



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 530514  
SCH No. *Not Applicable*

**SUBJECT:** **ECO BLÖK Residences:** A COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT to rescind Conditional Use Permit (CUP) No. 89-1157 and CUP No. 444; and a LOT LINE ADJUSTMENT to allow for the reconfiguration of the lot lines between Lots 1 and 2 and Lots 23 and 24 of Block 17, as well as Lots 1 and 2 of Block 27. In addition, demolition of the former 10,758-square-foot ARC Assisted Living Complex (currently unoccupied) would be required to allow for the redevelopment of the 30 legal lots totaling approximately 71,250 square feet (2,375-square-foot per lot). Twenty-four (24) of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six (6) lots are located on the east side of Shasta Street just south of Roosevelt Avenue. Each lot would be constructed with a single-dwelling unit. The project would also construct various on-site improvements (hardscape, landscaping, storm drain). In addition, the project requests allowable deviations from the Municipal Code pertaining to rear-yard setbacks, front-yard setbacks, angled building envelope, and floor area ratio. The developed 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is designated Multi-Family Residential per the Pacific Beach Plan and zoned RM-1-1 (Residential - Multiple Unit). In addition, the project site is within the Coastal Overlay Zone (Non-appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Lots 1 through 24 of Block 17, Map No. 894, and Lots 1 through 6, Block 27, Map No. 894.) APPLICANT: PFP Coastal Holdings, LLC.

**UPDATE:** **February 8, 2018. Revisions and/or minor corrections have been made to the final document when compared to the draft Mitigated Negative Declaration. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~strike through~~ and/or underline format.**



I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Cultural Resources (Historical Resources / Archaeology) and Noise (Construction)**. 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: Not applicable.

**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, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 393503 and/or Environmental Document Number 393503, 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: **Not Applicable**

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
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter



**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**Cultural Resources (Historical Resources / Archaeology)**

**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
    - a. 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.
    - b. 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 notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement on the site;
      - (3) Record a document with the County.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be



ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are **NOT** Native American
  - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**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 CSV 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.

### **Noise (Construction)**

The following best management practices shall be implemented to reduce noise associated with construction of the project:

1. All noise-producing equipment and vehicles using internal combustion engines shall be equipped with mufflers; air-inlet silencers where appropriate; and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with



shrouds and noise control features that are readily available for that type of equipment.

2. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity.
3. Idling equipment shall be kept to a minimum and moved as far as practicable from noise-sensitive land uses.
4. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
5. Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
6. Construction site and access road speed limits shall be established and enforced during the construction period.
7. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
8. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.
9. Pumps and associated equipment (e.g., portable generators etc.) shall be shielded from sensitive uses using local temporary noise barriers or enclosures, or shall otherwise be designed or configured so as to comply with applicable municipal code nighttime noise standards. The specific location and design of such barriers will be determined in conjunction with construction plans for individual projects.

VI. PUBLIC REVIEW DISTRIBUTION:

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

State of California

California Coastal Commission (47)

City of San Diego

Mayor's Office (91)

Councilmember Zapf, District 2 (MS 10A)

Development Services Department

EAS



Planning Review  
Engineering Review  
Landscaping  
Transportation  
Geology  
Plan Historic  
DPM  
Planning Department  
Plan-Long Range Planning  
Public Utilities Department  
Water and Wastewater  
Library, Government Documents (81)  
Central Library (81A)  
Pacific Beach/Taylor Branch Library (81X)  
Historical Resources Board (87)  
City Attorney (93C)

Other Organizations and Interested Individuals

Clint Linton, Ilipay Nation of Santa Ysabel  
Lisa Cumper, Jamul Indian Village  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
Ron Christman (215)  
Louie Guassac (215A)  
Clint Linton (215B)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225A-R) [Notice and Location Map Only]  
Beach and Bay Press (372)  
Pacific Beach Town Council (374)  
Pacific Beach Planning Group (375)  
Crown Point Association (376)  
Pacific Beach Historical Society (377)  
Daniel Page  
Molly Stewart  
Brian Grover, DUDEK  
Timothy Golba, Golba Architecture Inc.  
Lorne Polger, PFP Costal Holdings, LLC, Applicant  
Donna D. Jones, Law Offices of Donna Jones  
Destiny Colocho, Rincon Band of Luiseno Indians  
Ray Teran, Viejas band of Kumeyaay Indians  
Kristen Victor, Sustainability Matters



VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- (X) 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 Entitlements Division for review, or for purchase at the cost of reproduction.



