



THE CITY OF SAN DIEGO

FINAL

NEGATIVE DECLARATION

Project No. 488139

I.O. No. 24006680

SCH No. N/A

SUBJECT: **2936 Copley Avenue SDP/TM/PDP:** A Site Development Permit (SDP), Tentative Map (TM), and Planned Development Permit (PDP) to subdivide one existing parcel into four residential parcels, and to create one access lot. An existing 1,383 square-foot residential dwelling unit and detached garage would also be demolished. The project also includes the future construction of one single-family residence on each proposed parcel for a total of 4 single-family residences. Deviations from applicable regulations for lot width and street frontage are also being requested. The 4.232-acre site is located at 2936 Copley Avenue. The project site is designated Open Space and Low Density Residential (5 to 10 dwelling unit per net residential acre) in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan. The project is also located in the Transit Area Overlay Zone, the Very High Fire Hazard Severity Zones, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. (Legal Description: A portion of Villa Lot Seventy (70) of University Heights in the City of San Diego, County, State of California According to Map Thereof No. 951, Filed in the Office of the County Recorder of San Diego County of June 1, 1905, as described in Grant Deed Recorded March 5, 2015 as Document 2015-0103043.) Applicant: Cole Stafford

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Mayor's Office
City Attorney's Office
Councilmember Ward, District 3
Development Services Department
 LDR-Planning Review
 LDR-EAS
 LDR-Landscaping
 LDR-Engineering Review
 LDR-Geology
 LDR-Plan-Historic
 LDR-Transportation
 PUD-Water and Services
 Fire-Plan Review
Planning Department
 Plan-Long Range Planning
 Park and Recreation
 Facilities Financing
Water Review
San Diego Central Library
North Park Branch Library

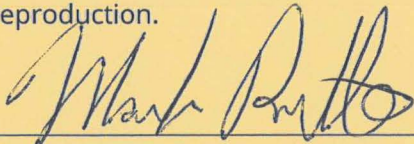
Other Organizations and Interested Parties

Sierra Club
San Diego Audubon Society
Mr. Jim Peugh
California Native Plant Society
Endangered Habitat League
North Park Planning Committee
North Park Community Association
Cole Stafford, Applicant

VII. RESULTS OF PUBLIC REVIEW:

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

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



Mark Brunette
Senior Planner
Development Services Department

October 11, 2018

Date of Draft Report

November 13, 2018

Date of Final Report

Analyst: R. Benally

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

INITIAL STUDY CHECKLIST

1. Project title/Project number: 2936 Copley Avenue SDP/TM/PDP/488139
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, CA 92101
3. Contact person and phone number: Rhonda Benally/(619) 446-5468
4. Project location: 2936 Copley Avenue, San Diego, CA 92116
5. Project Applicant/Sponsor's name and address: Cole Stafford, Omega Engineering Consultants, 4340 Viewridge Avenue, Suite B, San Diego, CA 92123
6. General/Community Plan designation: General Plan: Residential/Greater North Park Community Plan: Open Space and Low Density Residential (5 to 10 dwelling unit per net residential acre)
7. Zoning: RS-1-7 (Residential Single-Unit) and RS-1-1 (Residential Single-Unit) Zones
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 Tentative Map (TM), Site Development Permit (SDP), and Planned Development Permit (PDP) to subdivide one existing parcel into four residential parcels, and to create one access lot. An existing 1,383-square-foot residential dwelling unit and detached garage would also be demolished. The project also includes the future construction of one single-family residence on each proposed parcel for a total of 4 single family residences. Parcels 1 and 4 would each have a 2,227 square-foot residence, and Parcels 2 and 3 would have 2,374 square-foot residence. The steep hillsides within portions of the RS-1-1 zone would remain as open space.

Parcel 1 would be 48,490 square-feet, Parcel 2 would be 44,618 square-feet, Parcel 3 would be 45,260 square-feet and Parcel 4 would be 45,994 square-feet for a total of 184,362 square-feet.

The San Diego Municipal Code (SDMC), Section 126.0602 (b)(1) allows projects to request deviations pursuant to a Planned Development Permit (PDP) decided in accordance with a Process 4, provided that the findings in SDMC Section 126.0604(a) are made. The requested deviations are from the SDMC Table 131-04D, Development Regulations for RS Zones. Deviations requested by the project include:

1. Lot Width - A deviation for the minimum lot width of 35 feet, where 50 feet is required for Parcels 1, 2, and 3.
2. Street Frontage - A deviation to the Street Frontage requirement for Parcels 2, 3 and 4. Access would be provided via a public access easement.

Project implementation would require grading of approximately of 0.597 acres, that would include 230 cubic yards of cut at a maximum depth of cut of 5 feet, and 3,200 cubic yards of fill at a maximum depth of fill of 16 feet. Parcel 1 would have one retaining wall north of the proposed

residence that would range from 3 feet to 9.8 feet. Parcel 4 would have 3 retaining walls that would range from 0.5 feet to 7 feet in height.

