THE CITY OF SAN DIEGO

DRAFT MITIGATED NEGATIVE DECLARATION

Project No. 640598
SCH No. N/A
I.O. No. 24008313

SUBJECT: **VOLTAIRE STREET SDP/MW**: **A SITE DEVELOPMENT PERMIT (SDP) AND MAP WAIVER** to allow for the construction of mixed-use development consisting of two, three-story, 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, on a 0.60-acre site. The project also proposes the demolition of existing buildings and the installation of new improvements that include sidewalks and landscaping, and to remove and replace driveway cuts. The project is addressed at 4103 and 4111 Voltaire Street in the CC-3-5 (Commercial Community) Zone within the Peninsula Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-B, Coastal Height Limit Overlay Zone, Redevelopment District, 65-70 dBA CNEL Noise Contour, Airport Influence Area (Review Area 1), Airport Safety Zones and the Federal Aviation Administration (FAA) Part 77 Notification area. The Peninsula Community Plan land use designation for the site is Neighborhood Commercial. (LEGAL DESCRIPTION: Lot 1 of Parcel Map 21718, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 10, 2019, APN 449-251-05, 06, 07 and 08.) Applicant: CityMark Communications, LLC

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Cultural Resources (Archaeology) and Tribal Cultural Resources.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION MONITORING REPORTING PROGRAM (MMRP):

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

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

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

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

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

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

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

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

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

Qualified Archaeologist
Native American Monitor

Note:

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

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #_640598__ and /or Environmental Document # _640598 , shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

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

NONE REQUIRED

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

NOTE:
Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	**Document Submittal**	**Associated Inspection/Approvals/Notes**
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Monitoring	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring	Tribal Cultural Resources Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections
Final MMRP	Request for Final	Final MMRP Inspections

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   1. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored

including the delineation of grading/excavation limits.

2. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly

(**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

   b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

   c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.

2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:

    a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

    b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,

    c. In order to protect these sites, the Landowner shall do one or more of the following:

        (1) Record the site with the NAHC;

        (2) Record an open space or conservation easement on the site;

        (3) Record a document with the County.

    d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.

2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).

3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the

applicant/landowner, any known descendant group, and the San Diego Museum of Man.

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V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

   a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

   b. Recording Sites with State of California Department of Parks and Recreation

      The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego
Mayor's Office
Councilmember Jennifer Campbell-District 2
City Attorney's Office
San Diego Central Library
Development Services
- Development Project Manager
- Senior Environmental Planner
- Associate Planner, Environmental
- Associate Planner, Planning Review
- Assistant Engineer, Engineering Review
- Associate Planner, Landscape
- Associate Engineer, Transportation
- Assistant Engineer, PUD-Water and Sewer
- Fire Prevention Inspector, Fire-Plan Review
- Associate Engineer, LDR-Geology

Planning Department
- Long Range Planning
- Plan-Airport
- Facilities Financing

Other
Historical Resources Board
Carmen Lucas
South Coastal Information Center
San Diego Archaeological Center
Save Our Heritage Commission
Ron Christman
Frank Brown-Inter-Tribal Cultural Resources Council
Campo Band of Mission Indians
San Diego County Archaeological Society, Inc.
Kumeyaay Cultural Heritage Preservation
Kumeyaay Cultural Repatriation Committee
Native American Distribution (225 A-S) (Public Notice and Location Map Only)
Native American Heritage Commission
Iipay Nation of Santa Ysabel, Clint Linton
Jamul Indian Village, Lisa Cumper
San Pasqual Band of Mission Indians, Angela Gutierrez
Peninsula Community Planning Board
Point Loma/Hervey Branch Library
Angela Merrill (Consultant)
CityMark Communications, LLC, Richard Gustafson (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

( ) 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 Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.

Anna McPherson, AICP
Program Manager
Development Services Department

October 9, 2020
Date of Draft Report

Date of Final Report

Analyst: Rhonda Benally

Attachments: Figure 1-Location Map
Figure 2-Site Plan
Figure 3a-North Building Elevations
Figure 3b-South Building Elevations
Figure 3c-East and West Building Elevations
Initial Study Checklist

INITIAL STUDY CHECKLIST

1. Project title/Project number: Voltaire Street Site Development Permit/Map Waiver/ 640598

2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101

3. Contact person and phone number: Rhonda Benally/ (619) 446-5468

4. Project location: 4103 and 4111 Voltaire Street, San Diego, California, 92107

5. Project Applicant/Sponsor's name and address: CityMark Communities, LLC, 3818 Park Boulevard, San Diego, CA 92103

6. General/Community Plan designation: The Peninsula Community Plan land use designation is Neighborhood Commercial. The land use designation of the General Plan is Commercial Employment, Retail & Services.

7. Zoning: CC-3-5 (Commercial - Community)

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A **SITE DEVELOPMENT PERMIT (SDP) and MAP WAIVER** to allow for the construction of mixed-use development consisting of two, three-story, 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units with attached partial garage/basement and one commercial space, on a 0.60-acre site. The commercial facility would be 4,803 square-feet on the first level of Building A and the residential units would be 33,786 square-feet within Buildings A and B for a total of 38,589 square-feet. Building A would have a roof deck. The project also proposes the demolition of existing buildings, the installation of new improvements that include sidewalks, and landscaping, and to remove and replace driveway cuts.