E. Shearer-Nguyen  
Senior Planner  
Development Services Department

December 21, 2017

Date of Draft Report

February 8, 2018

Date of Final Report

Analyst: E. Shearer-Nguyen

Attachments: Figure 1 - Vicinity Map  
Figure 2 - Project Location Map  
Figure 3 - Project Site Plan



Comment Letter A

**RINCON BAND OF LUISEÑO INDIANS**  
Cultural Resources Department

1 W. Tribal Road - Valley Center, California 92082 -  
(760) 297-2330 Fax: (760) 297-2339



January 3, 2018

E. Shearer-Nguyen  
The City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Re: ECO BLöK Residences Project No. 530514

Dear E. Shearer-Nguyen:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the ECO BLöK Project No. 530514. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho  
Manager  
Rincon Cultural Resources Department

Bo Mazzetti  
Tribal Chairman

Tishmall Turner  
Vice Chairman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member

A-1

**Response to Comment Letter A**  
**Rincon Band of Luiseño Indians**  
**Destiny Colocho**  
**January 3, 2018**

**A-1**

Comment noted. The requirement for Native American monitoring is included in Section V. of the Mitigated Negative Declaration, which identifies the need for the applicant to confer with appropriate persons/organizations when inadvertent discoveries occur during grading activities.

The City of San Diego provides draft environmental documents to Native American Tribes from San Diego County when a cultural resources report has been prepared and/or archaeological monitoring is required.

Comment noted.



Comment Letter B



San Diego County Archaeological Society, Inc.

Environmental Review Committee

7 January 2018

To: Ms. Elizabeth Shearer-Nguyen  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration  
ECO BLÖK Residences  
Project No. 530514

Dear Ms. Shearer-Nguyen:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND and the cultural resources report for the project, we agree with the mitigation program presented in the DMND.

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: Laguna Mountain Environmental, Inc.  
SDCAS President  
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

B-1

Response to Comment Letter B  
San Diego County Archaeological Society, Inc.  
James W. Royle, Jr.  
January 7, 2018

B-1

Comment noted.



Comment Letter C



PO Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901  
Phone: 6194453810  
Fax: 6194453357  
viejas.com

January 8, 2018

E. Shearer-Nguyen  
Environmental Planner  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

RE: ECO BLÖK Residences Project No. 530514

Dear Mr. Shearer-Nguyen,

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, [rteran@viejas-nsn.gov](mailto:rteran@viejas-nsn.gov) or [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov), for scheduling. Thank you.

Sincerely,

Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS

C-1

**Response to Comment Letter C**  
**Viejas Band of Kumeyaay Indians**  
**Ray Teran**  
**January 8, 2018**

**C-1**

Comment noted. Refer to response to comment A.

The project was reviewed in conformance with CEQA. The project does not require NEPA review. Section V of the MMRP, under Historical Resources (Archaeology), contains provisions addressing the discovery of human remains and identifies the need for the applicant to confer with appropriate persons/organizations when inadvertent discoveries occur during grading activities.



## Comment Letter D

Dear City of San Diego DSD,

Please accept my attached response to the above stated project, specific to the Public Notice of Draft Mitigation Negative Declaration. I am sorry for the delayed response though I was not immediately notified of this process and a community leader forwarded me this document.

D-1

The Pacific Beach community continuously supports the City of San Diego on its environmental and housing goals. Allowing projects such as this that does not support the neighborhood zoning and/or character. Additionally the developer requests side, front and back variances increasing the environmental impacts that are not aligned with the Pacific Beach EcoDistrict Equity Imperative and the City of San Diego goals. This is unacceptable.

