



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 507041

I.O. No. 24006917

SCH No. N.A.

**SUBJECT: LOS PATIOS CDP/NDP: COASTAL DEVELOPMENT PERMIT (CDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP)** to allow for the demolition of an existing commercial building, and the construction of a four-story, mixed-use building consisting of three commercial units, 22 market-rate residential units, two very low income affordable units achieved with a 42.5% density bonus with development regulation incentives, on a 0.32-acre site. The development incentives (deviations) are further described in the Initial Study. The project is addressed at 1776 National Avenue (APN 538-050-1200) in the BLPD-REDEVELP-SUBD zone within the Barrio Logan Community Planning Area, Barrio Logan Planned District, Coastal Overlay Zone (Non-Appealable), Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (LEGAL DESCRIPTION: Lots 17, 18, 19, 20, Block 139, Mannasse & Schiller's Subdivision of Pueblo Lot 1157, In the City of San Diego, County of San Diego, State of California, according to map No. 209). Applicant: Factory Row Homes, 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): **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 AND REPORTING PROGRAM:

A. **GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

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

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

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

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

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

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

B. **GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

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

***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) # 507041 and /or Environmental Document # 507041, 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		
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
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

## **B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **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

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.

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 (CSV). The CSV'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 granted access to the site, 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, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. 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; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.



- 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.

**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.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

**County of San Diego**

Land and Water Quality Division, Mark McPherson

**City of San Diego**

Mayor's Office

Councilmember David Alvarez-District 8

City Attorney

San Diego Central Library

Planning Department

Environment & Mobility Division, Deputy Director

Development Services

Development Project Manager

Senior Environmental Planner

Associate Planner, Environmental

Associate Planner, Planning Review

Associate Engineer, Engineering Review

Senior Planner, Landscape

Associate Engineer, Transportation

Senior Planner, Plan-Historic

Associate Engineer, PUD-Water and Sewer

Fire Prevention Inspector, Fire-Plan Review

Associate Engineer, LDR-Geology

Planning Department

Senior Planner, Airport

**Other**

Iipay Nation of Santa Ysabel, Clint Linton

Jamul Indian Village, Lisa Cumper

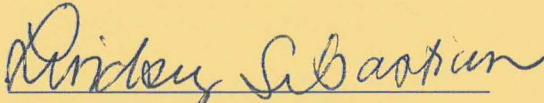


Jamul Indian Village, Jesse Pinto  
Barrio Logan, Mark Steele, Chair  
Barrio Station, Inc., Rachael Ortiz  
Aaron Borja (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

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

Copies of the draft 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.

  
Lindsey Sebastian, Senior Planner  
Development Services Department

August 7, 2018  
Date of Draft Report

September 7, 2018  
Date of Final Report

Analyst: R. Benally

Attachments: Figure 1-Location Map  
Figure 2-Site Plan  
Figure 3a-South Elevation  
Figure 3b-North Elevation  
Figure 3c-East Elevation  
Figure 3d-West Elevation



## INITIAL STUDY CHECKLIST

1. Project title/Project number: Los Patios Coastal Development Permit/Neighborhood Development Permit, Project No. 507041
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: 1776 National Avenue, San Diego, California 92113
5. Project Applicant/Sponsor's name and address: : Aaron Borja, Architects Local (Firm), 640 West Beech Street, #4, San Diego, California 92101
6. General/Community Plan designation: Residential Use (14-29 du/ac)
7. Zoning: BLPD-Redevelopment District
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

**A COASTAL DEVELOPMENT PERMIT (CDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP)** to allow for the demolition of an existing commercial building, and the construction of a four-story, mixed-use building consisting of three commercial units, 22 market-rate residential units, two very low income affordable units achieved with a 42.5% density bonus with development regulation incentives, on a 0.32-acre site. The ground level would have commercial uses including an artist studio and an eating and drinking establishment.

The ground level would be 3,371 square-feet, the second level would be 7,902 square-feet, the third level would be 8,484 square-feet, and the fourth level would be 7,544 square-feet for a total of 27,301 square-feet.

The project is an affordable housing density bonus project utilizing a 42.5% density bonus. The following 4 incentives (or deviations) are requested;

1. Increase height to 56'-6" where 50'-0" is allowed.
2. Increase lot coverage to 75% where 65% is allowed.
3. Encroach into side yard setback with balconies where no encroachment is allowed.
4. Create a premise containing over 14,000 square feet of lot area or over 100 feet of frontage along the front property line where those numbers are not allowed to be exceeded.

The project site does not have a floor area ratio (FAR) limit, the proposed FAR is 1.46. The highest point of the building would be 56'-6", where the maximum permitted height limit in this zone is 50 feet.



Project implementation would involve the grading of the entire project site. Grading would include approximately 950 cubic yards of cut at maximum depth of 4.5 feet, and the export of 950 cubic yards to a legal disposal site.

Construction of the structure would consist of wood frame construction, stucco, and aluminum window system, metal stairs, and glass door and sliding door glazing. The proposed structure would also have a glass and wood composite guardrail, and steel plate guardrail planter box.

The project is required to provide 18 parking spaces comprising of 12 residential and 6 commercial spaces. The project proposes a total of 18 parking spaces including 2 van accessible space. Ingress and egress would be provided from an alley.

Landscaping would consist of Marina Madrone, Palo Verdes and Western Redbud trees, shrubs, ornamental grasses, perennials, and succulents. Landscaping would be provided in conformance with the City's landscape regulations.

9. Surrounding land uses and setting:

The 0.32-acre project site consists of a rectangular-shaped parcel located at 1776 National Avenue of the Barrio Logan Community Planning area. The site is occupied by a one-story steel structure in the eastern portion of the property with the remainder of the property, containing a paved parking lot, however the structure and parking lot would be demolished. The adjacent property to the west consists of one and two story residential structures, and the property to the east consists of a parking lot and a one-story retail building. A four-story residential apartment building is located to the north with one level of subterranean parking.

The adjacent properties to the north, south and west are zoned Redevelopment Subdistrict-Residential Use. The adjacent property to the east is zoned Redevelopment Subdistrict-Commercial/Residential Use. National Avenue fronts the property to the south, slope gently to the west, and the elevations range from approximately 43 feet to 41 feet above Mean Sea Level (MSL).

The project site is located in the Barrio Logan Community Planning area, Barrio Logan Planned District, Coastal Overlay Zone (Non-Appealable), Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone, Airport Influence Area (Review Area 2), 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 certified letter and email on August 29, 2017. On August 29, 2017, the Iipay Nation of Santa Ysabel responded via email correspondence for a request for consultation on this project. Subsequently, on August 30, 2017,



Jamul Indian Village representative also responded via email for a request for consultation on this project. On September 15, 2017, City staff met with Tribal Representatives for consultation on this project, and based on concurrence from all parties, it was determined that Native American monitoring would be required for this project. Consultation was closed.

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



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by Lead Agency)**

On the basis of this initial evaluation:

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



## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

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

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

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

The development would occur on a 0.32-acre site that is not located within a state scenic highway. Therefore, the project would not result in substantial damage to any scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway.

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

The project site is currently developed with a commercial structure. Surrounding the site are one-, two-, three-, and four-story single family residential, commercial, and mixed-use buildings. The surrounding buildings have varying setbacks. Some of the surrounding structures employ massing setbacks while others, including a three-story hotel, do not employ any. The surrounding development is diverse in use, height, and massing.

The project proposes a maximum height of four-stories with numerous step backs along the building's height, which would not exceed the surrounding height and/or bulk by a substantial margin. Additionally, due to the project's location within an urbanized community, the proposed project would not have a cumulative effect by opening up a new area for development or changing the overall character of the area, such as from rural to urban.