The project proposes to remove the public storm drain system and construct a new public storm drain system within Parcel 1 and Parcel 2. Other improvements include a new driveway, curb, gutter and sidewalk, and a 20-foot wide access easement adjacent to Copley Avenue.

Parcel 2 and 3 would have a rectangular shaped biofiltration basin north of the proposed residence that would be 21 inches in height. A rectangular biofiltration basin on Parcel 4 is also proposed and would be 21 inches in height.

9. Surrounding land uses and setting:

The 4.232-acre site is located at 2936 Copley Avenue. The project site is zoned RS-1-7 and RS-1-1 within the Greater North Park Community Plan area and also located within the Protected Single-Family Neighborhood area. The community plan designates the site as Open Space and Low Density Residential, 5 to 10 dwelling units per net residential acre. The project site is also located within the Brush Management Zones, the Transit Area Overlay Zone, the Very High Fire Hazard Severity Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. The site is located in a developed area currently served by existing public services and utilities.

Vegetation consists of a few scattered trees, bushes and shrubs around the existing residence with native vegetation present along the moderate to steep slopes of the property. The steep hillsides within the zoned RS-1-1 portions of each lot would remain as open space. Surrounding land uses consist of single family residences to the west and south, and Interstate 805 to the east. To the northwest are single family residences, open space and commercial development beyond the open space and Interstate 8.

The majority of the property is undeveloped except for a single-story residence and a detached 2-car garage located in the southwestern portion of the site that would be demolished. An existing 1-inch storm drain is located along the western boundary of the site that flows to the north.

Topographically, the site is characterized as relatively flat to gently sloping within the buildable southwestern portion of the site and moderately steep sloping within the remaining undeveloped areas of the property. The elevations range from 395 feet Mean Sea Level (MSL) located in the southwestern portion of the property to approximately 365 feet MSL within the northeastern portion of the site.

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

None required.

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

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego engaged the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area. These tribes were notified via email on February 6, 2018. Although neither Native American tribe submitted a formal request for consultation during the 30-day notification period, the tribes informed staff via email on February 7, 2018 that they concurred with staff's determination that archaeological monitoring would not be required.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities/Service System |
| | | <input 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
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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 designated per the Greater North Park Community Plan exist on the site. Therefore, the project would not result in a substantial adverse effect on a scenic vista. No impacts would result.

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

The project is situated within a developed residential neighborhood. The project is not located within or adjacent to state scenic highway. Therefore, the project would not result in substantial damage to any scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 subdivide one existing parcel into four residential parcels, and create one access lot, and construct 4 single-family residences. The Greater North Park Community Plan designates the proposed project site for Open Space and Low Density Residential 5 to 10 dwelling units per net residential acre. The site is located within the community plan's Protected Single-Family Neighborhood Area, and within a residential neighborhood. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not be expected to create new and/or cause substantial light or glare. The project would comply with the outdoor lighting standards contained in Municipal Code Section 142.0740 (*Outdoor Lighting Regulations*) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

The project would comply with Municipal Code Section 142.0730 (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures would be constructed in accordance with the Municipal Code, and therefore would not adversely have impacts for glare. The project would have a less than significant glare impact.

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

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the community plan's land use designation, and is located in a developed residential neighborhood. The project site is classified as 'Urban and Built Up Land' on the most recent Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map, does not contain any forest land as defined by Public Resources Code Section 12220(g), and does not contain any active agricultural operations. The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). No impacts would result.

- 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 project is consistent with the existing land use and underlying zone. Agricultural land is not present on this site or in the general site vicinity. No impacts would result.

- 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 (as defined by Government Code section 51104(g)). Forest land is not present on the site or in the general vicinity. No impact would occur.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. No impacts would result.

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

Refer to IIa and c. 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. No impacts would result.

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

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

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

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

The project is consistent with the General Plan, community plan, and the underlying zone. 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 and 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Short-Term (Construction) Emissions. Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

Long-Term (Operational) Emissions. Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant and no mitigation measures are required.

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

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

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

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would construct four single-family residences. Residential dwelling units, in the long-term operation,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

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

A site-specific Biological Letter Report for the project was prepared by Alden Environmental, Inc., September 25, 2018. The parcel is in a partially developed condition with 1 residence and landscaped yard area. The project site is not located within or adjacent to the MHPA. The site contains 2.1 acres of Diegan Coastal Sage Scrub (DCSS) (Tier II), 1.4 acres of Southern Mixed Chaparral (SMC) (Tier IIIA), and 0.7 acres of Disturbed/Developed (Tier IV). The project would impact 0.057 acres of DCSS, 0.611 acres of disturbed/developed vegetation, and would not impact the SMC. Based on the City's Biology Guidelines, the project would impact less than a 0.10-acre of total uplands (Tier I-IIIB), therefore, impacts would be considered less than significant and mitigation would not be required.