The project requires a Site Development Permit (SDP) per San Diego Municipal Code (SDMC) 126.1502(c) for development in the Community Plan Implementation Overlay Zone designated "Type B". A Map Waiver is required per SDMC 125.0120(b)(2)(B) for a new commercial or industrial condominium project on a single parcel.

The floor area ratio (FAR) is 2.0, where the proposed FAR is 1.45. The highest point of the building would be 29'-10 ", where the maximum permitted height limit in this zone is 30 feet. The project would provide 45 parking spaces, where 43 parking spaces are required.

Project implementation would involve the grading of the project proposes 3,000 cubic yards (cy) of cut at a maximum depth of cut of 7.5 feet and 225 cy of fill, at a maximum fill depth of 1.5 feet, and the export of 2,775 cy.

Construction of the structure would consist of wood frame construction, asphalt shingle roof, corrugated metal, metal railing, steel awning, vinyl windows, and metal garage roll up doors.

Landscaping would be provided in conformance with the City's landscape regulations, and the City of San Diego Land Development Manual.

9. Surrounding land uses and setting:

The 0.60-acre site is located west of the intersection of San Clemente Street and Voltaire Street in San Diego, California. Currently, the 4-parcel site is surrounded by single-family residential and commercial development on the south, both with parking off the alley to the west, and non-developed/vacant parcels to the north along Voltaire Street, and commercial development to the east.

Topography of the site is relatively level. Elevations range from approximately 90 feet above mean sea level (MSL) at the southern boundary of the site, to approximately 75 feet MSL at the northwest corner of the site.

The project site is also located in the Peninsula Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-B, Coastal Height Limit Overlay Zone, Redevelopment District, 65-70 dBA CNEL Noise Contour, Airport Influence Area (Review Area 1), Airport Safety Zones and the Federal Aviation Administration (FAA) Part 77 Notification area. The site is located in a developed area currently served by existing public services and utilities.

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

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 Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification to Iipay Nation of Santa Ysabel and Jamul Indian Village via email on May 7, 2020. It was determined by Qualified City staff that Native American and archaeological monitoring would be required for this project. Therefore, monitoring for potential impacts to Tribal Cultural Resources would be required for this project. Consultation was not requested for this project.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☐	Recreation
☐	Biological Resources	☐	Land Use/Planning	☐	Transportation/Traffic
☒	Cultural Resources	☐	Mineral Resources	☒	Tribal Cultural Resources
☐	Energy	☐	Noise	☐	Utilities/Service System
☐	Geology/Soils	☒	Mandatory Findings Significance	☐	Wildfire

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D).* In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

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

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The mixed-use development would occur on a 0.60-acre site that is not located within a state scenic highway. Therefore, the project would not result in substantial damage to any scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

The project would construct a mixed-use development consisting of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, on a 0.60-acre site. The Peninsula Community Plan land use designation is Neighborhood Commercial. The project would be compatible with the surrounding commercial and residential developments 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?	☐	☐	☐	☒

No substantial sources of light would be generated during project construction/improvements, as construction activities would occur during day light hours. Furthermore, the project would not be expected to cause substantial light or glare. All lighting would be required to comply with all current outdoor lighting regulations, Land Development Code Section 142.0740.

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	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				

The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on this site or in the general site vicinity.

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

Refer to IIa. The site is not designated or zoned for agricultural use; the Peninsula Community Plan designates the site as Neighborhood Commercial. Agricultural land is not present on this site or in the general site vicinity.

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

The project would not result in rezoning of forestland or timberland. Forest land is not present on the site or in the general vicinity.

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

Refer to IIc. The project would not involve any changes that would affect or result in the loss of forest land or conversion of forest land to non-forest use.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

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 located in the Peninsula Community Plan and is consistent with the Neighborhood Commercial. As such, the project is consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation. No impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

See IIIa. The mixed-use development would consist of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, did not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study. Therefore, the project is not expected to violate any air quality standard or contribute substantially to or violate an air quality standard.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

The 0.60-acre site is located in an urban setting, surrounded by existing development to the east, north, south and west. Furthermore, based on the location of the subject site there is no connectivity with other habitats, and the site is not in proximity to other biological resources. No sensitive plants, or animals are on, or adjacent to the site, and therefore no substantial adverse effects to any species would result. No such impacts, therefore, would occur.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

The site does not contain any riparian habitat. The project would not have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies or regulations. No impacts would occur.

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

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

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

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

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

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

See IVa. Therefore, the project would not conflict with any local policies and/or ordinances protecting biological resources, including a tree preservation policy or ordinance.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

See IV.a and d. 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?	☐	☒	☐	☐

<u>Archaeological Resources</u>

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more.

According to the archaeology maps in the Environmental Analysis Section library, the site is located in a high sensitivity area for archaeological resources. The Environmental Analysis Section (EAS) consulted with qualified City staff (QCS) for a California Historic Resources Information System (CHRIS) database search. QCS conducted a CHRIS search and there were no previous sites recorded at this location and the surface has been previously disturbed and developed. The Famosa Slough is to the north of this site and although is not known to have a lot of discoveries this area is still considered to be sensitive for resources. Further, because the project is located in the Point Loma area and is excavating a fair amount of soil (approximately 3,000 cubic yards) and its proximity to the Famosa Slough, also the mud flat shell midden sites are to the north of this area, qualified City staff determined there is potential for impacts to cultural (archaeological) resources and Tribal Cultural Resources, therefore monitoring is required for this project. Implementation of the Mitigation Monitoring and Reporting Program as detailed in Section V of the MND would reduce potential significant impacts to below a level of significance.