The Barrio Logan Community is characterized by a diverse neighborhood design with regards to setbacks, land cover, and other development standards. An economically and demographically diverse community, Barrio Logan is further identified by a diverse variety of development age and quality of upkeep, creating a wide-ranging visual quality in the site surroundings. This diverse mix of land uses, building types and ages, and population create an eclectic community character.

Surrounding development exhibits craftsman, Spanish, a mix of 20<sup>th</sup> century-style architecture, and contemporary architecture. Many of the surrounding commercial components also exhibit traditional box-like architecture with minimal articulation or visual interest. There is no single or common architectural theme that applies to the whole of the project surroundings. As such, the proposed project would not have an architectural style or use building materials in stark contrast with adjacent developments of a single or common architectural theme.

The proposed project would include a mixed-use building up to four stories in height, with varying step backs along all elevations to provide visual interest and interrupt building massing. Due to the flat and previously developed state of the project site, no alteration to the existing landform would



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result. The mixed-use structure would provide a buffer and transition between the existing residential development to the north and west, and the existing commercial development to the south and east.

The proposed project would have 22 residential housing units above two ground level commercial spaces and one ground level artist studio. Architectural features at the ground floor pedestrian level would include concrete, masonry units, metal and glass entries, and wood slat accents.

Architectural features of the building would include multiple height roofs, a variety of fenestration sizes, recessed balcony areas, and a diverse but cohesive mix of materials.

As described, the mixed-use project would not substantially degrade the visual character and quality of the site or the surrounding area. Impacts would be less than significant.

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

No substantial sources of light would be generated during project construction/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 the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located in the Barrio Logan Community Plan area and would be consistent with Residential Use (14-29 du/ac) designation that allows the development of a mixed-use building consisting of 3 commercial units, and 22 residential units. As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation and no impact would occur.

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

See IIIa. The proposed development of a mixed-use building consisting of 3 commercial units, and 22 residential units did not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study, and therefore, it is not expected to violate any air quality standard or contribute substantially to or violate an air quality standard.

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

Refer to IIIa. The County is non-attainment under federal standards for ozone (8-hour standard). The project is not expected to generate considerable net increase of ozone or PM10. The project would not result in cumulatively considerable net increase.

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

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

#### IV. BIOLOGICAL RESOURCES – Would the project:

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

The 0.32-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.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See IVa. The project site does not contain any sensitive habitat, or any native resident or migratory fish or wildlife species, therefore the project would not interfere with wildlife movement or corridors or impede the use of native wildlife nursery sites.

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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See IV.d. The project is located in an urban neighborhood and it is not adjacent to the MHPA. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

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

#### Archaeological Resources

According to the archaeology maps in the Environmental Analysis Section library, the site is located in a high sensitivity area for archaeological resources. The Environmental Analysis Section consulted with qualified City staff (QCS) for a California Historic Resources Information System (CHRIS) database search. Based on the CHRIS search conducted it was determined there are no recorded archaeology sites mapped within the site. QCS concluded that based upon the CHRIS search and prior development on the site, the project would not be expected to result in impacts to archaeological resources.

#### Built Environment

The project proposes demolition of a building constructed in 1946. The City of San Diego's CEQA Significance Determination Thresholds states that 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 142.0212 requires that all properties 45 years old or older be reviewed for potential historical significance. The project was reviewed by the City's Plan-Historic staff (PHS). PHS determined the property did not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria, and no further historical analysis would be required at this time. PHS stated this determination is good for 5 years from this date, July 18, 2017, unless new information is provided that speaks to be building's eligibility for designation. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to V (a).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the geotechnical investigation, the site is underlain by Old Paralic Deposits. This formation is considered highly sensitive for paleontological resources. Project implementation would involve the grading of the entire project site. Grading would include approximately 950 cubic yards of cut at a maximum depth of 4.5 feet, and the export of 950 cubic yards. 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 and human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 IV 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. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A site-specific Geotechnical Investigation were prepared for this project. The project is assigned geologic risk category 13 (Downtown Special Fault Zone). According to the Geotechnical Investigation, there is no known active, potentially active, or inactive faults located at the site. The property is not located within a State of California Earthquake Fault Zone. However, the site is located approximately 600 feet from the nearest active fault trace designated in downtown San Diego. The property is also located within the City of San Diego Special Studies Fault Zone. Additionally, according to the geotechnical report, the potential for ground rupture is considered to be negligible due to the absence of active faults at the subject site.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, (including recommendations contained in the Geotechnical Investigation) to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As noted in VI.a, the project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices (including recommendations contained in the Geotechnical Investigation) to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the field investigation, the following three geologic units underlie the site: undocumented fill, topsoil and Old Paralac Deposits. The potential for liquefaction and seismically induced settlement occurring within the site soil is considered to be very low due to the age and dense nature of the Old Paralac Deposits.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the geotechnical investigation, there are no potential landslides at the subject property or at the location that could impact the proposed development.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site would be landscaped in accordance with the City requirements and all storm water requirements would be met, therefore, no impacts would occur and no mitigation measures are deemed necessary. Refer to VI a.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See IV.a.iii and IV.a.iv. The site is not located in an earthquake fault zone. As noted VI.a, proper engineering design and utilization of standard construction practices, to be verified at the building 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code (1994), creating substantial risks to life or property?				

According to the geotechnical report, the soil encountered in the previous field investigation is considered to be “expansive” (expansion index greater than 20) as defined in the 2013 California Building Code Section 1803.5.3. Table 7.2 of the geotechnical report presents soil classifications based on the expansion index. Based on the results of previous laboratory testing, however, presented in Appendix A of the geotechnical report, the on-site materials will possess a “very low” to “medium” expansion potential (expansion index of 90 or less). Proper engineering design and utilization of standard construction practices will be verified at the building permit stage, and therefore impacts from geologic hazards would be less than significant.

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

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

#### VII. GREENHOUSE GAS EMISSIONS – Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

### CAP Consistency Checklist

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

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG emissions to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the impact would be less than significant.

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

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Therefore, the project would not create a significant hazard to the public or environment.

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

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project does not propose any use that would involve the routine transport, use, or disposal of significant hazardous materials. While operational maintenance activities may involve small amounts of solvents, cleaners, paint, oils and fuel for equipment, and pesticides/herbicides. There are adequate regulations in place to protect public safety, including the Clean Air Act, Clean Water Act, Comprehensive Environmental Response, Compensation and Liability Act, and the Toxic Substances Control Act. At the local level, the City Fire Department and County of San Diego (County) Health Department screens inventories and inspects sites permitted to use or store hazardous materials regularly. The County also reviews Hazardous Materials Business Plans and the Air Pollution Control District regulates projects with possible toxic emissions. Given the application of these federal, state and local regulations, the project would have a less than significant risk to the public related to hazardous materials.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed development is located within one-quarter mile of an existing school, however the mixed-use development consisting of commercial and residential is not expected to emit hazardous materials or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal or remediation of hazardous materials. According to the Regional Water Quality Control Board Geotracker database, the subject site at 1776 National Avenue has two case listings for hazardous materials; one open-site assessment case, LOC Case # DEH2016-LSAM-0003669, and one closed case, LOC Case# H03524-001.

The County Department of Environmental Health (DEH), Site Assessment and Mitigation Program is the lead agency and is providing oversight for this location.