The project would not affect any potential jurisdictional wetlands. The California Gnatcatcher was not observed and two sensitive bird species, Bell's sage sparrow and Southern California rufous-crowned sparrow were identified as having moderate potential to occur within the non-impacted portion of the site. While there is a moderate potential for these species to occur within the non-impacted portion of the site, the potential for these species to occur is low. The project would comply with applicable local, state and federal regulations, such as the Migratory Bird Treaty Act. The Biological Letter Report determined that no impacts to sensitive plant or animal species occur based on site visits, historical mapping, the developed condition of the site, and the surrounding land uses. As a condition of approval, and compliance with the City's Environmentally Sensitive Lands (ESL) Regulations, 3.5 acres would be placed into a Covenant of Easement over non-impacted ESL areas. No mitigation would be required.

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

Refer to response IV(a) above. The project site does not contain any riparian habitat, therefore no adverse effects would result. No such impacts, therefore, would occur.

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

According to the Biological Letter Report, the site is in an urban setting and west of Interstate 805. The project has potential Waters of the U.S./Streambed. However, the project would not impact any area that would be considered jurisdictional by the Army Corps of Engineers, California Department of Fish & Wildlife, Regional Water Quality Control Board, and the City. Therefore, no permits or City wetland deviation findings are required. There are no federally protected wetlands on or adjacent to the project site, therefore no impacts would occur.

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

No formal and/or informal wildlife corridors are on or near the site, as the project site is located within a developed residential neighborhood. Therefore, no impacts would occur.

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

The project is located in an urban neighborhood and is not adjacent to the Multi-Habitat Planning Area (MHPA) as established by the City's MSCP Subarea Plan. Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources, such as tree preservation policy or ordinance. No impacts would result.

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

The project is located in an urban neighborhood and it is not adjacent to the MHPA. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

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

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

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource. The existing structure that is proposed for demolition was constructed in 1934 and was identified as being over 45 years of age. Therefore Assessor's Building Records, chain of title, and a photograph survey were submitted and reviewed by Qualified Plan-Historic staff. City staff determined that the property and/or structure is not individually designated resource and is not located within a designated historic district. Furthermore, the property does not meet designation criteria as a significant resource under any adopted criteria. No impact would result.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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The project site is located on the City of San Diego's Historical Resources Sensitivity map. Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential resources within the project site. The CHRIS search did not identify any archaeological sites recorded within or adjacent to the project site. No additional archaeological evaluation was recommended by qualified archaeological City staff based on the CHRIS search, site photographs, location of the project site outside of sensitive archaeological areas, and the amount of disturbance on site. Therefore, there is no potential to impact any unique or non-unique historical resources. No impacts would result.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Impacts to paleontological resources may occur during grading activities associated with project construction where excavation would be done in previously undisturbed geologic deposits/formations/rock units. According the Geotechnical Investigation prepared by GEOCON Incorporated (January 6, 2017), the subject site is underlain by Very Old Paralic Deposits, the San Diego Formation and undocumented Fill. Very Old Paralic Deposits and the San Diego Formations are considered moderate to highly sensitive for paleontological resources. Undocumented fill in not sensitive for paleontological resources. Project implementation would require grading of approximately of 0.597 acres, that would include 230 cubic yards of cut at a maximum depth of cut of 5 feet, and 3,200 cubic yards of fill at a maximum

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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depth of fill of 16 feet. The City' CEQA Significance Determination Thresholds states if grading is greater than 1,000 cubic yards and 10 feet deep or greater in high sensitive formations, then a potential impact to paleontological resources could occur. The City' CEQA Significance Determination Thresholds also states if grading is greater than 2,000 cubic yards and 10 feet deep or greater in moderately sensitive formations then a potential impact to paleontological resources could occur. The project would not meet the City's CEQA Significance Determination Thresholds for impacts to paleontological resources, therefore monitoring would not be required. Impacts would be less than significant.

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

Refer to V a. above. No cemeteries, formal or informal, have been identified onsite. No human remains have been documented within the project area. No such impacts, therefore, would occur.

VI. GEOLOGY AND SOILS – Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 was prepared by GEOCON Incorporated, January 6, 2017. The project is assigned geologic risk category 53, which is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical investigation, the site not located on any known active, or potentially active or inactive fault traces as defined by the California Geological Survey. The nearest known active faults are Newport-Inglewood and Rose Canyon Faults located approximately 3.4 miles west of the site. The analysis concluded that no soil or geologic conditions were encountered that would preclude the development, provided the recommendations within the report are followed. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Refer to VI a(i). The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction practices, to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

See VI.a. Liquefaction typically occurs when a site is located in the zone with seismic activity, onsite soils are cohesionless, groundwater is encountered within 50 feet of the surface, and soil densities are less than 70 percent of the maximum dry densities. According to the geotechnical investigation, the potential for liquefaction at the site is considered negligible due to the dense material encountered and the lack of a shallow groundwater condition. The potential for impacts as a result of seismic ground failure, including liquefaction is less than significant. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

Based on the geotechnical investigation, no evidence of landslide deposits were encountered at the site. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate best management practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required post-construction consistent with the City's regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil, therefore impacts would be less than significant.