D-2

I stand behind the City's need for increased density where appropriate and this is an opportunity for a developer to create a viable community asset instead of gentrifying and causing additional environmental and economic problems in our neighborhoods. This is what the community has been asking of this developer for the past 3 years with no response to our influences.

D-3

I have attached a narrative and concepts that were presented to PFP Coastal Holdings, LLC 3 years previous to collaborate on building a community asset. Obviously these were ignored by the PFP Coastal Holdings development team.

D-4

I appreciate the time and effort DSD and the City of San Diego dedicates to these processes. Thank you in advance for your time and effort in this manner.

Sincerely,




PLEASE NOTE OUR OFFICES HAVE MOVED (WALKABLE FROM HOME)  
910 GRAND AVENUE, SUITE 201  
SAN DIEGO, CA 92109

1

Office: 619.696.1068 / Cell: 619.318.8682  
<http://www.sustainabilitymatters.us> | <http://sustainabilitymatters.us/blog>

**Response to Comment Letter D**  
**Sustainability Matters**  
**Kristen Victo**  
**January 10, 2018 (Late)**

**D-1** Comment noted.

**D-2** Please refer to Section I, Aesthetics, for detailed discussion related to visual character. As concluded in the draft Mitigated Negative Declaration, visual impacts would be less than significant. The project would be consistent with the General Plan, Pacific Beach Community Plan and Local Coastal Program Land Use Plan, and underlying zone with allowable deviations; therefore the project would be compatible with the existing and surrounding development. The project is not requesting a variance, but rather allowable deviations from the underlying zone regulations.

**D-3** Comment noted.

**D-4** Comment noted.





January 10, 2018

City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

Attn: E. Shearer-Nguyen, Environmental Planner

Re: Project Name: Eco Blok Residences  
Project No. 530514  
Community Planning Area: Pacific Beach

Dear E. Shearer-Nguyen,

It was brought to my attention by a community leader a Public Notice of a Draft Mitigation Negative Declaration has been noticed on December 21, 2017. I was unaware of this until it was forwarded to me. Since, I have requested to be added to the public meetings/hearings on this specific project, as this project backs up to my residence.

As a community leader myself, co-founder of beautifulPB and the Pacific Beach EcoDistrict, I am one of several community members who have voiced concerns to PFP Coastal Holding, LLC and their team specific to this project.

Our neighborhood is RM zoning filled with diverse character of residential buildings, including apartments, condominiums, and cottage type houses with multi-generational living. We are surrounded by multiple mobility opportunities, including MTS on Ingraham, bike and walkability on PB Pathways towards the upcoming mid-coast trolley and for myself as a bike commuter to downtown and UCSD via City of San Diego Bike Master plan.

The above stated project presented and submitted to the City of San Diego for a development permit, including variances is the antithesis of what our neighborhood zoning and City of San Diego needs, specific to our housing crisis. This project presents an opportunity for economic viability with accessible and mid-marketing housing by using the City of San Diego density bonus to develop and alleviate the continuous stress on our working citizens to live in affordable neighborhoods.

The above stated project presented is rapidly elevating the gentrification and environmental impact of our beach community and is not at all aligned with the City of San Diego equitable accessibility and housing needs.

*Sustainability Matters® | 910 Grand Avenue, Suite 201 San Diego, CA 92109 USA | 619.696.1068  
www.sustainabilitymatters.us*

D-5

D-6

**D-5**

Comment noted.

**D-6**

Comment noted. As previously stated, the project is not requesting a variance, but rather allowable deviations from the development regulations. As stated throughout the draft Mitigated Negative Declaration, the project would result in impacts that would be mitigated to below a level of significance with the incorporation of imitation measure to Historical Resources (archaeology) and Noise (construction-related). Therefore, staff accurately determined the preparation of a Mitigated Negative Declaration.