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

Built Environment

The project proposes demolition of several buildings. The City of San Diego's CEQA Significance Determination Thresholds states if a building is greater than 45 years or older, then the building may be considered potentially historically significant. In addition, San Diego Municipal Code (SDMC) Section 143.0212 requires that all properties 45 years old or older be reviewed for potential historical significance. According to the Assessor's Building Records, the subject property at 4111 Voltaire Street was constructed in 1977, therefore this building is less than 45 years of age and did not require the SDMC Section 143.0212 review. However, the property at 4103 Voltaire Street was the subject of a voluntary Preliminary Review by the City's Plan-Historic staff (PHS) under Project Tracking System no. 637139. PHS determined that the property is not eligible for designation under any Historic Resource Board Criteria. Since impacts to significant historic resources were not identified, mitigation would not be required.

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

Refer to V (a).

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

According to the geotechnical report, the site is underlain by Old Paralic Deposits. This formation is considered highly sensitive for paleontological resources. Project implementation would involve the grading of the project proposes 3,000 cubic yards (cy) of cut at a maximum depth of cut of 7.5 feet and 225 cy of fill, at a maximum fill depth of 1.5 feet, and the export of 2,775 cy. Based on this information the project would not meet the City's CEQA Significance Thresholds for impacts to paleontological resources, mitigation will not be required.

d) Disturb human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Refer to V.a. above, no formal cemeteries or human remains are known to exist on-site or in the vicinity. However, should human remains be discovered during ground disturbing activities associated with the preparation of the site then Section V of the MMRP would need to be implemented that states work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains, via the Medical Examiner and Native American representative, as required. In addition, the project would need to implement the procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5). Therefore, impacts would be less than significant.

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful,	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
inefficient, or unnecessary consumption of energy resources, during project construction or operation?				

The mixed-use development consisting of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, would incorporate energy standards to meet the California energy code-Title 24. The project also proposes to incorporate building design measures per the City's code that incorporate energy conservation features (low flow fixtures, efficient HVAC systems). In addition, the project would implement Climate Action Plan (CAP) strategies which are energy reducing (cool roof, EV Charging Stations, and three bicycle parking spaces), in accordance with the California Green Building Standards Code.

Energy usage may incrementally increase during the construction of the project by use of construction equipment, but the project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources as a result of the project. Energy impacts, if any, would be minimal and less than significant. No mitigation is required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The project is consistent with the General Plan and Community Plan's underlying land use and zoning designations, and appropriately implements the Climate Action Plan checklist. See also section VIII, Greenhouse Gas Emissions. Because the project does not conflict with or obstruct the Climate Action Plan, no impact would occur.

VII. GEOLOGY AND SOILS – Would the project:

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

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

A site-specific Geotechnical Report (March 2018) was prepared by NOVA Consultants, Inc., for this project. The project site is located within geologic hazard zone (GHC) 52 and is located in close proximity to GHC 12 as shown on the City's Seismic Safety Study Geologic Hazard Maps. GHC 52 is characterized by other level areas, gently sloping to steep terrain with favorable geologic structure, low risk and GHC 12 is characterized by potentially active faults. According to the geotechnical

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

report there is no known active, potentially active faults mapped across the site. The closest known potentially active fault is the Point Loma Fault.

The project would be required to comply with seismic requirements of the California Building Code. The Owner/Permittee shall submit an update geotechnical investigation report or update letter that specifically addresses the proposed construction plans, prior to issuance of any construction permits. Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Investigation, or update letter, to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

As noted in VI.a, the project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Investigation or update letter to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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

According to the geotechnical report, there is no risk of related soil liquefaction. No impacts would occur.

iv) Landslides?	☐	☐	☐	☒

According to the geotechnical report, there is no evidence of any ancient landslides was noted on the subject and adjacent properties, and the potential for any landslides is considered negligible. No impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

The site would be landscaped in accordance with the City requirements and all storm water requirements would be met, and therefore, the project would not result in substantial soil erosion or loss of topsoil. Therefore, no impacts would occur. Refer to VII a.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

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

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

permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Report to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

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

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Climate Action Plan (CAP)Consistency Checklist

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

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

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

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

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

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

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous material on or through the subject site is not anticipated. Therefore, the project would not create a significant hazard to the public or environment. Impacts would be less than significant.

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

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

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

There are no existing or proposed schools located within a quarter mile from the project site. The project would be located within a similar setting surrounded by existing commercial and residential development and would not be expected to emit hazardous emissions or involve the handling of

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

hazardous or acutely hazardous materials, substances or waste. No such impacts, therefore, would occur.

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

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

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

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

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

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

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

The mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
urbanized areas or where residences are intermixed with wildlands?				