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

As discussed in Section VI(a) and VI(b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The soils and geologic units underlying the site are considered to have a "high" expansion potential. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts due to expansive soils are expected to be less than significant. Implementation of proper engineering design and utilization of

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard construction practices, to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

According to the geotechnical report, the site is underlain by undocumented fill, topsoil, Very Old Paralac Deposits, and the San Diego Formation. The topsoil resembles the highly expansive "Normal Heights Mudstone." Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential impacts from geologic hazards would be less than significant.

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

No septic system or alternative wastewater systems are proposed. The project site is located within in an area that is already developed with existing infrastructure (i.e. water and sewer lines). No impacts would result.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Climate Action Plan

The City adopted the Climate Action Plan (CAP) in December 2015 (City of San Diego 2015). With implementation of the CAP, the City aims to reduce emissions 15% below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO₂E) by 2020, 40% below the baseline to approximately 7.8 MMT CO₂E by 2030, and 50% below the baseline to approximately 6.5 MMT CO₂E by 2035. The City has identified the following five CAP strategies to reduce GHG emissions to achieve the 2020 and 2035 targets: (1) energy- and water-efficient buildings; (2) clean and renewable energy; (3) bicycling, walking, transit, and land use; (4) zero waste (gas and waste management); and (5) climate resiliency. The City's CAP Consistency Checklist, adopted June 2017, is the primary document used by the City to ensure project-by-project consistency with the underlying assumptions in the CAP and thereby to ensure that the City would achieve the emission reduction targets identified in its CAP.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These project features would be assured as a condition of project approval. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

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

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

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

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. Although minimal amounts of such substances may be present during the construction, they are not anticipated to create a significant public hazard. Once constructed, the routine transport, use of hazardous materials on or through the project site is not anticipated. 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"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to VIII(a) above. The project does not propose any use that would involve the routine transport, use, or disposal of significant hazardous materials. The project would have a less than significant impact.

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

An existing or proposed school is not located within one-quarter mile of the project site. The project would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances or waste. In addition, the site is not listed on the State Water Resources Control Board Geotracker database for hazardous materials. No such impacts, therefore, would occur.

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

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 (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites 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 significant hazard to the public or the environment. No impacts would result.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within an Airport Land Use Compatibility Plan (ALUCP) area, and the Airport Influence Area (Review Area 2). However, the project did not require a consistency determination by the San Diego Regional Airport Authority, serving as the Airport Land Use Commission. The project is consistent with the ALUCP. The project would not result in a safety hazard for people residing or working in the project area.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to VIII(e). The project site is not located within the vicinity of a private airstrip. Therefore, no impacts would result.

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

The project was reviewed by the City Fire Staff and would not interfere with the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place onsite. No impacts would occur, and no mitigation measures are required.

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

The project would be required to adhere to the current Brush Management Regulations include a minimum that 35-ft wide Zone One with corresponding 65-ft wide Zone Two which has been reviewed by qualified City Landscape staff. The project, therefore, would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No impacts would result.

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

A Storm Water Quality Management Plan (dated October 30, 2017) was prepared by Omega Engineering Consulting, Inc. The proposed development would result in decrease in runoff flowrates. The project would be constructed with a storm drain system that would route runoff from the disturbed area of the project either to the southerly or northern biofiltration areas. Stormwater would be conveyed via surface flow and a private storm drain system. Biofiltration areas would be used to treat runoff as well as store it for flow attenuation for hydromodification. There is no offsite runoff that flows across the site. An existing storm drain conveys water from Copley Avenue under the westerly portion of the site to a headwall north of the site. The project would not have adverse effects to the downstream facilities or receiving waters. The project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Source Control, Site Design and Structural) would be implemented. Implementation of project specific BMPs preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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

The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level in that the project does not require the construction of wells or the use of groundwater. The project is located in an urban neighborhood with existing public water supply infrastructure. 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"/>
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The project would not substantially alter the existing drainage pattern of the site or the area. There are no streams or rivers located on-site and thus, no such resources would be impacted through the proposed grading activities. Although grading would be required for the project, the project would implement BMPs to ensure that substantial erosion or siltation on or off-site would not occur. Impacts would be less than significant, and no mitigation measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would implement low impact development principles ensuring that a substantial increase in the rate or amount of surface runoff resulting in flooding on or off-site, or a substantial alteration to the existing drainage pattern would not occur. Streams or rivers do not occur on or adjacent to the project site. Impacts would be less than significant, and no mitigation measures are required.

