 week after Prior to starting work
Final Approval	Request for Final	Final Inspection/ 1 week after request
Bond Release	Request letter	LEMA verification/ 2 week minimal LEMA

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands

Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-

site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

MITIGATION FOR IMPACTS TO VEGETATION/LAND COVER TYPES

Table 4 Impacts to Vegetation Communities

Tier	Vegetation Community/ Land Cover Type by Oberbauer (Holland Code)	Development (Including BMZ-1)	Brush Management Zone 2	Remaining	Existing
IV	Disturbed Habitat (11300)	0.11	0.03	<0.01	0.14*

Tier	Vegetation Community/ Land Cover Type by Oberbauer (Holland Code)	Development (Including BMZ-1)	Brush Management Zone 2	Remaining	Existing
II	Coastal Sage-Chaparral Transition (37G00)	0.02	0.13	0.18	0.33
II	Diegan Coastal Sage Scrub (32500)	0.25	0.31	0.48	1.05
Total (acres)		0.38	0.48*	0.66	1.52

*Cumulative rounding of habitat acreages results in 0.01 of table not shown in total calculations

As noted in Table 4 above, the project would be required to mitigate for 0.27 acres of Tier II habitat at a ratio of 1:1 per the City's upland mitigation ratio requirements. The project will mitigate for habitat impacts onsite within the adjacent Multi-Habitat Planning area (MHPA). The project will require a Boundary Line Adjustment (BLA), prior to issuance of any permits.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit (FOR PUBLIC UTILITY PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

VI. PUBLIC REVIEW DISTRIBUTION:

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

State of California
State Clearinghouse

City of San Diego
Mayor's Office
Councilmember Georgette Gomez-District 9
City Attorney's Office
San Diego Central Library
College-Rolando Branch Library
Environment & Mobility Division, Deputy Director
Development Services
 Development Project Manager
 Senior Environmental Planner
 Associate Planner, Environmental
 Associate Planner, Planning Review
 Senior Engineer, Engineering Review
 Associate Planner, Landscape
 Associate Engineer, Transportation
 Senior Planner, MSCP
 Assistant Engineer, PUD-Water and Sewer
 Fire Prevention Inspector, Fire-Plan Review
 Associate Engineer, LDR-Geology
Planning Department
 Facilities Financing

Biology Report Distribution
US Fish and Wildlife Service
California Department of Fish and Wildlife
Sierra Club
San Diego Audubon Society
Mr. Jim Peugh
California Native Plant Society
Endangered Habitat League
MMC

Other
College Area Community Planning Board
Dan Munch (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- (X) 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 Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program 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

February 28, 2019

Date of Draft Report

April 10, 2019

Date of Final Report

Analyst: R. Benally

Attachments: Figure 1-Location Map
Figure 2-Site Plan
Figure 3-Elevations



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

April 4, 2019

Rhonda Benally
San Diego, City of
1222 First Avenue, MS-501
San Diego, CA 92101

Subject: Toyon Residence Site Development Permit
SCH#: 2019039026

Dear Rhonda Benally:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 4/3/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: <https://ceqanet.opr.ca.gov/2019039026> for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

INITIAL STUDY CHECKLIST

1. Project title/Project number: Toyon Residence Site Development Permit, Project No. 599273
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: 5595 Toyon Road, San Diego, California 92115
5. Project Applicant/Sponsor's name and address: Dan Munch, 2909 First Avenue #4B, San Diego, California 92103
6. General/Community Plan designation: The community plan land use designation is residential density of very low (0-1 DU/AC). The land use designation of the General Plan is residential.
7. Zoning: RS-1-1 (Residential Single-Unit) zone
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A SITE DEVELOPMENT PERMIT (SDP) FOR ENVIRONMENTALLY SENSITIVE LANDS (ESL) and MSCP Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment to allow for the construction of a 2-story, 3,170 square-foot single family residence with attached 499 square-foot junior unit and garage totaling 4,233 square-feet, on a vacant 1.51-acre lot. The project also proposes to install a swimming pool, hot tub, concrete stairs, concrete patio paving, and a 12-foot wide concrete driveway.

The floor area ratio (FAR) is 0.064 where the proposed FAR is 0.45. The highest point of the building would be 24'-0", where the maximum permitted height limit in this zone is 30 feet.

Project implementation would involve the grading of 9,940 square-feet of the project site. Grading would include approximately 411 cubic yards of cut at a maximum depth of 7 feet, and the maximum height of the cut slope would be 9 feet, and 411 cubic yards of fill at a maximum depth of 6 feet, and the maximum height of the fill slope would be 5 feet.

Construction of the structure would consist of wood frame construction, and sliding tempered glass doors. The proposed structure would also have 42" high cable guard rail.

Landscaping would consist of Tipu Tree, Australian Cabbage/Fan Palm Tree, toyon, coyote, and black shrubs. Landscaping and irrigation would be provided in conformance with the City's landscape regulations, and the City of San Diego Land Development Manual. No invasive plant species shall be planted in or adjacent to the MHPA.