The project is located in a developed neighborhood and surrounded by similar commercial and residential uses. No wildlands are adjacent to this developed neighborhood. Therefore, the project would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

A site-specific Storm Water Quality Management Plan were prepared by Pasco, Laret, Suiter & Associates, January 2020. The project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Site Design, Source Control and Structural BMPs) would be implemented. Implementation of the measures would reduce potential environmental impacts related to hydrology/water quality to below a level of significance.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

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 would connect to the existing public water system. No impact would result.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

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

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	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				

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

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized that would ensure that project runoff would not exceed existing or planned capacity of the storm water runoff.

f) Otherwise substantially degrade water quality?	☐	☐	☒	☐

The project would be required to comply with all storm water quality standards during construction, and after construction, appropriate Best Management Practices (BMPs) will be utilized that would ensure that water quality is not degraded, and impacts less than significant.

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?	☐	☐	☐	☒

The project site is not located within a 100-year flood hazard area mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒

The project site is not located within a 100-year flood hazard area, ,and therefore, would place no structures that would impede or redirect flows.

XI. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

The 0.60-acre project site is located in an urban neighborhood, and is surrounded by similar commercial and residential uses. The mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space,

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

is consistent with the adopted community plan and zone, and would not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

See Response XI(a). A site-specific Acoustical Analysis for 17 on Voltaire, Southwest Corner of Voltaire Street and San Clemente Street, San Diego, California, were prepared by Eilar Associates, March 6, 2020. Per the analysis the project would conduct an exterior-to-interior analysis, prior to issuance of building permits. The project would include design features to reduce interior noise levels to 45 CNEL or less and an external noise levels to less than 65 dB CNEL by incorporating four-foot high barrier walls in specified locations along Building A. In addition, the project would dedicate an Avigation Easement to the San Diego County Regional Airport Authority. With implementation of noise barrier walls, and the dedication of an avigation easement, the project would be in compliance with the noise requirements of the City of San Diego's Noise Element to the General Plan, and the State of California Building Code requirements.

The 0.60-acre project site is located in an urban neighborhood, and is surrounded by similar commercial and residential uses. The site and the immediate areas to the northwest, east, and west are zoned CC-3-5, the area south of the site is zoned RM-2-5 and is designated Neighborhood Commercial by the Peninsula Community Plan. The proposed development is consistent with the land use designation and the policies of the General Plan, Peninsula Community Plan, and it complies with the underlying CC-3-5 zone. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

See Response XI (a) through (b). The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, such as the Multiple Species Conservation Program (MSCP) Subarea Plan.

XII. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

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

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?	☐	☐	☐	☒

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

XIII. 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?	☐	☐	☒	☐

Although the generation of noise would occur from temporary construction activities the project is expected to comply with Section 59.5.0404 of the Municipal Code for construction noise. Therefore, the project is not expected to generate noise levels in excess of standards established in the local general plan or City's Noise Ordinance, or other applicable standards.

b) Generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐

According to the acoustical analysis the project does not propose any construction activities that will generate significant levels of vibration such as pile driving or blasting, and therefore, any construction vibration generated at the site will be minimal and less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

Refer to XIIIa.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☒	☐

Refer to XIIIa. Temporary construction noise would result from the mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, on a 0.60-acre site. The project's required compliance with the Section 59.5.0404 of the Municipal Code would keep the construction noise levels to below a level of significance.

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

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

The project is not located within two miles of a public airport or public use of an airport; therefore, the project would not expose people residing or working in an area to excessive noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

XIV. 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)?	☐	☐	☐	☒

The mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, is consistent with the Peninsula Community Plan, and would not result in a substantial increase or decrease in new homes, therefore, the project would not induce substantial population growth in an area, either directly or indirectly. No impact would result.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, would not necessitate the construction of replacement of housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Although the mixed-use project is demolishing two buildings that has been used for commercial uses, the project proposes the construction of 17 new residential units, and therefore, the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Fire protection	☐	☐	☐	☒

The project has been reviewed by the City's Fire Chief, and would not affect existing levels of fire protection services, and therefore would not require the alteration of an existing or the construction of a new fire station. No impact would occur.

ii) Police protection	☐	☐	☐	☒

There are four Police Beats that serve the Peninsula area. The project is consistent with community plan and implementing zone. It would not require the expansion of an existing police station or the construction of a new facility. No impacts would occur.

iii) Schools	☐	☐	☐	☒

The project is within the San Diego Unified School District. The project is served by five elementary schools, one junior high school, and one senior high school. Additionally, the Ocean Beach Elementary School, although outside of the Peninsula Community Plan boundary to the west, also serves some students within the Peninsula Community Plan area. The project is consistent with the community plan and implementing zone, and would not require the construction of a new school or the expansion of existing schools. No impact would occur.

iv) Parks	☐	☐	☐	☒

The project is consistent with the adopted community plan; it would not require the construction of a new or the expansion of existing park facilities. No impact would occur.

v) Other public facilities	☐	☐	☐	☒

The project would not affect existing levels of public services; therefore, the project would not require the construction of new or the expansion of existing public facilities. No impact would occur.

XVI. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The mixed-use development of two, three-story 38,589 square-feet buildings on one lot, consisting of 17 residential condominium units and one commercial space, would not increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur.

b) Does the project include recreational facilities or require the construction or	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of recreational facilities, which might have an adverse physical effect on the environment?				

Refer XVIa. The project does not propose recreational facilities nor require the construction or expansion of such facilities.