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"/>
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The project would subdivide one existing parcel into four residential parcels, and create one access lot. The project proposes to remove the public storm drain system and construct a new public storm

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>drain system within Parcel 1 and Parcel 2. The project would be required to comply with all storm water quality standards during and after construction. Appropriate BMPs would be utilized to ensure that water quality is not degraded; therefore, ensuring that the project runoff is directed to appropriate drainage systems. Any runoff from the project site is not anticipated to exceed existing or planned storm water systems or provide substantial additional sources of polluted runoff that would require new or expanded facilities. Impacts would less than significant, and no mitigation measures are required.</p>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project would be required to comply with all storm water quality standards during construction. Appropriate BMPs would be utilized to ensure that water quality is not degraded, and impacts would be less than significant.</p>				
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"/>
<p>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. The project would not place housing within a 100-year flood hazard area. No impacts would result.</p>				
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"/>
<p>The project site is not located within a 100-year flood hazard area or any known flood area. No impact would result.</p>				
<p>X. LAND USE AND PLANNING – Would the project:</p>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project would subdivide one existing parcel into four residential parcels, and create one access lot. The project also includes the future construction of one single-family residence on each parcel, for a total of 4 single family homes. The project is consistent with the adopted community plan, General Plan land use designation, and the underlying zone. The project site is located within a developed residential neighborhood and surrounded by similar residential development. Construction of 4 residential homes would not affect adjacent properties and is consistent with the surrounding land uses. Therefore, the project would not physically divide an established community. No impact would occur.</p>				
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	<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
program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				

See response X(a) above. The project would subdivide one existing parcel into four residential parcels, and create one access lot, and construct 4 single family residences. The project contains one single family residence and detached garage that would be demolished. Further, the project proposes improvements that include a new driveway, curb, gutter, and sidewalk, adjacent to Copley Avenue. The project would occur within an urbanized neighborhood with similar residential development. The project would be compatible with the land use designation of the City's General Plan and community plan, and is consistent with the underlying zone and surrounding land uses with allowable deviations.

The San Diego Municipal Code (SDMC), Section 126.0602 (b)(1) allows projects to request deviations pursuant a Planned Development Permit (PDP) decided in accordance with a Process 4, provided that the findings in SDMC Section 126.0604(a) are made. The requested deviations are from the SDMC Table 131-04D, Development Regulations for RS Zones. Deviations requested by the project include:

1. Lot Width - A deviation for the minimum lot width of 35 feet, where 50 feet is required for Parcels 1, 2, and 3.
2. Street Frontage - A deviation to the Street Frontage requirement for Parcels 2, 3 and 4. Access would be provided via a public access easement.

The project would not conflict any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including but not limited to the General Plan, community plan, or zoning ordinances) adopted for the purpose of avoiding or mitigating an environmental effect. No conflict would occur and thus, no impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The site is located in an urban neighborhood, and is not located within or adjacent to the Multi-Habitat Planning area, as established in the City's MSCP Subarea Plan. Therefore, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

XI. MINERAL RESOURCES – Would the project:

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

The project site is located in an urban neighborhood. There are no known minerals located on the project site. The urbanized and developed nature of the project site would preclude the extraction of any such resources. No impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified.

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

For the long-term, typical noise levels associated with the existing residential uses are anticipated, and the project would not increase in the existing ambient noise level. The project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

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"/>
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The project site is located in the southwest portion of the site and is not immediately located in close proximity to any vibrating producing uses (i.e. freeway, airport, truck routes, and railways). No impacts, therefore, would occur. Potential effects from construction noise would be reduced through compliance with Section 59.5.0404 of the City's Municipal Code. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. No impacts would result. Therefore, the project would not expose people to excessive generation of ground bourne vibration or noise levels. No impacts would occur.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to XIIa. Temporary construction noise would result from the proposed development associated with the excavation activities for the subdivision of one existing parcel into four residential lots, and the creation of one access lot. The project's required compliance with the Section 59.5.0404 of the Municipal Code would reduce the construction noise levels to below a level of significance.

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

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

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"/>
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The project site is located in a developed residential neighborhood, and is surrounded by similar residential. The project site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantial increase housing or population growth in an area. No impacts 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"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would subdivide one existing parcel into four residential lots, and create one access lot. The project would also construct 4 single-family residences in an urban residential neighborhood. The project would not result in the displacement of substantial numbers of people. No impacts would result.

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

See response XIII(b) above.

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:

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|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Fire protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is located in an urbanized and developed area where fire protection services are already provided. Construction of the project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new, or expansion of, existing governmental facilities. No impacts would result.

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|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ii) Police protection | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area within the City of San Diego where police protection services area already provided. Construction of the project would not adversely affect existing levels of police protection services to the area or create significant new demand for such services. Additionally, the project would not require the construction of new, or expansion of, existing governmental facilities. No impacts would result.

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

The project site is located in an urbanized and developed area within the City of San Diego where public school services are available. The project would not significantly increase demand on public schools over that which currently exists. Construction of the project is not anticipated to result in significant increase in demand for public educational services. No impacts would result.

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| iv) Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is located in an urbanized developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks, or other recreational facilities. No impacts would result.

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| v) Other public facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the adopted community plan and 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 impacts would result.

XV. RECREATION

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

The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no significant impacts related to recreational facilities have been identified, and no mitigation measures are required.

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| 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 or require the construction or expansion of recreational facilities, therefore the project would not have an adverse physical effect on the environment. No impact would occur.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

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

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

- 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?