9. Surrounding land uses and setting:

The 1.51-acre project site consists of a trapezoidal shaped lot bordered by Toyon Road to the west, developed residential properties to the north and south, and descending sloping canyon terrain to the east. Lot elevations range from approximately 325 feet above mean sea level (MSL) at the southwest corner, to approximately 200 feet MSL at the northeast corner.

The project site is also located in the College Area Community Plan, Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Influence Area (Review Area 2), Airport Land Use Compatibility Overlay Zone (ALUCOZ), and the Federal Aviation Administration Part 77 Notification area. The 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):

California Department of Fish and Wildlife
U. S. Fish and Wildlife Service

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 10, 2018. On July 13, 2018, City staff met with Tribal Representatives for consultation on this project, and it was determined that Native American monitoring would not be required. 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 checked="" type="checkbox"/> Biological Resources | <input checked="" 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 checked="" 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
-------	--------------------------------	--	------------------------------	-----------

I. AESTHETICS – Would the project:

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

No public views and/or scenic corridors are designated per the College Area Community Plan exist on the site. Therefore, the project would not result in a substantial adverse effect on a scenic vista.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 development would occur on a 1.51-acre site that is not located 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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 project would construct a 2-story, 3,170 square-foot single family residence with attached 499 square-foot junior unit and garage totaling 4,233 square-feet, on a vacant 1.51-acre lot. The College Area Community Plan land use designation is residential density of very low (0-1DU/AC). The project would be compatible with the surrounding residential development, and is consistent with the community plan land use designation and zone. The project would not adversely impact the adjacent properties. Overall, the proposed project would be below the maximum building height of 30 feet allowed by the underlying zone. The project would not substantially degrade the visual character or quality of the site and its surroundings. No such impacts, therefore, would occur.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No substantial sources of light would be generated during project construction/improvements, as construction activities would occur during day light hours. Furthermore, the project would not be expected to cause substantial light or glare. All lighting would be required to comply with all current outdoor lighting regulations, Land Development Code Section 142.0740, and all lighting shall be directed away from the MHPA. The project would be required to implement the MHPA Land Use Adjacency Guidelines for lighting in proximity to sensitive biological resources.

- 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::

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on this site or in the general site vicinity.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to IIa. The site is not designated or zoned for agricultural use; the College Area Community Plan designates the site as residential use. 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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not result in rezoning of forestland or timberland. 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to IIc. 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-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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. Refer to IIa and IIc.

- 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:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 College Area Community Plan and would be consistent with the recommended residential density of very low (0-1 DU/AC). As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation. No impact would occur.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

See IIIa. The development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage did not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study. Therefore, the project is not expected to violate any air quality standard or contribute substantially to or violate an air quality standard.

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 exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 such impacts, therefore, would occur.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The following is a discussion concerning species as it relates to 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 Wildlife or U.S. Fish and Wildlife Service:

A “General Biological Survey Report for the Toyon Residence (November 2018),” was prepared by Rincon Consultants. The project consists of the construction of a two-story single-family residence on the northwest corner of the property, on a vacant 1.51-acre site. The project is located in the College Area Community Plan area and is partially located in the Multi-Habitat Planning Area. Therefore, in addition to CEQA the project is subject to the City’s Multiple Species Conversation Program (MSCP) Subarea Plan.

On January 17, 2018, a general biological survey analysis was conducted on the project site by Rincon Senior Biologist Richard Stolpe. The analysis documented the existing biological conditions within the site, including plant and wildlife species, general vegetation communities, and presence/absence of jurisdictional waters and wetlands. Additionally, the survey documented the potential for presence of sensitive (locally important) or special status (e.g. threatened and endangered) species or habitats, and vegetation communities. The survey was conducted on foot between the hours of 8:00 AM and 12:00PM. Where portions of the site that were inaccessible, the biologist visually inspected those areas with binoculars. Biological resources that were observed on-site were mapped on a site-specific aerial photograph. All plant species observed on the property were noted, and plants that could not be identified in the field were photographed and identified later using taxonomic keys. Animal species were documented as observed directly or detected from calls, tracks, scat, nests, or other signs. Appendix A of the biological report provides a complete list of plant species and wildlife species observed onsite.

Three vegetation communities or land cover categories were identified: Diegan Coastal Sage Scrub (DCSS), Coastal Sage-Chaparral Transition, and Disturbed Habitat. The City’s Biology Guidelines classifies the Diegan Coastal Sage Scrub and Coastal Sage-Chaparral Transition habitat types as Tier II habitat, and disturbed habitat as Tier IV. Pursuant to the City’s California Environmental Quality Act (CEQA) Significance Determination Thresholds, lands designated as Tier IV are not considered to

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

have significant habitat value, and impacts would not be considered significant, and mitigation would not be required.