The City of San Diego's CEQA Significance Determination Thresholds states "As residential redevelopment and new residential construction occurs in or near areas historically used for industry, commerce, solid waste (e.g. fuel storage) contaminated soils and groundwater can be found." In addition, "Where a change in use is proposed the County of San Diego's Department of Environmental Health should be consulted." Because the project proposed a change in use the applicant participated at the request of City staff in the County of San Diego's Voluntary Assistance Program (VAP), and will need to address any additional requirements as requested by DEH for this project.

The applicant submitted a Soil Management Plan (dated December 21, 2016) to the County DEH for this project. On January 5, 2017, the County DEH approved a Soil Management Plan (SMP) prepared by GDS, Inc. According the SMP, approximately five feet of soil will be removed as part of the proposed development. It is anticipated that petroleum hydrocarbons affected soils could be encountered in some excavations. The SMP provides protocols to be followed in the event that underground storage tanks (USTs) are encountered during site operations. Furthermore, as part of the review, DEH considered the change in land use on the site to mixed use development. DEH stated that a human health risk assessment was also conducted and the risk assessment passed for residential standards; therefore according to the data submitted, there are no health and safety issues from the existing contamination for occupants of the proposed mixed use development. In addition, air monitoring for contaminants and dust control will be conducted as part of the Community Health and Safety Plan to protect the public during excavation activities.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In conclusion, the applicant would continue to participate in the County's VAP. Therefore, as a condition of the project, the applicant is required to implement the Soils Management Plan, prior to issuance of the grading permit. Subsequently, in order for the open case for this site to be closed, the responsible party will need to complete and submit a closure report to the County DEH. Implementation of the SMP would reduce potentially significant impacts to Hazardous Materials/Public Health and Safety to a level below significance.

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

The project site is not located within any Airport Land Use Compatibility Plan area. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

The project does not include any off-site changes to the existing roadways. The development of a mixed-use building consisting of 3 commercial units, and 22 residential units 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 urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

#### IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A "Storm Water Quality Management Plan (dated December 18, 2017)," were prepared by BergerABAM, the project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Source Control, Site Design) would be implemented. Implementation of the aforementioned measures would reduce potential environmental impacts 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 is located in an urban neighborhood where all infrastructures exist. The project would connect to the existing public water system. No impact would result.

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

☐ ☐ ☐ ☒

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 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?

☐ ☐ ☒ ☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized that would ensure that project runoff would not exceed existing or planned capacity of the storm water runoff.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

X. LAND USE AND PLANNING – Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 0.32-acre project site is located in an urban neighborhood, and is surrounded by similar residential and commercial uses. The proposed development of a mixed-use building consisting of 3 commercial units, and 22 residential units is consistent with the adopted community plan and zone, would not physically divide and established community.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 0.32-acre project site is located in an urban neighborhood, and is surrounded by similar residential and commercial uses. The site and the immediate areas to the north, east, west and south are zoned BLPD-Redevelopment District, and is designated residential use (14-29 du/ac) by



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Barrio Logan Community Plan. The proposed development is consistent with the land use designation and the policies of the General Plan, Barrio Logan Community Plan, and it complies with the underlying BLPD-Redevelopment District zone, therefore, the project would not conflict with any applicable land use plan, policy, or regulations.

The proposed development of a mixed-use building consisting of 3 commercial units, and 22 residential units would not be expected to expose people to noise levels that exceed the City's adopted noise standards or established standards of the General Plan or applicable standards of other agencies (ALUCP). No such impacts, therefore, would occur.

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

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

XI. MINERAL RESOURCES – Would the project:

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

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

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

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

XII. NOISE – Would the project result in:

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

The project did not meet the City's CEQA Significance Determination Thresholds to require the preparation of a noise report. In addition, the project is located outside of the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 Airport Land Use Compatibility Plan (ALUCP) for the San Diego International Airport.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise from temporary construction activities is expected to be generated during the construction of the project. However, the project is expected to comply with Section 59.5.0404 of the Municipal Code for construction noise. Therefore, the project is not expected to generate noise levels in excess of standards established in the local general plan or City's Noise Ordinance, or other applicable standards.

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

The development of a mixed-use building would not be expected to generate excessive ground bourne vibration and noise levels. No such impacts, therefore, would occur. Refer to XIIa.

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

Refer to XIIa.

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

Refer to XIIa. Temporary construction noise would result from the development of a mixed-use building consisting of 3 commercial units, and 22 residential units. 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. No such impacts, therefore, would occur.

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

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

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

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

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

- 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 project would demolish an existing one-story commercial structure. The mixed-use development consisting of 3 commercial and 22 residential units is consistent with the Barrio Logan Community Plan, and would not result in a substantial increase or decrease in new homes and businesses, 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 project proposes the demolition of an existing commercial building, and the construction of the mixed-use development consisting of 3 commercial and 22 residential units would not necessitate the construction of replacement of housing elsewhere.

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

☐ ☐ ☐ ☒

The project proposes to demolish an existing commercial building and construct a mixed-use building consisting of 3 commercial units, and 22 residential units, in its place; therefore, the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

### XIV. PUBLIC SERVICES

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

- i) Fire protection ☐ ☐ ☒ ☐

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

- ii) Police protection ☐ ☐ ☒ ☐

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



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

The project is within the San Diego Unified School District. The project is located in an urban neighborhood where an elementary school is located, and the Barrio Logan community is served by Memorial Junior High School, and the San Diego High School. The Cesar E. Chavez-San Diego Continuing Education Community College is located with the community. The project would not require the construction of new or the expansion of existing schools.

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

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

#### XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The development of a mixed-use building consisting of 3 commercial units, and 22 residential units, would not increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur.

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

#### XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				

The project did not meet the thresholds to require the preparation of a traffic study. The proposal to allow the development of a mixed-use building consisting of 3 commercial units, and 22 residential units is consistent with the adopted community plan. The Barrio Logan area is well served by public transportation with five San Diego bus routes passing through the area. Three bus routes (Route Number 29, 32 and 100) connect with destinations to the south, including Chula Vista, Imperial Beach, and San Ysidro, while Route Number 9/19 provides a link with Coronado via the Coronado Bay Bridge. In addition, all routes connect with downtown San Diego, and other points in the City. The Barrio Logan Trolley Station is also located within the community and is located 0.4 miles from the project site. The project, therefore, would not be expected to result in significant traffic generation that would result in conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to XVIa. The proposed mixed-use building consisting of 22 multifamily residential units, one art studio, and eating and drinking establishment space is expected to generate approximately 372 average weekday trips - ADT, with 29 AM peak hour trips and 31 PM peak hour trips. As such, the project would not generate substantial new vehicular trips nor would it adversely affect any mode of transportation in the area. Therefore, the project would not result in conflict with any applicable congestion management program. Therefore, the project would not decrease the level of service standards on existing roads or highways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is located in the Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area. The maximum height of the proposed project is 99.6 feet Above Mean Sea Level. The FAA Part 77 notification surface is above the site at 145 feet Above Mean Sea Level (AMSL) for SDIA, and 191 feet AMSL for North Island Naval Air Station. Although the FAA Part 77 notification surface for SDIA is above the site at 145 feet, the area is in proximity to a navigation facility and may impact the assurance of navigation signal reception; therefore, the applicant submitted a, "No FAA Notification Self-Certification Agreement," dated July 17, 2017. The project would not result in a change in air traffic patterns nor result in substantial safety risks.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Driveway access would be provided from the alley. The project proposes to replace the existing sidewalk, and to remove the existing curb, adjacent to the site on National Avenue, with a new curb and gutter. The project also proposes to replace and repair the damaged portion of the alley, adjacent to the site, to City standards and to the satisfaction of the City Engineer. There are no features proposed that would be incompatible with the urban environment, therefore, the project would not substantially increase hazards associated with any design feature or incompatible uses. No impact would result.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project design would be subject to City review and approval for consistency with all design requirements at the building permit phase to ensure that no impediments to emergency access would occur. No impact would result.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See XVIa. Public transit such as bus routes and the Barrio Logan Trolley Station is located 0.4 miles from the project site. Commercial uses (eating and drinking establishment) would be located along the frontage of the site. The project includes bicycle parking spaces and would not impede the use of any alternative transportation facility such as bus stops or sidewalks. Therefore, the project would not result in any conflicts regarding plans, policies or programs regarding public transit, bicycle, pedestrian facilities, or decrease the performance or safety of such facilities.