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Refer to XVIa. The project is expected to generate approximately 36 average weekday trips, with 3 AM peak hour trips and 4 PM peak hour trips. As such, the project would not generate substantial new vehicular trips nor would it adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program, level of service standards or travel demand measures. Impacts are considered less than significant and no mitigation measures are required.

- 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?

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The project is located within an adopted Airport Land Use Compatibility Plan (ALUCP) for Montgomery Field Airport. Although the project is located in the Airport Influence Area (Review Area 2) for the Montgomery Field Airport and San Diego International Airport, the project did not require a consistency determination. Therefore, 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)?

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The project was reviewed by City Transportation Staff. A shared access agreement would be required for all of the lots through Parcel 5, the proposed access lot, and its driveway to Copley Avenue. An access easement would be granted to the City on Parcel 5 to allow vehicular turn around, instead of a public cul-de-sac requirement at the end of Copley Avenue. Further, the project would not alter existing circulation patterns on Copley Avenue. No design features or incompatible uses that would increase potential hazards are proposed. The project would not affect emergency access to the project site or adjacent properties. Access would be provided to the project site via Copley Avenue. Driveway design for the project is consistent with City design requirements to ensure safe ingress/egress from the properties. Additionally, the project site is located within an existing residential neighborhood. The project is a compatible use that would not create hazardous conditions. No impacts would result.

- e) Result in inadequate emergency access?

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with community plan designation and underlying zone and would not result in inadequate emergency access. 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 impacts would result.

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

See XVI(a). Rapid Bus Route 215 is currently available in the North Park community. Walking and bicycling are other forms of non-motorized transportation that are viable in the community. 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 impacts 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:

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

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

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

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego engaged the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area. These tribes were notified via email on February 6, 2018. Although neither Native American tribe submitted a formal request for consultation during the 30-day notification period, the tribes informed staff via email on February 7, 2018 that they concurred with staff's determination that archaeological monitoring would not be required. No impact would result.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Adequate services are available to serve the site, therefore, the project would not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities. No such impacts, therefore, would occur.

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

As a condition of approval, the proposed private drainage system for this development and a 15-foot wide easement to the City of San Diego for storm drain purposes would be subject to approval of the City Engineer. The project would not exceed the capacity of the existing storm water system and require the construction of new or expanded treatment facilities. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the project. No such impacts, therefore, would occur.

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| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not meet the City's Significance Thresholds requiring the need for the project to prepare a water supply assessment. Adequate services are available to serve the site without requiring new or expanded entitlements. No impacts would occur.

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| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project was reviewed by the Public Utilities staff who determined that adequate services are available to serve the site without requiring new or expanded facilities. No such impacts, therefore, would occur.

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| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal needs. Construction debris and waste would be generated from the demolition of the existing single-family residence and the construction of four single-family residences. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the proposed residential units is anticipated to generate typical amounts of solid waste associated with residential use. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant, and no mitigation measures are required.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
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The project would comply with all Federal, State and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during construction of the proposed improvements within the access lot. All activities would comply with the City of San Diego requirements for diversion of both construction waste during the construction of the proposed improvements within the access lot and solid waste during the long-term, operational phase of the existing structures. Impacts would be 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
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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?

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As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment. As such, no mitigation measures would be incorporated as all impacts are less than significant.

- 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)?

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As documented in this Initial Study, the project would not have the potential to degrade the quality of the environment. As such, no mitigation measures would be required. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. Therefore, the project would not contribute 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?

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As discussed throughout this document, it is not anticipated that implementation of the project and construction activities associated with the construction of 4 residential units would create conditions that would significantly directly or indirectly impact human beings. No mitigation measures have been required because all impacts are less than significant. For this reason, environmental effects fall below the thresholds established by CEQA and the City and therefore, would not result in significant impacts. Impacts would be less than significant.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- ☐ City of San Diego General Plan
- ☒ Community Plans: Greater North Park Community Plan

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines
- ☒ Site Specific Report: Biological Letter Report for 2936 Copley Avenue Property, prepared by Alden Environmental, Inc., dated September 25, 2018.

V. Cultural Resources (includes Historical Resources)

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

VI. Geology/Soils

- ☐ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report: Geotechnical Investigation 2936 Copley Avenue San Diego, California, prepared by GEOCON, Incorporated, April 22, 2016.

X Site Specific Report: A Response to LDR-Geology Review Comments, prepared by GEOCON, Incorporated, January 10, 2017.

X Site Specific Report: A Response to LDR-Geology Review Comments, prepared by GEOCON, Incorporated, January 10, 2017.

VII. Greenhouse Gas Emissions

X Site Specific Report: Climate Action Plan Consistency Checklist,

VIII. Hazards and Hazardous Materials

X San Diego County Hazardous Materials Environmental Assessment Listing, GEOTRACKER database

San Diego County Hazardous Materials Management Division

FAA Determination

State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized

X Airport Land Use Compatibility Plan:

Site Specific Report:

IX. Hydrology/Water Quality

Flood Insurance Rate Map (FIRM)

Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map

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

X Site Specific Report: A Priority Development Project Storm Water Quality Management Plan (SWQMP) for Copley Avenue, prepared by OMEGA Engineering Consultants, October 30, 2018.