The project is subject to the City's Environmentally Sensitive Lands (ESL) regulations, as well as additional regulations for lands that contain sensitive biological resources, and lands that are within the Multi-Habitat Planning Area (MHPA). The existing MHPA onsite includes 0.39 acre of DCSS, and 0.24 acres of coastal sage scrub-chaparral transition. The current MHPA bisects the property and does not include all habitat or steep slopes onsite. The equivalent habitat within the steep slopes is considered more sensitive, and of higher biological value for covered species.

MHPA Boundary Line Adjustment (BLA) Equivalency Analysis:

The City's permit to "take" Covered Species under the MSCP is based on the estimates at the time the Subarea Plan was adopted that at least 90 percent of lands in the MHPA will be preserved. The existing MHPA bisects the property but does not encompass all of the DCSS/CSS/Chaparral onsite. Development of the project would affect 0.21 acres of MSCP protected vegetation communities (DCSS and CSS and Chaparral). The proposed project would place 1.03-acres of a Covenant of Easement in perpetuity (see Table 3-BLA Vegetation Community Configuration).

Table 3 BLA Vegetation Community Configuration

	Existing MPHA (acre)	MHPA Deletion Area (acre)	MHPA BLA Adjacent Habitat Additions (acre)	Proposed MHPA with BLA (acre)
Disturbed Habitat (11300)	0.06	0.04	0.01*	0.01
Coastal Sage-Chaparral Transition (37G00)	0.24	0.01	0.00	0.23
Diegan Coastal Sage Scrub (32500)	0.39	0.20	0.61	0.79
Total	0.69	0.25	0.61	1.03

*Due to cumulative rounding, habitat acreages results in up +/-0.004 acre discrepancy for each habitat type

As described in Table 3 above, development of the proposed project is not possible without some encroachment into the MHPA. Therefore, a BLA is proposed to allow reconfiguration of the MHPA to allow a reasonable, contiguous development area. The property includes both native vegetation communities within and adjacent to existing MHPA lands. Overall, the proposed BLA would delete 0.20-acre of DCSS and would add 0.61-acre of steeper and less disturbed DCSS, which would improve the quality and quantity of conserved habitats on-site. Therefore, the BLA would exchange habitat of lower quality habitat (disturbed) for habitat of higher quality (DCSS). Further, the BLA would result in an increase in the area and overall width of the MHPA preserve in this location which should improve the function of the MHPA as a habitat linkage for local wildlife and migrating avian species. The project would be required to comply with the City's MHPA Land Use Adjacency.

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

Direct Impacts:

Sensitive Vegetation Communities:

The project would directly impact DCSS and CSS/Chaparral, Tier II special status vegetation communities. Direct impacts to greater than 0.1 acre of Tier II habitat area considered significant and require mitigation per the City's Biology Guidelines. The project would impact 0.27 acres of DCSS and CSS/Chaparral Transition habitat; therefore, the project would be required to mitigate at a ratio of 1:1 per the Biology Guidelines. Direct impacts to Tier II habitat would be mitigated on-site through the addition of higher quality Tier II habitat to the MHPA area. Table 6 summarizes the mitigation for the project.

Table 6 Mitigation of Impacts to Vegetation Communities

Tier	Vegetation Community/ Land Cover Type by Oberbauer (Holland Code)	Impact Area (acre)	Mitigation Ratio of impacts	Minimum Acres to be Mitigated	Actual Acres Preserved as Mitigation (COE)
IV	Disturbed Habitat (11300)	0.11	0:1	0.00	0.01
II	Coastal Sage-Chaparral Transition (37G00)	0.02	1:1*	0.02	0.23
II	Diegan Coastal Sage Scrub (32500)	0.25	1:1	0.25	0.79
Total		0.38		0.27	1.03

*CSS/Chaparral is contiguous with DCSS and will thus be considered a greater than 0.1 acre impact

Sensitive Animals:

Clarification was received by the biological consultant that there is potential for the presence of the California Gnatcatcher therefore the project will require mitigation for potential impacts to the CAGN, as outlined in Section V, MMRP of the MND.

Nesting Birds/Raptors:

Due to potential impacts to the nesting birds/raptors, the project will also be required to implement the general mitigation measures during construction, as outlined in Section V, MMRP of the MND.

Special Status Plants:

No special-status plants were observed onsite during the field survey. Of the 41 special status plant species documented within a 2.0-mile radius of the project site, only 17 species have low potential to occur. Appendix C contains the habitat needs or likelihood of occurrence for each of these species. The analysis concludes no special status plants occur or are expected to occur on the property.

Wetlands:

No jurisdictional nor City regulated waters or wetlands were observed on the project site.