XVII. TRANSPORTATION/TRAFFIC – Would the project?

a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐

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

Additionally, the project is located within an adopted Airport Land Use Compatibility Plan (ALUCP) for the San Diego International Airport, 65-70 dB ALUCP Noise Contours (CNEL), Airport Influence Area (Review Area 1) and the FAA Part 77 Notification Area. EAS received a letter by the Federal Aviation Administration that the project is not a hazard to Air Navigation, and a consistency determination by the San Diego County Regional Airport Authority that the project is conditionally consistent with the San Diego International Airport ALUCP. Therefore, the project would not conflict with an adopted program, plan, or ordinance or policy addressing transportation systems.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	☐	☐	☐	☒

Refer to XVIIa. The project was reviewed by City Transportation staff. The project is considered a small development, and is expected to generate approximately 216 Average Daily Trips (ADT) which is less than the 300 ADT Small Project screening threshold, therefore, the project is presumed to have a less than significant impact on vehicle miles traveled (VMT). A VMT analysis was not required.

c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

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

As a condition of the approval, the Owner/Permittee shall provide and maintain 15 feet by 15 feet visibility triangle area measured along the property line at the intersection of Voltaire Street and San Clemente Street. No obstruction higher than 36 inches shall be located within this area (e.g. shrubs, landscape, walls, columns, signs etc.). The project would not increase substantial hazards due to a design feature or incompatible uses.

d) 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 impact would result.

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

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	☐	☒	☐	☐

No tribal cultural resources as defined by Public Resources Code Section 5020.1(k) have been identified on the project site. However, because this area is sensitive for historical resources it was determined by qualified City staff that there is potential for impacts to cultural (archaeological resources) and Tribal Cultural Resources, and therefore, monitoring is required. The project site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Assembly Bill 52 (AB 52) requires as part of CEQA, evaluation of tribal cultural resources, notification of tribes, and opportunity for tribes to request a consultation regarding impacts to tribal cultural resources when a project is determined to require a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA. In compliance with AB-52, the City notified all tribes that have previously requested such notification for projects within the City of San Diego.

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

On May 7, 2020, the City of San Diego sent notification to representatives of the Iipay Nation of Santa Ysabel and the Jamul Indian Village for the purposes of AB 52. Neither tribal representative responded within the 30-day period requesting consultation on this project. Consultation was concluded on June 8, 2020 with both tribes. No additional mitigation measures are needed to address this issue area in addition to what has already been recommended for the project for Tribal Cultural Resources, which will be incorporated into the MMRP of this MND.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

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

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

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

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

Adequate services are available to serve the site. The project would not result in the requirement of the construction or expansion of existing facilities. No such impacts, therefore, would occur.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Adequate services are available to serve the site. The project did not meet the City's CEQA Significance Thresholds as a type of project subject to Senate Bills 610 and 221, therefore a Water Supply Assessment was not required. The project's development would result in standard commercial and residential energy consumption. Therefore, new or expanded entitlements would not be necessary.

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	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project's projected demand in addition to the provider's existing commitments?				

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

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

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

g) Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☒	☐

The applicable regulations related to solid waste disposal include: AB 341, which sets a policy goal of 75 percent waste diversion by the year 2020; the City's Recycling Ordinance, adopted November 2007, which requires on-site recyclable collection for residential and commercial uses; the City's Refuse and Recyclable Materials Storage Regulations indicates the minimum exterior refuse and recyclable material storage areas required at residential and commercial properties; the Construction and Demolition (C&D) Debris Deposit Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, or demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 50 percent of their waste by recycling, reusing, or donating reusable materials; and AB 1826 requires businesses in California to arrange for recycling services for organic waste including food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project would be required to comply with federal, state, and local statues and regulation related to solid waste. No impacts, therefore, would occur.

XX. WILDFIRE – Would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The 2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region's plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. The project would not conflict with the goals, objectives, and actions of the SDHMP. Per Action 1.D.6, High fire hazard areas shall have adequate access for emergency vehicles.

The project is not located in a Very High Fire Hazard Severity Zone (VHFHSZ). Therefore, the project would not conflict with emergency response and would not substantially impair an adopted emergency response plan. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☐	☒

The project is located in an urban neighborhood and surrounded by commercial and residential uses, and the project is not located in a VHFHSZ. Therefore, the project would not significantly exacerbate wildfire risks, and no mitigation is required.

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

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

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

The project area is within developed land and urban neighborhood. The project would comply with the City's Landscape Regulations and Land Development Code. The project would not expose people or structures to significant risk from flooding or landslide as a result of runoff, post-fire instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

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

The site is located in an established urban neighborhood with commercial and residential uses. The analysis has determined that, although there are potential for significant impacts to Cultural (Archaeological) and Tribal Cultural Resources, implementation of Section V of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce potential impacts to below a level of

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

significance. With implementation of the MMRPs, the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

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)?	☐	☒	☐	☐

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

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Refer to Section V-Cultural Resources and Tribal Cultural Resources. The project would not have any environmental effects on human beings, either directly or indirectly. With implementation of Section V of the MMRP. No significant impacts would occur.

INITIAL STUDY CHECKLIST
REFERENCES

I. Aesthetics / Neighborhood Character

☒ City of San Diego General Plan
☒ Community Plans: Peninsula Community Plan

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

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

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

☐ City of San Diego Historical Resources Guidelines
☐ City of San Diego Archaeology Library
☐ Historical Resources Board List
☐ Community Historical Survey:
☒ Site Specific Report: Consultation with Qualified City Staff May 6, 2020 date.