X. Land Use and Planning

X City of San Diego General Plan

X Community Plan

X Airport Land Use Compatibility Plan:

X City of San Diego Zoning Maps

FAA Determination

Other Plans:

XI. Mineral Resources

California Department of Conservation - Division of Mines and Geology, Mineral Land Classification

Division of Mines and Geology, Special Report 153 - Significant Resources Maps

Site Specific Report:

XII. Noise

X City of San Diego General Plan

Community Plan

San Diego International Airport - Lindbergh Field CNEL Maps

Brown Field Airport Master Plan CNEL Maps

Montgomery Field CNEL Maps

- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ Site Specific Report

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

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

- XV. Public Services**
 - ☒ City of San Diego General Plan
 - ☐ Community Plan

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

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

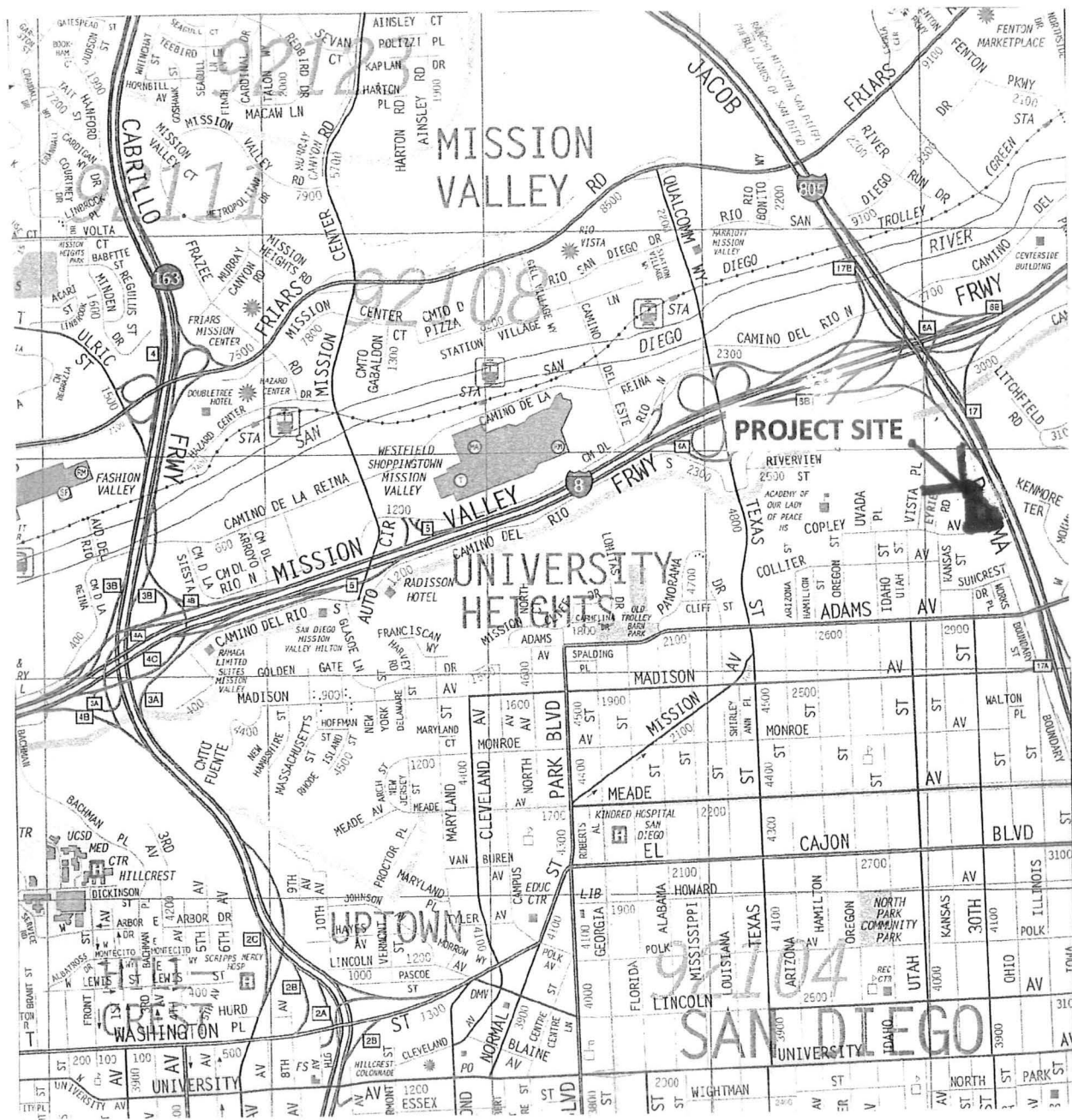
- XVIII. Utilities**
 - ☐ Site Specific Report