Conclusions

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

Due to the potential for impacts to nesting birds/raptors, and the CAGN, the applicant is required to provide biological monitoring, pre-grading bird surveys, and to incorporate specific measures as outlined in Section V, MMRP of the MND. As stated above the project would mitigate onsite and the project will be required to obtain a Boundary Line Adjustment (BLA). As part of the conditions of approval for the project, 0.61 acres of native vegetation within the property boundary will be added to the MHPA through a BLA, and place 1.03 acres Covenant of Easement in perpetuity. The project will also be required to implement the MSCP Land Use Adjacency as a condition of approval. These conditions and measures would ensure that impacts to biological resources would be reduced to below a level of significance.

- 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?

☐
☐
☒
☐

The site does not contain any riparian habitat. However, the project would be required to implement the MSCP Land Use Adjacency Guidelines as a condition of approval. The project would not have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies or regulations. Impacts would be less than significant.

- 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?

☐
☐
☐
☒

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

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐
☒
☐
☐

See IVa. The project site does contain sensitive habitat, and has the potential for impacts to the California Gnatcatcher, as well as nesting birds/raptors, therefore the project will be required to provide biological monitoring, pre-grading bird surveys, and to incorporate specific measures as outlined in Section V, MMRP of the MND. Further, as part of the conditions of approval for the project, 0.61 acres of native vegetation within the property boundary will be added to the MHPA through a BLA and place 1.03 acres Covenant of Easement (COE) in perpetuity. In addition, the project would be required to implement the MSCP Land Use Adjacency as a condition of approval.

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

Implementation of these measures, COE and the BLA would reduce impacts to below a level of significance.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

See IVa. Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources, including a 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

See IV.a and d. A portion of the site is within the MHPA and the project requires a Boundary Line Adjustment. The project would also be required to implement the MSCP Land Use Adjacency as a condition of approval. 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 the archaeology maps in the Environmental Analysis Section library, the site is located in a high sensitivity area for archaeological resources. The Environmental Analysis Section consulted with qualified City staff for 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, and within a one-mile radius. No on-site archaeological resources were identified; however several sites were identified within the one-mile radius. Because the project site is vacant it was determined that qualified City staff (QCS) should conduct a survey to determine if any further evaluations would be required. On July 1, 2018, QCS conducted an Archaeological Resources Survey Assessment and expended approximately .25 hours, and the site was evaluated for surface evidence of historic and prehistoric resources. No archaeological/ historical resources were observed during the survey. QCS concluded that based upon the CHRIS search, review of previous research in the

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

area along with a negative survey, it was determined that the proposed project would not result in impacts to buried archaeological/historical resources. Therefore, further archaeological investigations or mitigation would not be required. Therefore, no impact would occur.

Built Environment

The site is vacant. Since the site does not contain any structure 45 years old or older, it did not require review for potential historical resources. Therefore, no impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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).

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

According to the geotechnical investigation, the site is underlain by sedimentary deposits of Tertiary-aged Mission Valley Formation. This formation is considered highly sensitive for paleontological resources. Project implementation would involve the grading of 9,940 square-feet of the project site. Grading would include approximately 411 cubic yards of cut at a maximum depth of 7 feet, and the maximum height of the cut slope would be 9 feet. Approximately, 411 cubic yards of fill at a maximum depth of 6 feet, and the maximum height of the fill slope would be 5 feet. Based on this information the project would not meet the City's CEQA Significance Thresholds for impacts to paleontological resources, monitoring will not be required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. No such impacts, therefore, would occur.

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A site-specific Geotechnical Investigation (January 22, 2018) was prepared by TerraPacific Consultants, Inc., for this project. The project is assigned geologic risk category 53 which is

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

characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. There is no known active, potentially active, or inactive faults located at the site. The property is not located within a State of California Earthquake Fault Zone. The closest known active faults are located within the Rose Canyon Fault Zone that is located approximately 5.3 miles southwest of the site.

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 permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

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.

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

According to the geotechnical investigation, based on the relatively shallow depth of bedrock and absence of groundwater, the site is considered to have a negligible risk for liquefaction.

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

According to the geotechnical investigation, based on the subsurface investigation, the site is underlain by bedrock of the Mission Valley Formation, which is not typically associated with landslide potential. Further, the geotechnical analysis stated at the time of the investigation there was no evidence of landsliding observed at the site.

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

The site would be landscaped in accordance with the City requirements and all storm water requirements would be met, therefore, no impacts would occur and no mitigation measures are deemed necessary. Refer to VI a.

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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

See IV.a.iii and IV.a.iv. The site is not located in an earthquake fault zone. As noted VI.a, proper engineering design and utilization of standard construction practices, to be verified at the building

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

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.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Implementation of proper engineering design and utilization of standard construction practices, including 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.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 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. Thus, the project is consistent with the CAP. Step 3 of the

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

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, the impact would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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 the emissions for greenhouse gas.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous material on or through the subject site is not anticipated. Therefore, the project would not create a significant hazard to the public or environment. Impacts would be less than significant.