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 Report, prepared by NOVA, March 6, 2019.

VII. Greenhouse Gas Emissions

☒ Site Specific Report: Climate Action Plan Checklist

VIII. Hazards and Hazardous Materials

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

IX. Hydrology/Drainage

☐ Flood Insurance Rate Map (FIRM)
☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
☒ Site Specific Report: Preliminary Drainage Study for 17 on Voltaire 4103/ 4111 Voltaire Street, PTS 640598, Voltaire Street SDP, prepared by Pasco, Laret, Suiter & Associates, January 2020.

X. Land Use and Planning

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

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
☐ City of San Diego General Plan: Conservation Element
☐ Site Specific Report:

XII. Noise

☒ City of San Diego General Plan
☐ Community Plan
☐ San Diego International Airport - Lindbergh Field CNEL Maps
☐ Brown Field Airport Master Plan CNEL Maps
☐ Montgomery Field CNEL Maps
☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☒ Site Specific Report: Acoustical Analysis Report for 17 on Voltaire, Southwest Corner of Voltaire Street and San Clemente Street, San Diego, California 92107, prepared by Eilar Associates, March 6, 2020.

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

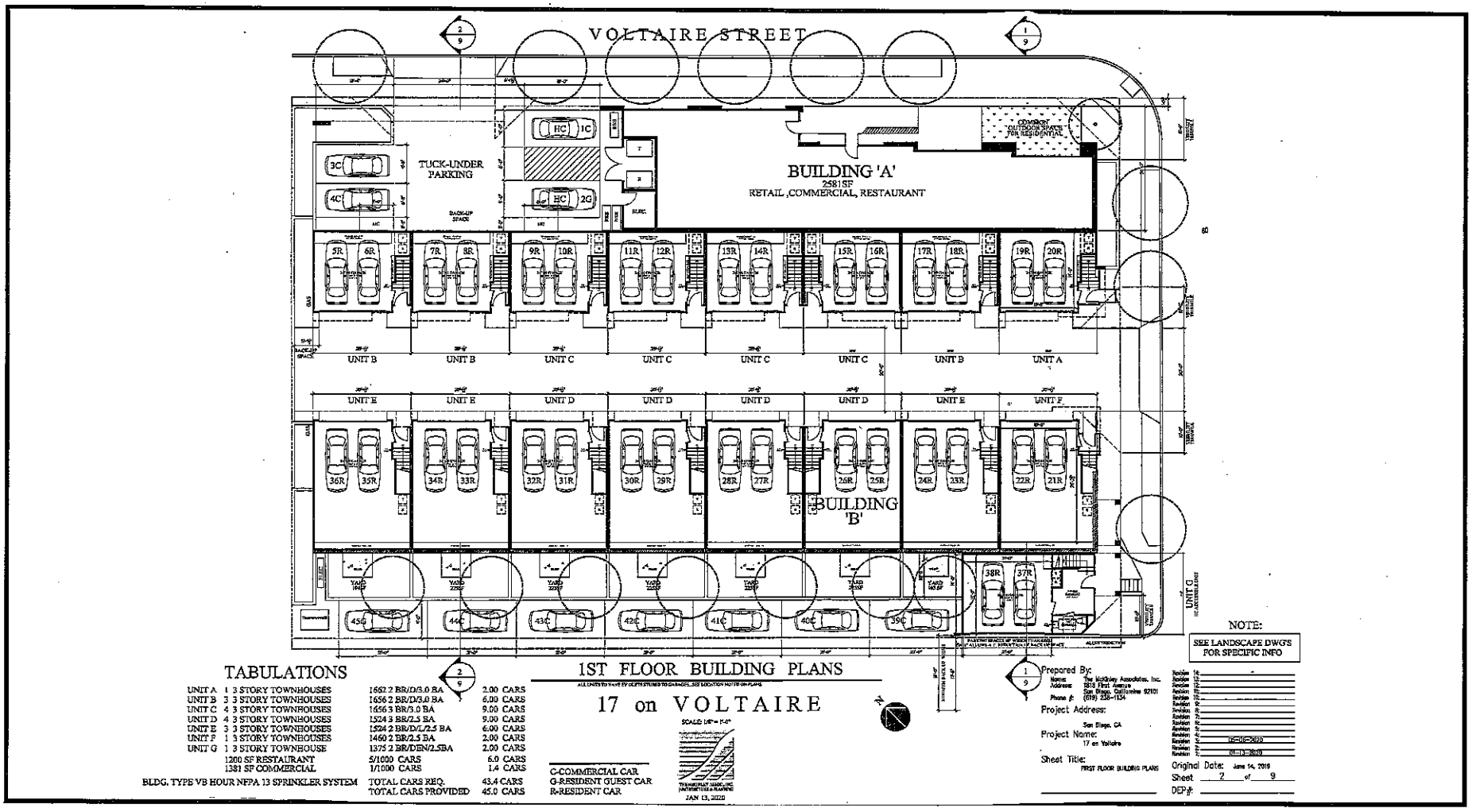
☒ Site Specific Report: Storm Water Quality Management Plan 17 on Voltaire-4103 Voltaire Street, PTS 640598, Voltaire Street SDP, prepared by Pasco, Laret, Suiter & Associates, January 7, 2020.