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

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

The site is located in an urban neighborhood and surrounded by existing development, and does not contain any sensitive biological or historical resources, the project 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				

In accordance with the requirements of Public Resource Code 21080.3.1, the City of San Diego engaged the Lipay Nation of Santa Isabel and Jamal Indian Village, both traditionally and culturally affiliated with the project area. These tribes were notified of the project via certified letter and email on August 29, 2017. Both Native American tribes responded within the 30-day formal notification period requesting consultation on this project. On September 15, 2017, City staff met with Tribal Representatives' for consultation on this project. Based on concurrence from all parties, it was determined that Native American monitoring would be required for this project. Consultation under Public Resource Code 21080.3.1. was concluded at this meeting.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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

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

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

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

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.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Adequate services are available to serve the site. The project would not require new or expanded entitlements.

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

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

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

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

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

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

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

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

The site is located in an urban neighborhood and surrounded by existing development, and does not contain any sensitive biological resources. No potential impacts to biological resources were identified. However, potential impacts to Tribal Cultural Resources could result from excavation/grading activities, therefore implementation of Section V of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce potential impacts to below a level of significance. With implementation of the MMRPs, the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to Section XVIIb-Tribal Cultural Resources. The project would not have any environmental effects on human beings, either directly or indirectly. No such impacts, therefore, would occur.

**INITIAL STUDY CHECKLIST  
REFERENCES**

**I. Aesthetics / Neighborhood Character**

- ☐ City of San Diego General Plan
- ☐ Community Plans:

**II. Agricultural Resources & Forest Resources**

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

**III. Air Quality**

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

**IV. Biology**

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

**V. Cultural Resources (includes Historical Resources)**

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

**VI. Geology/Soils**

- ☐ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report: A Geotechnical Investigation Los Patios-Mixed Use 1776 National Avenue, San Diego, California, were prepared by GEOCON, October 3, 2016.

**VII. Greenhouse Gas Emissions**

- ☒ Site Specific Report: Climate Action Plan Consistency Checklist



**VIII. Hazards and Hazardous Materials**

- ☐ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☒ FORM DS-503, No FAA Notification Self-Certification Agreement, July 17, 2017
- ☐ 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](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☒ Site Specific Report: Priority Development Project Storm Water Quality Management Plan for Los Patios-Mixed Use, were prepared by BergerABAM, December 18, 2017

**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
- ☐ 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:

**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**
- X City of San Diego General Plan
- X Community Plan
- \_\_\_ Series 11/Series 12 Population Forecasts, SANDAG
- \_\_\_ Other:
- XV. Public Services**
- X City of San Diego General Plan
- X Community Plan
- XVI. Recreational Resources**
- \_\_\_ City of San Diego General Plan
- \_\_\_ Community Plan
- \_\_\_ Department of Park and Recreation
- \_\_\_ City of San Diego - San Diego Regional Bicycling Map
- \_\_\_ Additional Resources:
- XVII. Transportation / Circulation**
- \_\_\_ City of San Diego General Plan
- \_\_\_ Community Plan
- \_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- \_\_\_ San Diego Region Weekday Traffic Volumes, SANDAG
- \_\_\_ Site Specific Report:
- XVIII. Utilities**
- \_\_\_ Site Specific Report:
- XIX. Water Conservation**
- \_\_\_ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine
- XX. Water Quality**
- \_\_\_ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- \_\_\_ Site Specific Report:

Revised: February 2018



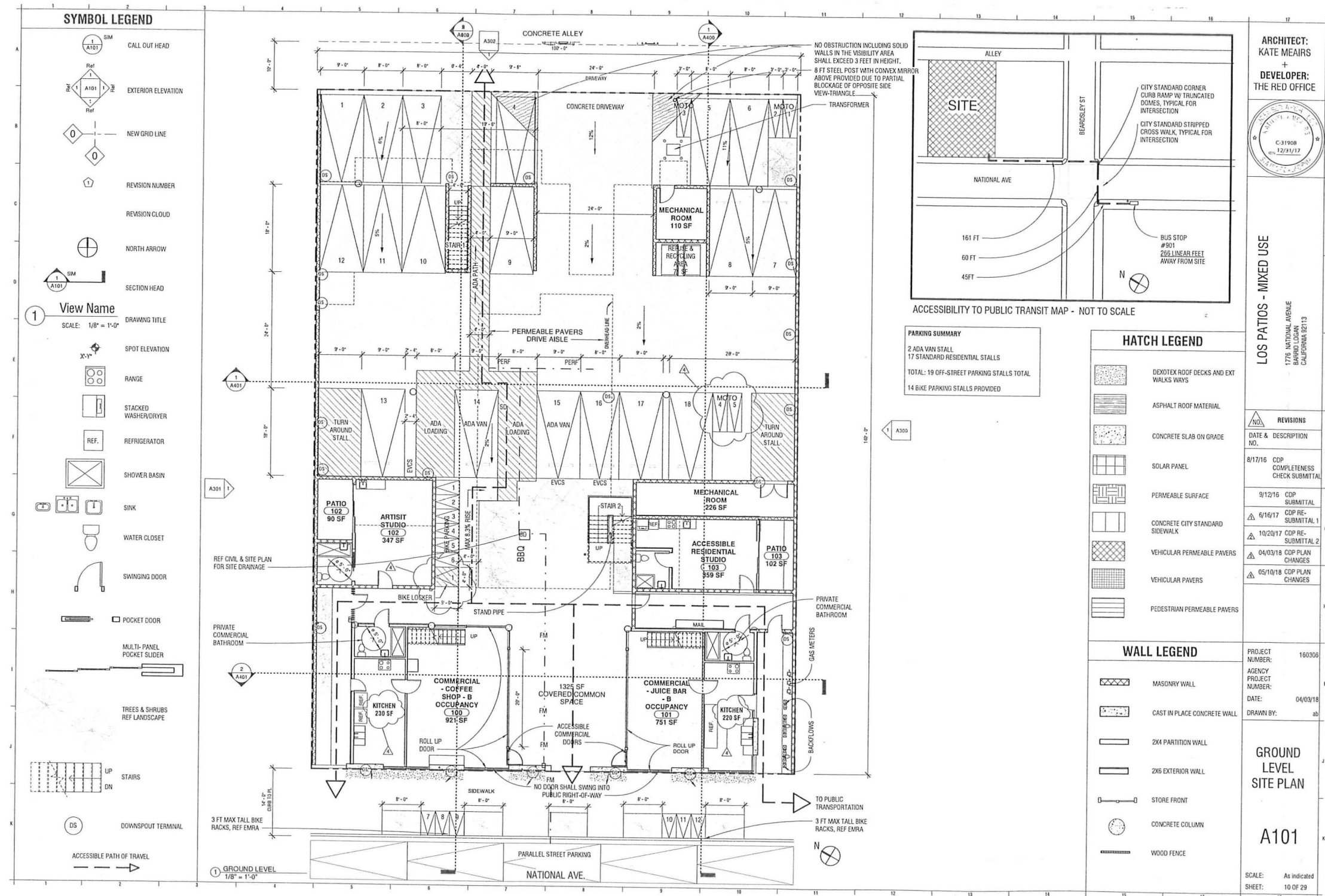
## Location Map

Los Patios CDP/NDP Project/Project No. 507041

City of San Diego – Development Services Department

FIGURE

1



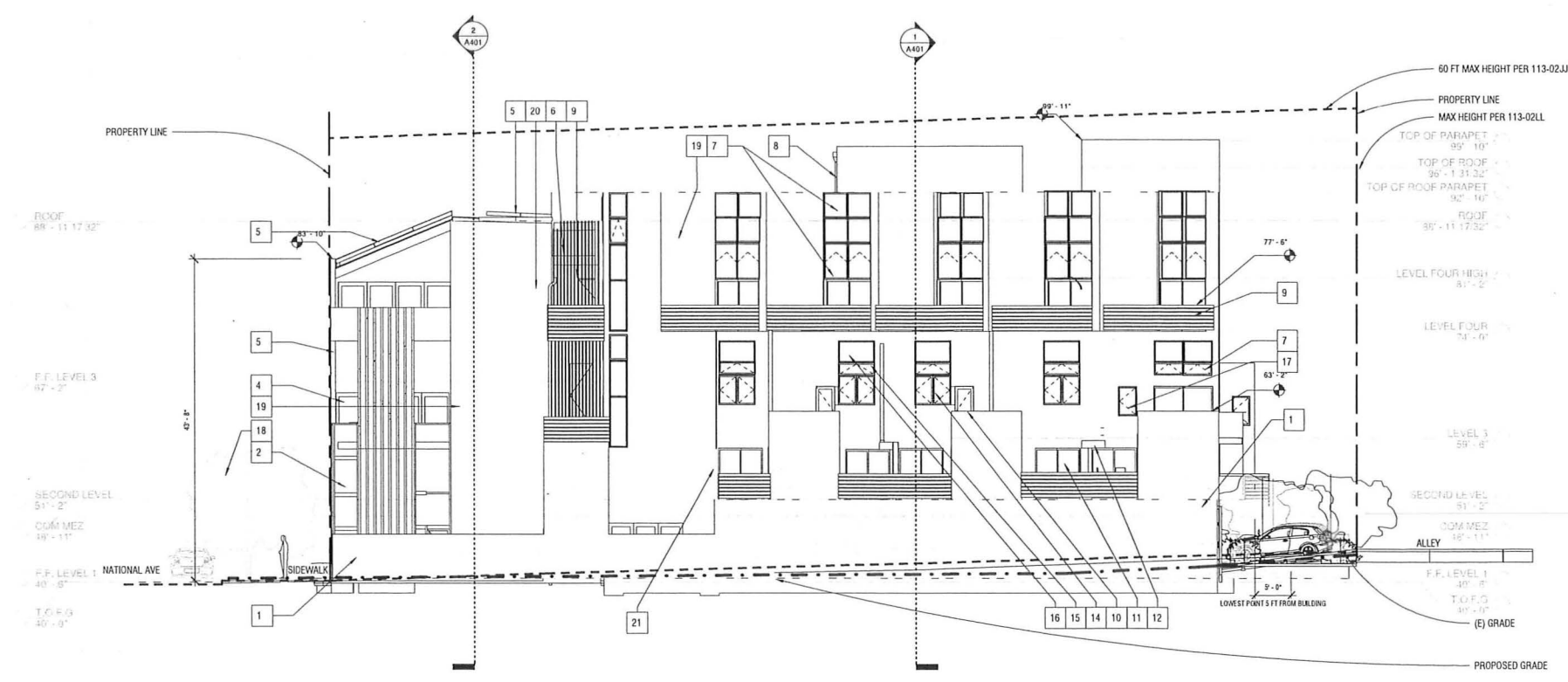
LOS Patios CDP/NDP

## Site Plan

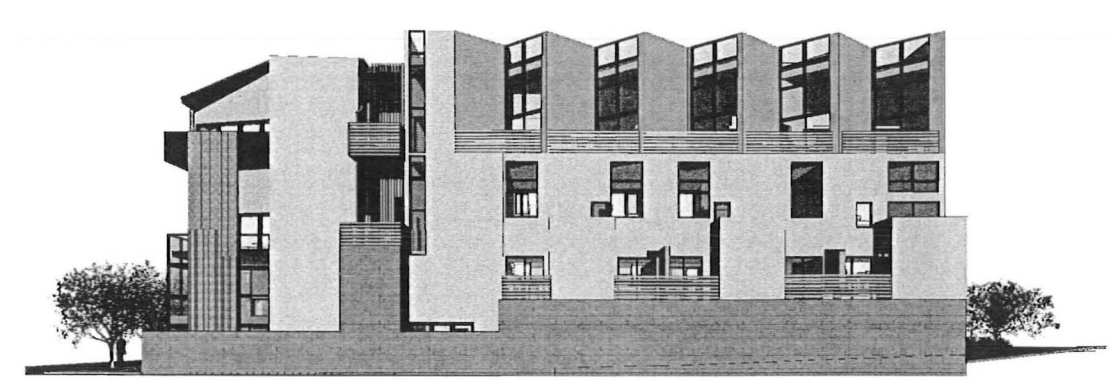
Environmental Analysis Section Project No. 507041  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT







① SOUTH ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION PERSPECTIVE

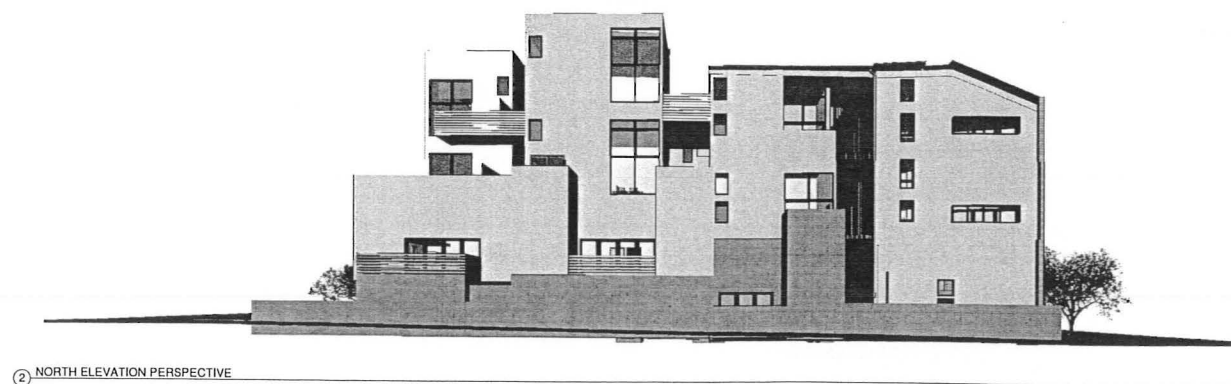
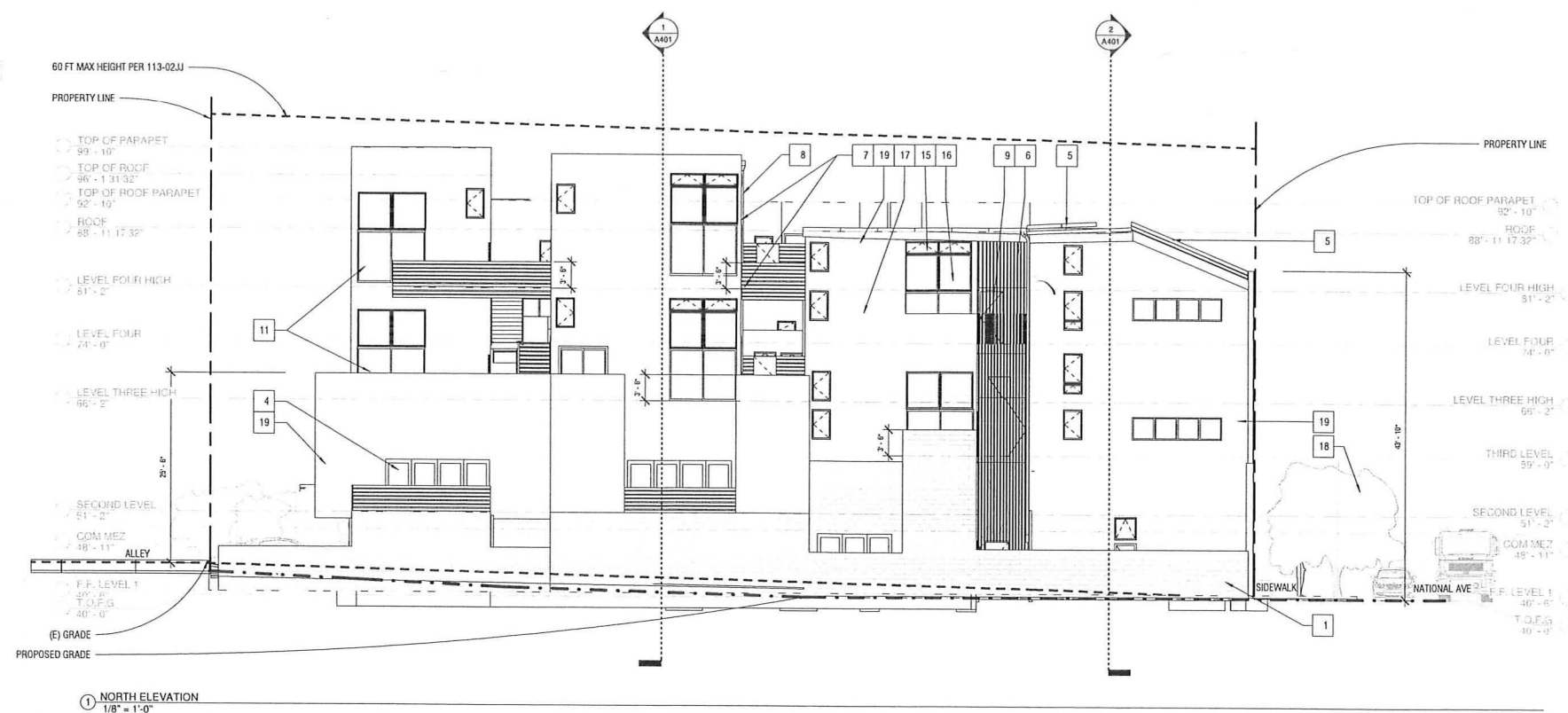
KEY NOTES	
1.	CUM WALL
2.	GLASS GUARDRAIL
3.	STEEL PLATE GUARDRAIL PLANTER BOX
4.	MULTI-PANEL POCKET DOOR
5.	SOLAR PANELS
6.	ROOF FIRE ACCESS GUARDRAIL
7.	ALUMINUM WINDOW SYSTEM
8.	METAL DOWNSPOUT
9.	WOOD COMPOSITE GUARD RAIL
10.	GLASS DOOR WITH GLAZING
11.	SLIDING DOOR W/ GLAZING
12.	METAL DOWNSPOUT BOX
13.	METAL STAIRS
14.	ALUMINUM DOUBLE CASEMENTS WINDOWS
15.	ALUMINUM AWNING WINDOW
16.	ALUMINUM FIXED WINDOW
17.	SINGLE CASEMENT
18.	TREE
19.	STUCCO
20.	MURAL PAINTING TBD
21.	3" GAP BETWEEN BUILDINGS


  

ARCHITECT: KATE MEAIRS + DEVELOPER: THE RED OFFICE	
LOS PATIOS - MIXED USE	
1775 NATIONAL AVENUE SAN DIEGO, CALIFORNIA 92113	
NO.	REVISIONS
DATE & DESCRIPTION	
8/17/16	CDP COMPLETENESS CHECK SUBMITTAL
9/12/16	CDP SUBMITTAL
6/16/17	CDP RE-SUBMITTAL 1
10/20/17	CDP RE-SUBMITTAL 2
03/30/18	CDP REVISIONS
PROJECT NUMBER:	160306
AGENCY PROJECT NUMBER:	
DATE:	03/30/18
DRAWN BY:	ab
SOUTH ELEVATION	
A300	
SCALE:	1/8" = 1'-0"
SHEET:	17 OF 29