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

As noted in VIII.a, no health risks related to the storage, transport, use, or disposal of significant hazardous materials would result from the implementation of the project. The project would not be associated with the such impacts. Therefore, the project would not create a significant hazard to the public or environment. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

There are no existing or proposed schools located within a quarter mile from the project site. The project would be located within a similar setting surrounded by existing residential development and would not be expected to emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances or waste. No such impacts, therefore, would occur.

- 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?

☐
☐
☐
☒

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTCS) EnviroStor database, the California State Water Resources Control Board Geotracker database, and other sources of potential hazardous materials site available on the California EPA website. Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese List. Therefore, the project would not create a hazard to the public or the environment. Therefore, the proposed project would not create a significant hazard to the public or environment.

- 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?

☐
☐
☐
☒

The project site is not located within two miles of any public airport. The project would not result in a safety hazard for people residing or working in the project area.

- 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?

☐
☐
☐
☒

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

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

☐
☐
☐
☒

The development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

The project contains sensitive biological resources onsite. Brush management would be required on the site, and the project would be required to implement the City's brush management regulations. With implementation of the brush management regulations potential impacts would be reduced to less than significant. Therefore, the project 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:

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

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

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 would result.

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not substantially alter a stream or river; no such resources exist on or adjacent to the site. Therefore, the project would not substantially alter the existing drainage pattern in the site or area, nor would the site result in substantial erosion or siltation on- or off-site.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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 flooring on- or off-site.

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 checked="" type="checkbox"/>	<input 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 project runoff would not exceed existing or planned capacity of the storm water runoff.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and impacts less than significant. No such impacts, 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not located within a 100-year flood hazard area 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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is not located within a 100-year flood hazard area, structures that would impede or redirect 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

The 1.51-acre project site is located in an urban neighborhood, and is surrounded by similar residential uses. The development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage is consistent with the adopted community plan and zone, would not physically divide and established community.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

See Response X(a). The 1.51-acre project site is located in an urban neighborhood, and is surrounded by similar residential uses. The site and the immediate areas to the north, east, west and south are zoned RS-1-1, and is designated residential use (0-1 du/ac) by the College Area Community Plan. The proposed development is consistent with the land use designation and the policies of the General Plan, College Area Community Plan, and it complies with the underlying RS-1-1 zone. The MHPA currently bisects the site in two portions. The project would impact biological resources directly and indirectly. The project would also require a Boundary Line Adjustment prior to issuance of any permits. The project would also be required to implement the MSCP Land Use Adjacency, as a condition of approval. All potential impacts related to the presence of biological resources at the site would be reduced to below a level of significance and addressed through implementation of the Mitigation, Monitoring, and Reporting Program (MMRP), as detailed in within Section V of the Mitigated Negative Declaration. With implementation of the biological resources monitoring program, potential impacts on biological resources would be reduced to less than significant.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

See Response X (a) through (b). All potential impacts related to the presence of biological resources at the site would be reduced and addressed through implementation of the Mitigation, Monitoring, and Reporting Program (MMRP), as detailed in within Section V of the Mitigated Negative Declaration. With implementation of the biological resources monitoring program, potential impacts on biological resources would be reduced to less than significant.

The allowable development area of a site in the OR-1-2 zone (or within the MHPA) includes all areas outside of the MHPA, however as described in the Biological Analysis the project site does not include enough contiguous area to achieve the allowable 25 percent of the site. This is because the current configuration of the MHPA bisects the site into two portions, one of which contains steep slopes. The proposed Boundary Line Adjustment (BLA) would reconfigure the preserve so that 25 percent of the development area would be located in the least sensitive portion of the site and development would be outside the MHPA. The project would mitigate onsite and would mitigate in the MHPA at the ratio required by the City's Guidelines. Development of the project would affect

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

0.21-acre of MSCP protected vegetation communities (Tier II DCSS and CSS/Chaparral). However as proposed the project would place the remaining undeveloped areas in the MHPA through the BLA. The new MHPA would be protected in perpetuity through a Covenant of Easement (COE). The BLA would delete 0.20 acre of lower quality DCSS and add 0.61 acre of steeper and less disturbed DCSS, which would improve the quality and quantity of conserved habitats onsite. Therefore, the BLA would exchange habitat of lower quality (disturbed) for habitat of higher quality (Tier II habitat). The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES – Would the project:

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

The project site is located in an urban neighborhood. There are no such resources located on the project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Although the generation of noise would occur from temporary construction activities 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.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage would not be expected to generate excessive ground bourne vibration and noise levels. No such impacts, therefore, would occur. Refer to XIIa.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Refer to XIIa.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage, on a 1.51-acre site. The project's required compliance with the Section 59.5.0404 of the Municipal Code would keep the construction noise levels to below a level of significance.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 site is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 2-story, 3,170 square-foot single family residence with attached junior unit and garage is consistent with the College Area Community Plan, and would not result in a

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

substantial increase or decrease in new homes, therefore, the project would not induce substantial population growth in an area, either directly or indirectly. No impact would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage would not necessitate the construction of replacement of housing elsewhere.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would not affect existing levels of police protection services per the College Area 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 College Area community is served by served by 2 elementary schools, 1 junior high school, 1 senior high school, and San Diego State University is also located in the area. Therefore, the project would not require the construction of a new or the expansion of existing schools.