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

XX. Water Quality

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

Revised: February 2018



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Location Map

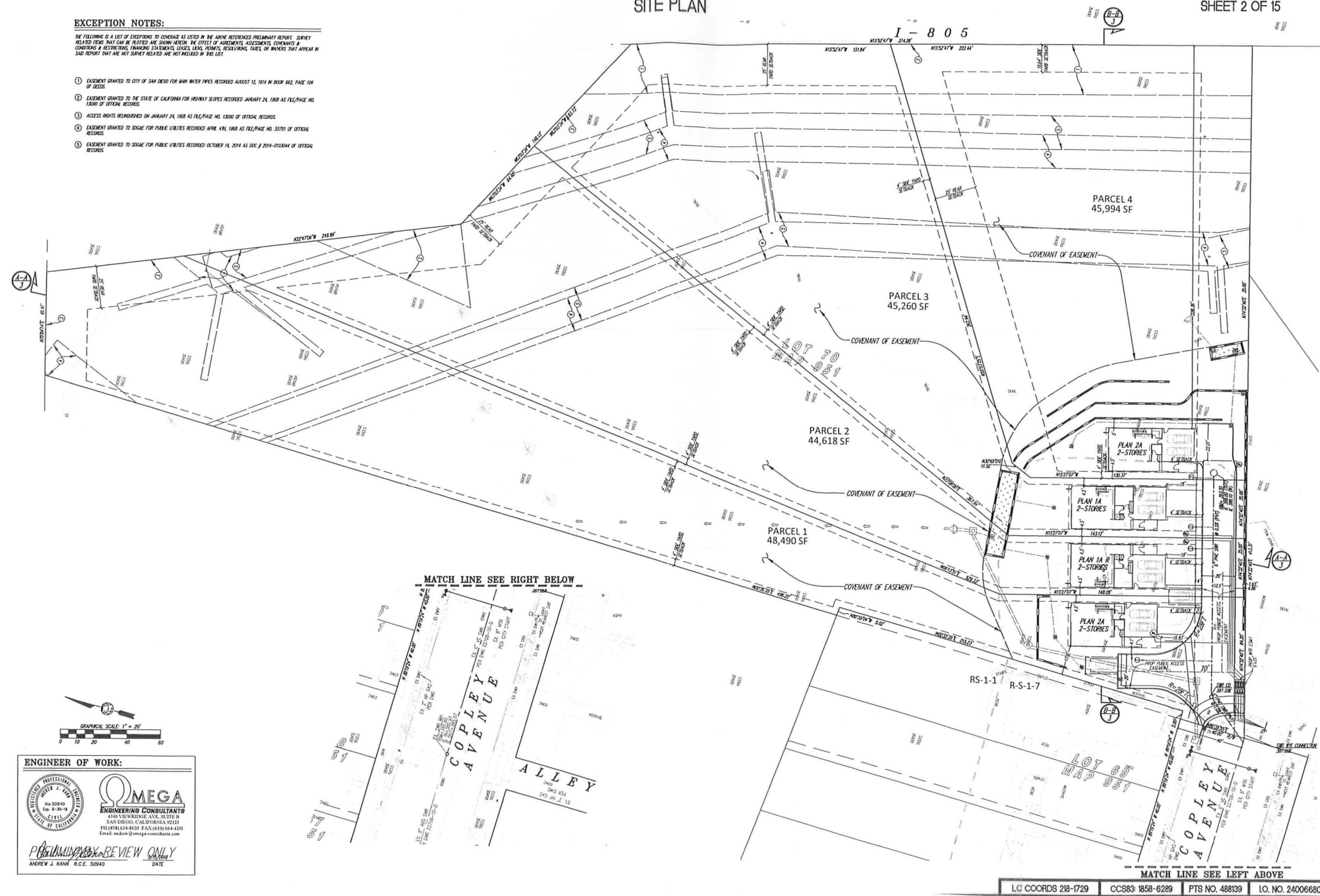
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Figure
1

SDP
SHEET 2 OF 15

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREIN. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LICENSES, PERMITS, RESOLUTIONS, TARIFFS, OR MATTERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE NOT INCLUDED IN THIS LIST.

- ① EXEMPT GRANTED TO CITY OF SAN DIEGO FOR WARM WATER PIPES RECORDED AUGUST 12, 1914 IN BOOK 862, PAGE 104 OF DEEDS
- ② EXEMPT GRANTED TO THE STATE OF CALIFORNIA FOR HIGHWAY SLOPES RECORDED JANUARY 24, 1968 AS FILE/PAGE 100 OF OFFICIAL RECORDS
- ③ ACCESS RIGHTS REIMBURSED ON JANUARY 24, 1968 AS FILE/PAGE 100 OF OFFICIAL RECORDS
- ④ EXEMPT GRANTED TO SIOGAS FOR PUBLIC UTILITIES RECORDED APR. 4, 1968 AS FILE/PAGE 10, 55797 OF OFFICIAL RECORDS
- ⑤ EXEMPT GRANTED TO SIOGAS FOR PUBLIC UTILITIES RECORDED OCTOBER 14, 2014 AS DOC # 2014-030804 OF OFFICIAL RECORDS



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