Location Map

Voltaire Street SDP/MW/Project No. 640598

City of San Diego – Development Services Department

FIGURE No. 1



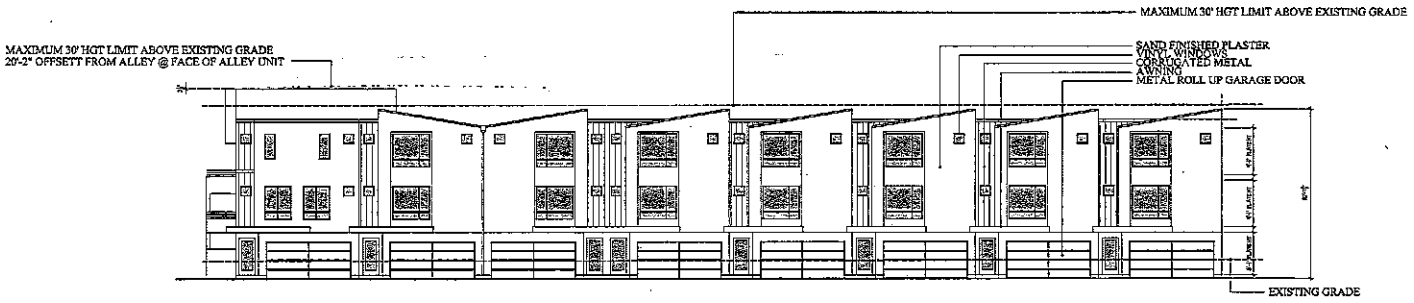
Site Plan

Voltaire Street SDP/MW/ Project No. 640598

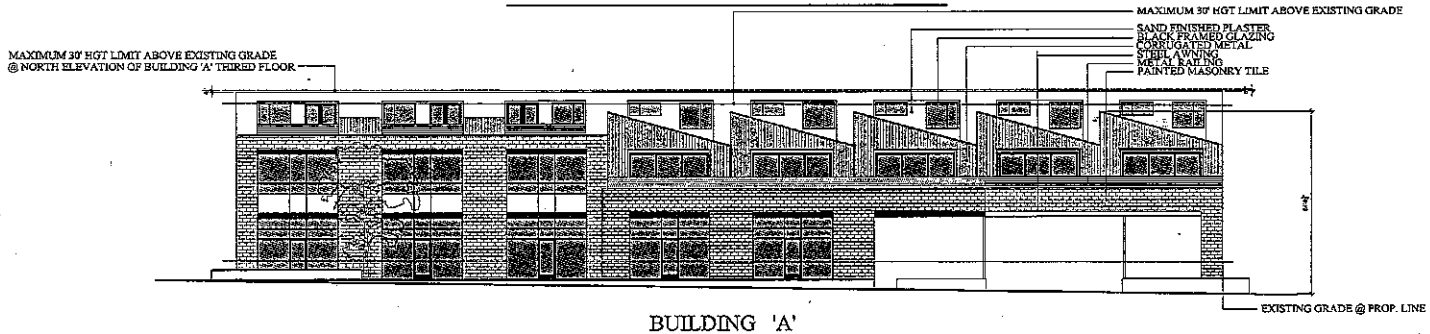
City of San Diego – Development Services Department

FIGURE

No. 2



BUILDING 'B'



BUILDING 'A'

VOLTAIRE STREET

1480 SF OF COMMERCIAL FRONTAGE / 650 SF OF GLAZING 64% TRANSPARENCY

NORTH BUILDING ELEVATIONS

17 on VOLTAIRE

SCALE: 1/8" = 1'-0"

JAN 13, 2020

Prepared By:
Name: The McGinley Associates, Inc.
Address: 1816 First Avenue
San Diego, California 92101
Phone #: (619) 238-1124

Project Address:
San Diego, CA

Project Name:
17 on Voltaire

Sheet Title:
NORTH BUILDING ELEVATIONS

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Revision 8:
Revision 9:
Revision 10:
Revision 11:
Revision 12:
Revision 13:
Revision 14:
Revision 15:
Revision 16:
Revision 17:
Revision 18:
Revision 19:
Revision 20: 04-13-2020

Original Date: September 12, 2019

Sheet 6 of 9

DEP#:

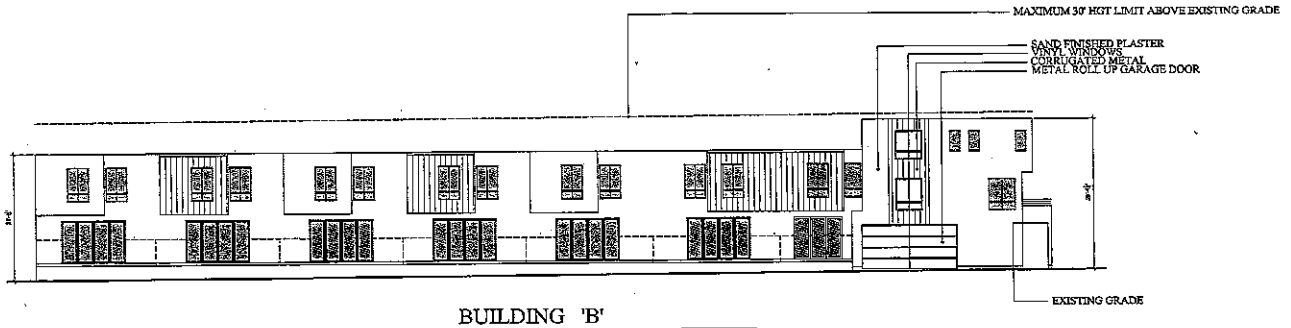
North Building Elevations

Voltaire Street SDP/MW/ Project No. 640598

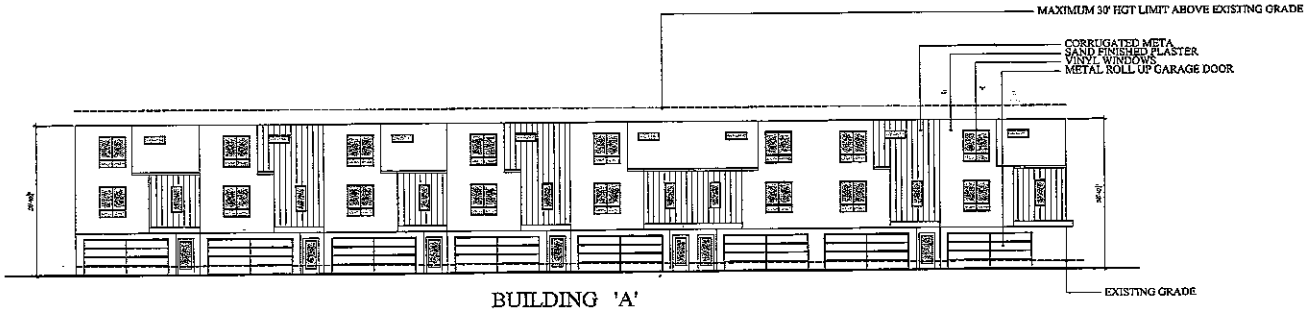
City of San Diego – Development Services Department

FIGURE

No. 3a



BUILDING 'B'



BUILDING 'A'

SOUTH BUILDING ELEVATIONS

17 on VOLTAIRE

SCALE: 1/8" = 1'-0"

JAN 13, 2020

Prepared By:
Name: The McGinley Associates, Inc.
Address: 1818 First Avenue, San Diego, California 92101
Phone #: (619) 232-1134

Project Address: San Diego, CA

Project Name: 17 on Voltaire

Sheet Title: SOUTH BUILDING ELEVATIONS

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Revision 8:
Revision 9:
Revision 10:
Revision 11:
Revision 12:
Revision 13: 01-13-2020

Original Date: September 12, 2019

Sheet 7 of 9

DEP #:

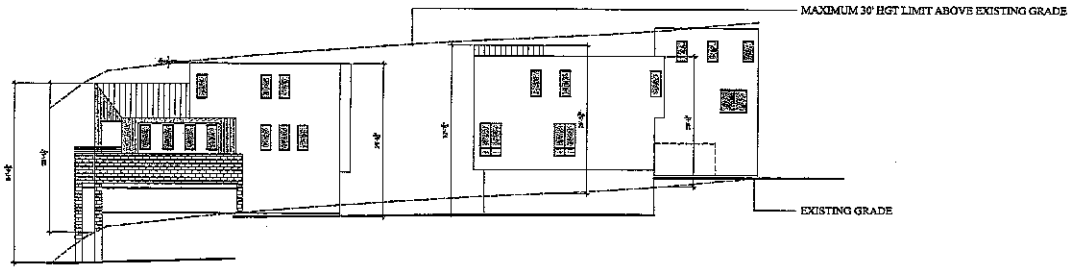
South Building Elevations

Voltaire Street SDP/MW/ Project No. 640598

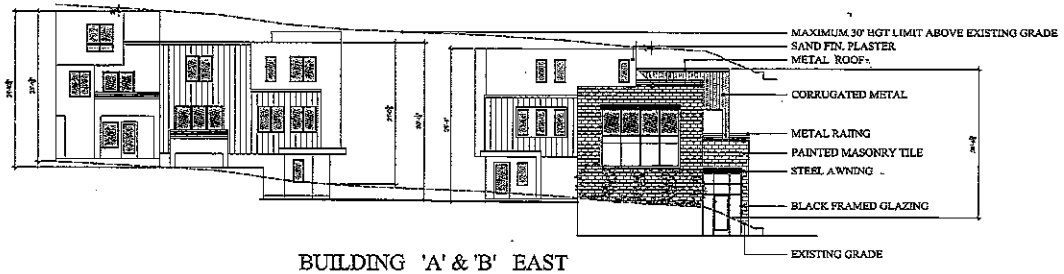
City of San Diego – Development Services Department

FIGURE

No. 3b



BUILDING 'A' & 'B' WEST



BUILDING 'A' & 'B' EAST
SAN CLEMENTE STREET

WEST AND EAST BUILDING ELEVATIONS

17 on VOLTAIRE

SCALE: 1/8" = 1'-0"

THE McGINLEY ASSOC., INC.
MEMBERS: AIA/AMERI

JAN 13, 2020

Prepared By:
Name: The McGinley Associates, Inc.
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Project Address:
San Diego, CA

Project Name:
17 on Voltaire

Sheet Title:
WEST & EAST BUILDING ELEVATIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 01-13-2020

Original Date: September 12, 2018
Sheet 8 of 9
DEP#:

East and West Building Elevations

Voltaire Street SDP/MW/ Project No. 640598
City of San Diego – Development Services Department

FIGURE
No. 3c