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

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. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. No impact would occur.

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 2-story, 3,170 square-foot single family residence with attached junior unit and garage, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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 freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project is consistent with the General Plan and Community Plan land use and zoning designations. The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 development of a 2-story, 3,170 square-foot single family residence with attached junior unit and garage 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 type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project is located within an adopted Airport Land Use Compatibility Plan (ALUCP) for the Montgomery Field Airport, Airport Influence Area (Review Area 2) and the FAA Part 77 Notification Area. Although the project is located in the Airport Influence Area (Review Area 2) and the FAA Part 77 Notification Area for the Montgomery Field Airport, the project did not require a consistency by the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission, nor an FAA Determination. 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Driveway access would be provided from the Toyon Road, and proposes a 12-foot wide concrete driveway to City standards and to the satisfaction of the City Engineer. 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	<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
otherwise decrease the performance or safety of such facilities?				

See XVIa. 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. No impact would result.

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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No tribal cultural resources as defined by Public Resources Code Section 21074 have been identified on the project site. This issue was further analyzed through AB 52 consultation process with the Lipay Nation of Santa Ysabel, and Jamul Indian Village in terms of potential impacts. The project site is not 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).

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

In accordance with the requirements of Public Resource Code 21080.3.1, the City of San Diego engaged the Lipay Nation of Santa Isabel and Jamal Indian Village, both traditionally and culturally affiliated with the project area. These tribes were notified of the project via email on July 10, 2018. Both Native American tribes responded within the 30-day formal notification period requesting consultation on this project. On July 13, 2018, City staff met with Tribal Representatives' for consultation on this project, it was determined that Native American monitoring would not be required for this project. Consultation under Public Resource Code 21080.3.1. was concluded at this meeting.

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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Adequate services are available to serve the site. The project would result in standard residential 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?

☐
☐
☐
☒

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?

☐
☐
☐
☒

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 such 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?

☐
☐
☐
☒

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?

☐
☐
☒
☐

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?

☐
☐
☐
☒

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

The project did not meet the City's CEQA Significance Determination Thresholds for cumulative impacts to solid waste; preparation of a waste management plan, therefore was not required. No such impacts, therefore, would occur.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 applicable regulations related to solid waste disposal include: AB 341, which sets a policy goal of 75 percent waste diversion by the year 2020; the City's Recycling Ordinance, adopted November 2007, which requires on-site recyclable collection for residential and commercial uses; the City's Refuse and Recyclable Materials Storage Regulations indicates the minimum exterior refuse and recyclable material storage areas required at residential and commercial properties; the Construction and Demolition (C&D) Debris Deposit Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, or demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 50 percent of their waste by recycling, reusing, or donating reusable materials; and AB 1826 requires businesses in California to arrange for recycling services for organic waste including food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project would be required to comply with federal, state, and local statutes and regulation related to solid waste.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The site is located in an established residential neighborhood, within and adjacent to the MHPA. The analysis has determined that, although there are significant impacts to Biological Resources and Land Use, implementation of Section V of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce potential impacts to below a level of significance. With implementation of the MMRPs, the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

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

The project may have cumulatively considerable impacts to Biological Resources and Land Use. As such, mitigation measures included in this document would reduce these potential impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Refer to Section XVIIb-Tribal Cultural Resources. 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:

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
- X 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
- X Site Specific Report: A General Biological Survey Report for Toyon Private Residence Project, Project No. 599273, prepared by Rincon Consultants, Inc., November 2018.

V. Cultural Resources (includes Historical Resources)

- ___ City of San Diego Historical Resources Guidelines
- X 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
- X Site Specific Report: A Geotechnical Investigation Munch Residence 5605 Toyon Road, San Diego, CA, were prepared by TerraPacific Consultants, Inc., January 22, 2018.

VII. Greenhouse Gas Emissions

X Site Specific Report: Climate Action Plan Consistency Checklist

VIII. Hazards and Hazardous Materials

___ San Diego County Hazardous Materials Environmental Assessment Listing
___ San Diego County Hazardous Materials Management Division
___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
___ Airport Land Use Compatibility Plan
___ Site Specific Report:

IX. Hydrology/Drainage

___ Flood Insurance Rate Map (FIRM)
___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
___ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
___ 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