Los Patios CDP/NDP





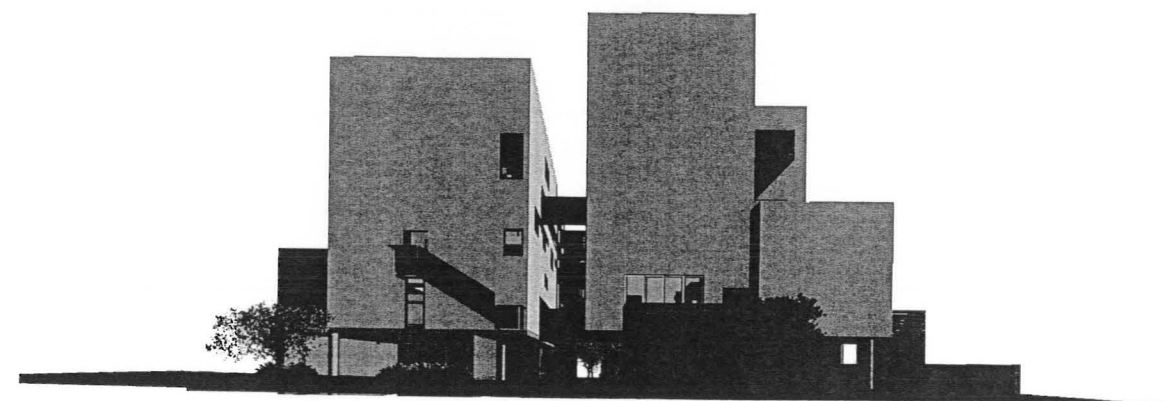
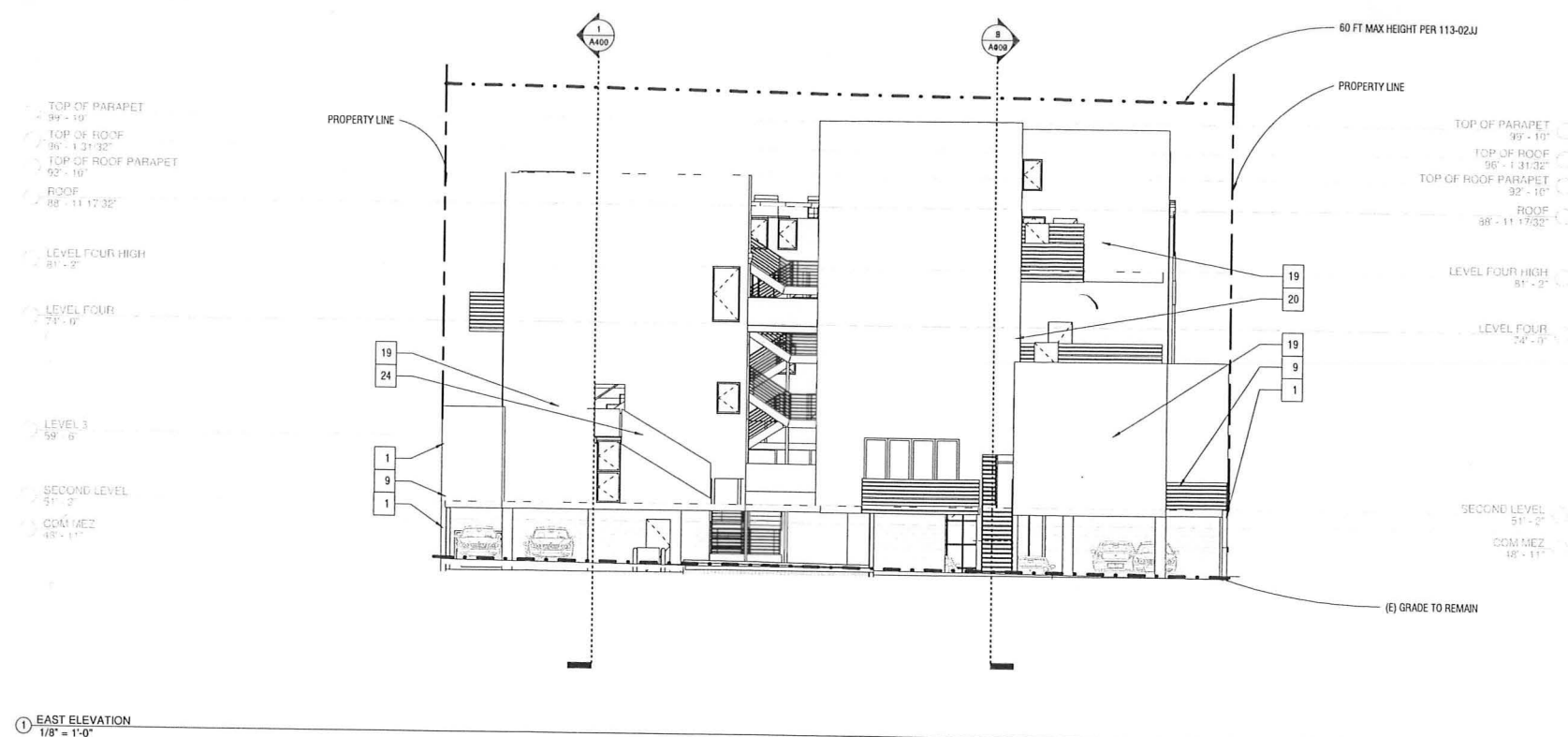
<div>1216</div> <div>KEY NOTES</div>		<div>ARCHITECT: KATE MEAIRS + DEVELOPER: THE RED OFFICE</div> <div></div>	
<div>1. CUM WALL</div> <div>2. GLASS GUARDRAIL</div> <div>3. STEEL PLATE GUARDRAIL PLANTER BOX</div> <div>4. MULTI-PANEL POCKET DOOR</div> <div>5. SOLAR PANELS</div> <div>6. ROOF FIRE ACCESS GUARDRAIL</div> <div>7. ALUMINUM WINDOW SYSTEM</div> <div>8. METAL DOWNSPOUT</div> <div>9. WOOD COMPOSITE GUARD RAIL</div> <div>10. GLASS DOOR WITH GLAZING</div> <div>11. SLIDING DOOR W/ GLAZING</div> <div>12. METAL DOWNSPOUT BOX</div> <div>13. METAL STAIRS</div> <div>14. ALUMINUM DOUBLE CASEMENTS WINDOWS</div> <div>15. ALUMINUM AWNING WINDOW</div> <div>16. ALUMINUM FIXED WINDOW</div> <div>17. SINGLE CASEMENT</div> <div>18. TREE</div> <div>19. STUCCO</div> <div>20. MURAL PAINTING TBD</div> <div>21. MUSLIM-PANEL POCKET WINDOW</div>		<div>LOS PATIOS - MIXED USE</div> <div>1776 NATIONAL AVENUE BARRO LOGAN CALIFORNIA 92113</div>	
		<div><div><div><div><div><div></div><div>NO.</div></div></div><div>REVISIONS</div></div></div></div>	
		<div>DATE &amp; DESCRIPTION</div> <div>NO.</div>	
		<div>8/17/16 CDP COMPLETENESS CHECK SUBMITTAL</div>	
		<div>9/12/16 CDP SUBMITTAL</div>	
		<div>6/16/17 CDP RE-SUBMITTAL 1</div>	
		<div>10/20/17 CDP RE-SUBMITTAL 2</div>	
		<div>03/30/18 CDP REVISIONS</div>	
		<div>PROJECT NUMBER: 160306</div> <div>AGENCY PROJECT NUMBER:</div> <div>DATE: 03/30/18</div> <div>DRAWN BY: ab</div>	
		<div>NORTH ELEVATION</div> <div>A301</div>	
		<div>SCALE: 1/8" = 1'-0"</div> <div>SHEET: 18 OF 29</div>	

LOS Patios CDP/NDP

## North Elevation

Environmental Analysis Section Project No. 507041  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT





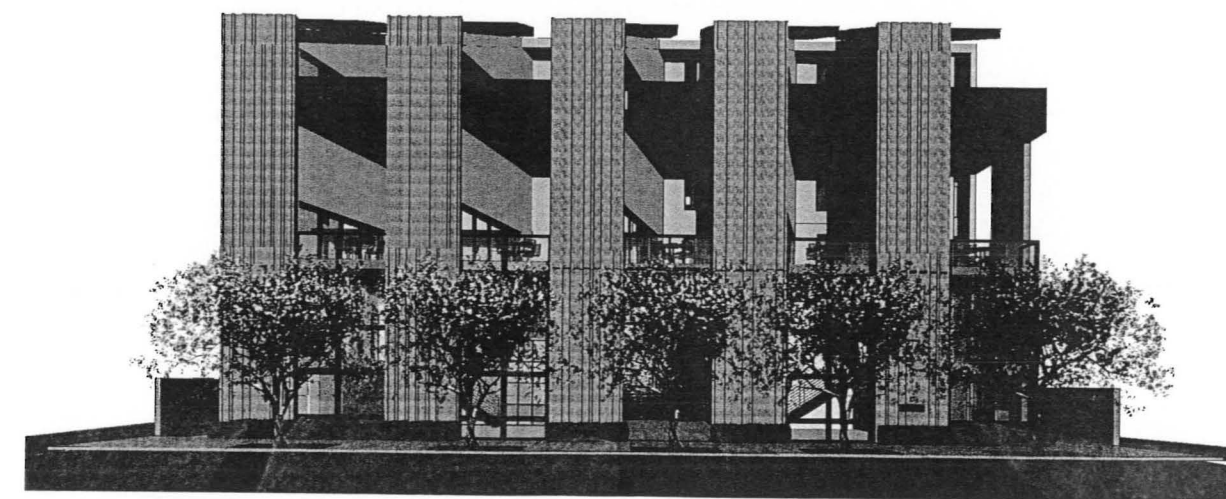
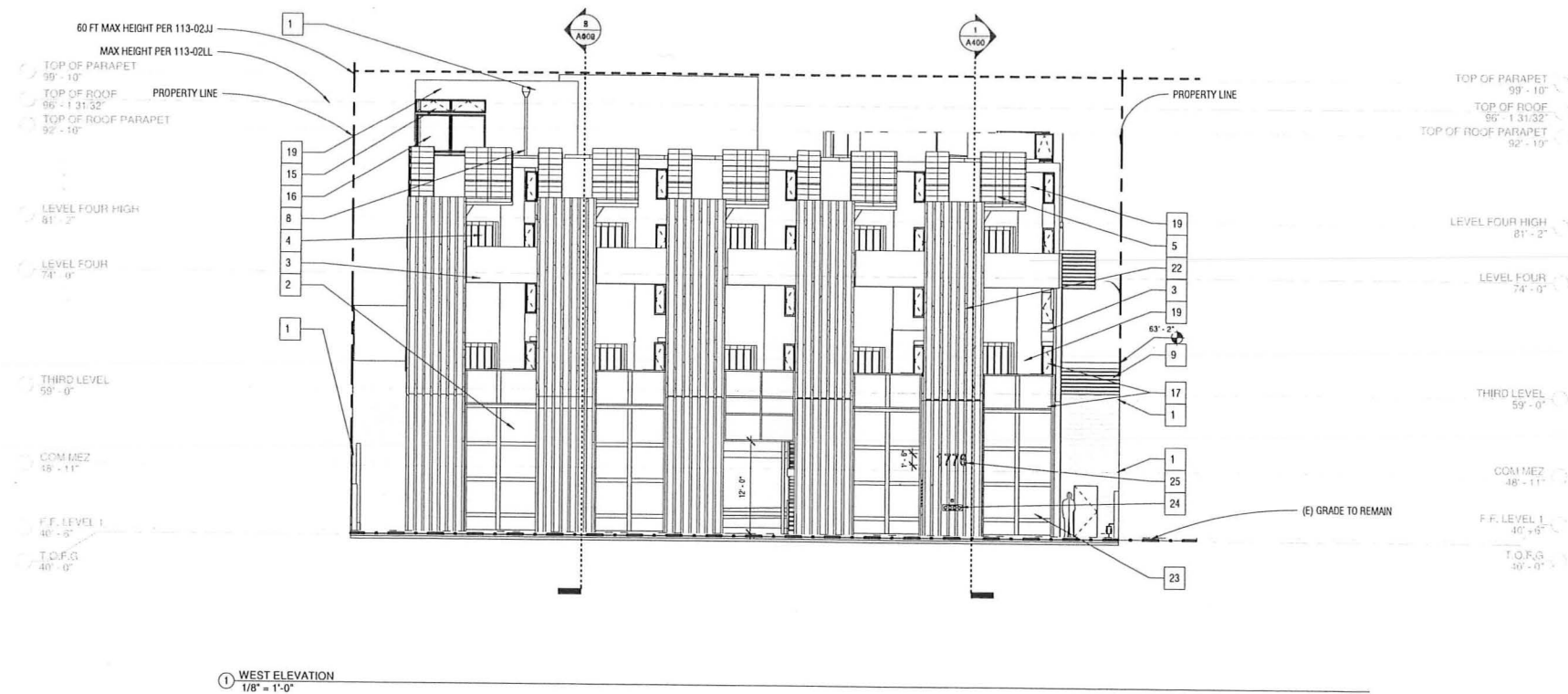
KEY NOTES		ARCHITECT: KATE MEAIRS + DEVELOPER: THE RED OFFICE	
1.	CUM WALL	<div> <div>LOS PATIOS - MIXED USE</div> <div>1776 NATIONAL AVENUE BARRIO LOGAN CALIFORNIA 92113</div> </div>	
2.	GLASS GUARDRAIL		
3.	STEEL PLATE GUARDRAIL PLANTER BOX		
4.	MULTI-PANEL POCKET DOOR		
5.	SOLAR PANELS		
6.	ROOF FIRE ACCESS GUARDRAIL		
7.	ALUMINUM WINDOW SYSTEM		
8.	METAL DOWNSPOUT		
9.	WOOD COMPOSITE GUARD RAIL		
10.	GLASS DOOR WITH GLAZING		
11.	SLIDING DOOR W/ GLAZING		
12.	METAL DOWNSPOUT BOX		
13.	METAL STAIRS		
14.	ALUMINUM DOUBLE CASEMENTS WINDOWS		
15.	ALUMINUM AWNING WINDOW		
16.	ALUMINUM FIXED WINDOW		
17.	SINGLE CASEMENT		
18.	TREE		
19.	STUCCO		
20.	MURAL PAINTING TBD		
21.	MULTI-PANEL POCKET WINDOW		
22.	WOOD SIDING		
23.	STOREFRONT		
24.	METAL STAIR GUARD RAIL		
REVISIONS			
DATE	DESCRIPTION		
8/17/16	CDP COMPLETENESS CHECK SUBMITTAL		
9/12/16	CDP SUBMITTAL		
6/16/17	CDP RE-SUBMITTAL 1		
10/20/17	CDP RE-SUBMITTAL 2		
03/30/18	CDP REVISIONS		
PROJECT NUMBER:	160306		
AGENCY PROJECT NUMBER:			
DATE:	03/30/18		
DRAWN BY:	ab		
		EAST ELEVATION	
		A302	
SCALE:		1/8" = 1'-0"	
SHEET:		19 OF 29	

LOS Patios CDP/NDP

## East Elevation

Environmental Analysis Section Project No. 507041  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT





② WEST ELEVATION PERSPECTIVE

### KEY NOTES

- CUM WALL
- GLASS GUARDRAIL
- STEEL PLATE GUARDRAIL PLANTER BOX
- MULTI-PANEL POCKET DOOR
- SOLAR PANELS
- ROOF FIRE ACCESS GUARDRAIL
- ALUMINUM WINDOW SYSTEM
- METAL DOWNSPOUT
- WOOD COMPOSITE GUARD RAIL
- GLASS DOOR WITH GLAZING
- SLIDING DOOR W/ GLAZING
- METAL DOWNSPOUT BOX
- METAL STAIRS
- ALUMINUM DOUBLE CASEMENTS WINDOWS
- ALUMINUM AWNING WINDOW
- ALUMINUM FIXED WINDOW
- SINGLE CASEMENT
- TREE
- STUCCO
- MURAL PAINTING TBD
- MULTI-PANEL POCKET WINDOW
- WOOD SIDING
- STOREFRONT
- INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL
- METAL ADDRESS SIGNAGE, CLEARLY VISIBLE FROM FIRE DEPARTMENT STREET ACCESS

**ARCHITECT:**  
KATE MEAIRS  
+  
**DEVELOPER:**  
THE RED OFFICE

**LOS PATIOS - MIXED USE**  
1775 NATIONAL AVENUE  
BARROLOGAN  
CALIFORNIA 92113

NO.	REVISIONS
DATE & DESCRIPTION	
8/17/16	CDP COMPLETENESS CHECK SUBMITTAL
9/12/16	CDP SUBMITTAL
6/16/17	CDP RE-SUBMITTAL 1
10/20/17	CDP RE-SUBMITTAL 2
03/30/18	CDP REVISIONS

PROJECT NUMBER: 160306  
AGENCY PROJECT NUMBER:  
DATE: 03/30/18  
DRAWN BY: ab

**WEST ELEVATION**

**A303**

SCALE: 1/8" = 1'-0"  
SHEET: 20 OF 29

LOS Patios CDP/NDP



**West Elevation**  
**Environmental Analysis Section Project No. 507041**  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

Figure  
**3d**