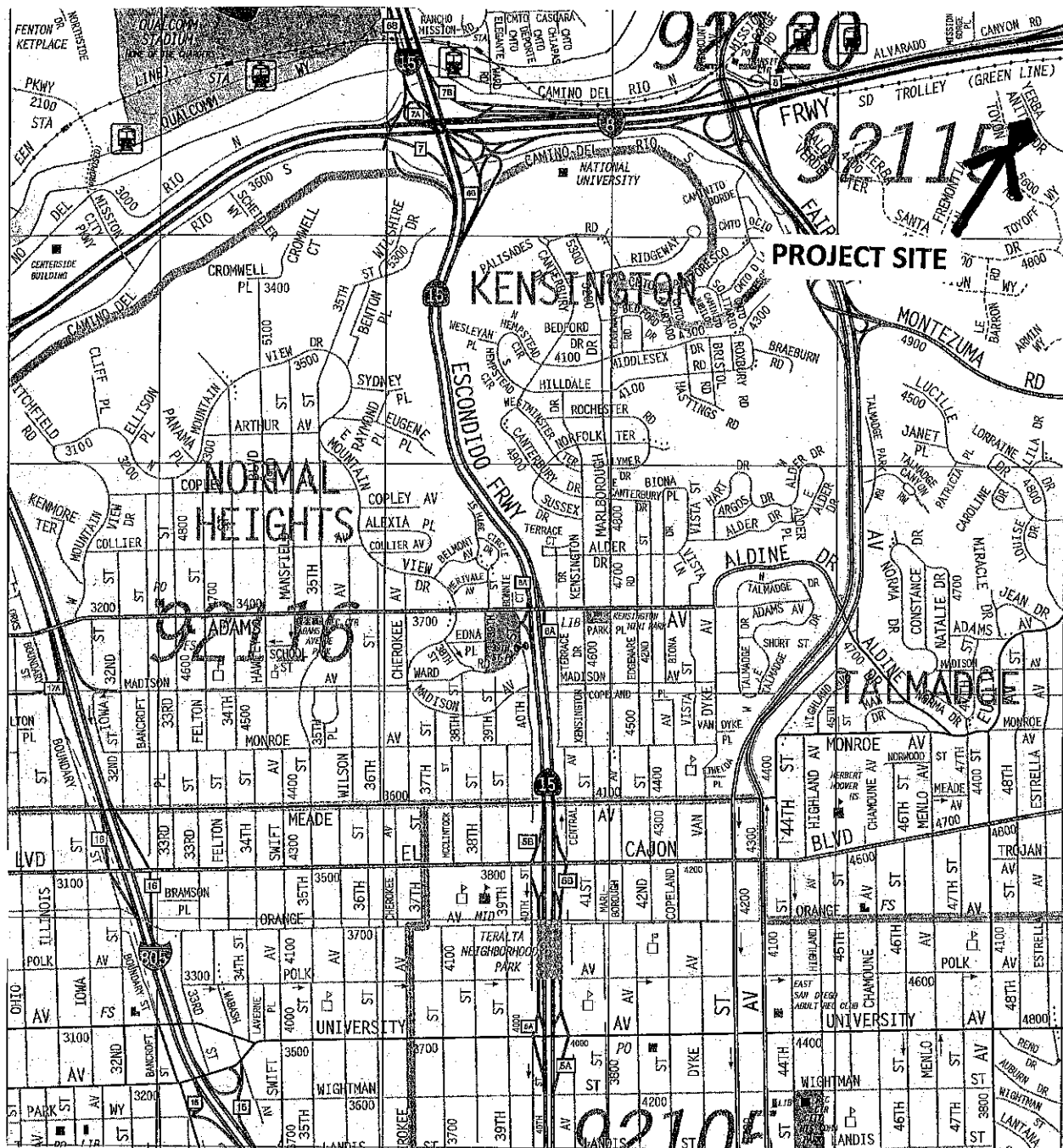
X City of San Diego General Plan
X Community Plan
___ San Diego International Airport - Lindbergh Field CNEL Maps
___ Brown Field Airport Master Plan CNEL Maps
___ Montgomery Field CNEL Maps
___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
___ San Diego Metropolitan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

XIII. Paleontological Resources

X 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**
- X City of San Diego General Plan
- X Community Plan
- ___ Series 11/Series 12 Population Forecasts, SANDAG
- ___ Other:
- XV. Public Services**
- X City of San Diego General Plan
- X 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:

Revised: February 2018



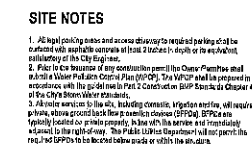
Location Map

Toyon Residence/Project No. 599273

City of San Diego – Development Services Department

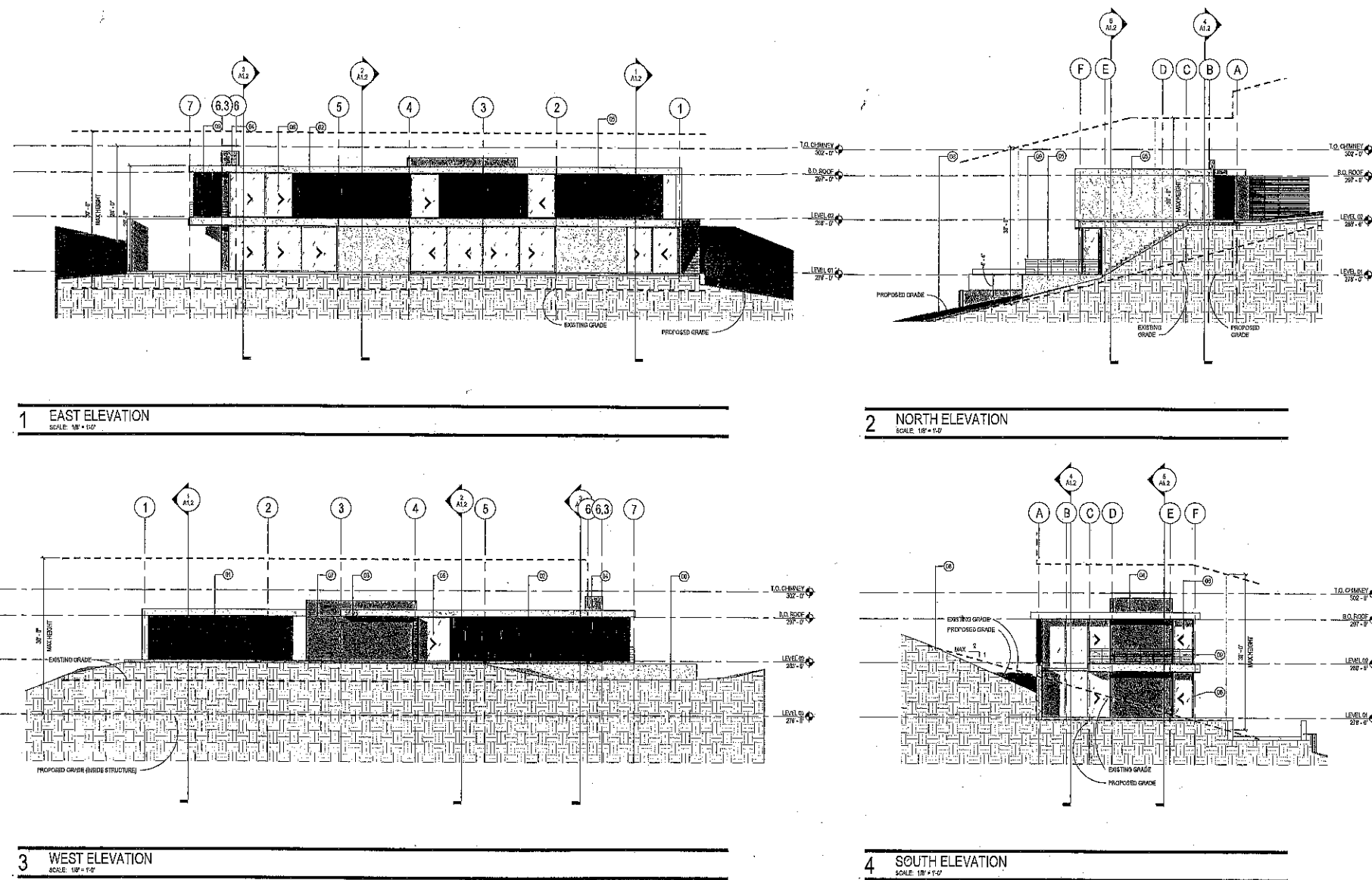
FIGURE

No. 1



PAGE 6 OF 9

No. 2



- ELEVATION KEYNOTES**
- 01 GARAGE DOOR
 - 02 SUCTION PRIVACY SCREEN WALL
 - 03 ADORNED FINISHING STREET
 - 04 PREPARED CHIMNEY
 - 05 BURNISHED PLASTER WALL
 - 06 SUCTION TYPED GLASS DOORS
 - 07 STONE FACED FINISHING WALL
 - 08 FINISH GRADE PER SITE PLAN
 - 09 CABLE CLIMBING (27' HIGH)

TOYON RESIDENCE
5555 TOYON ROAD
SAN DIEGO, CA 92121

OWNER / ARCHITECT
DANIEL J. ARNOLD, AIA
2500 FIRST AVE. #40
SAN DIEGO, CA 92103

Scale / Signature

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
01	01/12/2018	S.D.P. SUBMITTAL #1
02	02/07/2018	S.D.P. SUBMITTAL #2
03	02/26/2018	S.D.P. SUBMITTAL #3
04	03/14/2018	S.D.P. SUBMITTAL #4
05	11/07/2018	S.D.P. SUBMITTAL #5

SITE DEVELOPMENT PERMIT

Project Name
5555 TOYON ROAD
RESIDENCE (PTS 599273)

Project Number

Description
ELEVATIONS

Scale
1/8" = 1'-0"

A3.1



Elevations
Toyon Residence/ Project No. 599273
City of San Diego – Development Services Department

FIGURE
No. 3