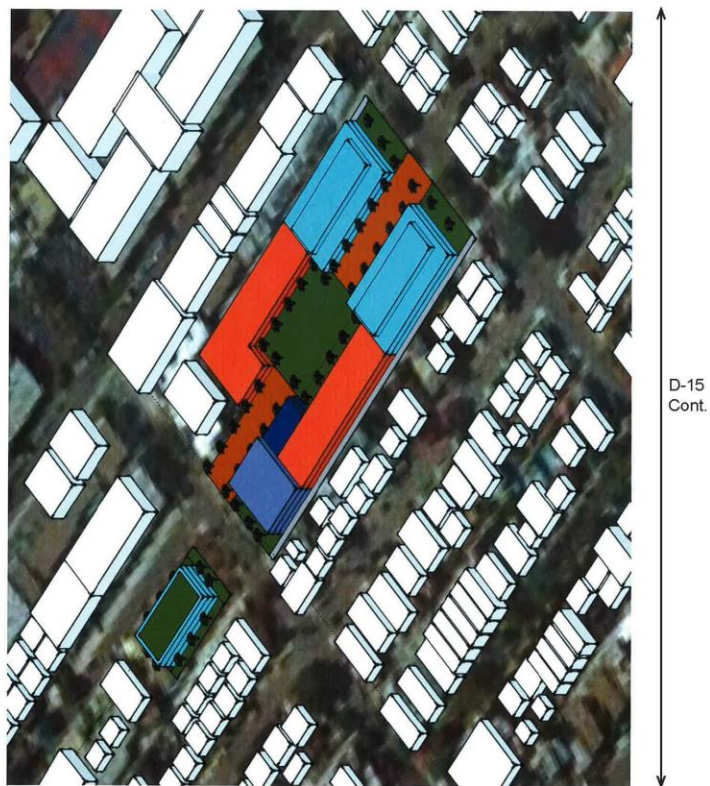


<div data-bbox="262 349 476 464" data-label="Image"> </div> <p data-bbox="298 482 844 550">As a long-standing resident and business owner in Pacific Beach, an active member of beautiful PB, the PBPG and the Pacific Beach EcoDistrict and a professional environmental consultant, I clearly understand the overall environmental and economic impact of this project. With this expertise I submit the following comments:</p> <ul data-bbox="319 566 850 964" style="list-style-type: none"> <li>• The City of San Diego needs to respect and support the local Planning Groups decisions in advocating for housing density in Residential Multi-Family zoning when developer driven projects are only considering their bottom line and not the impact on the community and/or neighborhood. This project was voted down by the Pacific Beach Planning Group.</li> <li>• The City of San Diego needs to deter developers from developing multi-million dollar homes when the housing crisis we are experiencing is due to LACK OF accessible and mid-market housing. Developers should not be developing multi-million dollar homes in Residential Multi-Family (RM) neighborhoods.</li> <li>• The City of San Diego needs to understand that 36 single family homes, means 108 trash cans in the alley of our neighborhood. The environmental impact of this alone is reason to not approve this project.</li> <li>• The City of San Diego needs to understand that adding a minimum of 72 cars to our neighborhood increasing the CO2 emissions is not aligned with the alternative transportation metric in the City of San Diego Climate Action Plan.</li> <li>• The City of San Diego needs to support creative infill development to support our community's environmental goals to reduce CO2 emissions by 2035.</li> <li>• The City of San Diego needs to support alternative housing opportunities to house our citizens in a reasonable manner where alternative transportation is available for equitable accessibility.</li> <li>• The City of San Diego needs to not give variances to developers who are not building what the community asked for in support of the City of San Diego's deficiencies affecting our citizens, our economy and our environment.</li> </ul> <p data-bbox="298 980 848 1032">Please include my comments as this project continues through the process in hopes that the City of San Diego and the Planning Commission will not support the EcoBlok Residences and the variances it is infringing on our neighborhood and EcoDistrict.</p> <p data-bbox="298 1049 359 1065">Sincerely,</p> <div data-bbox="300 1081 399 1127" data-label="Text"> </div> <p data-bbox="298 1143 577 1159">Kristen Victor, LEED AP – Legacy; EcoDistricts AP</p> <p data-bbox="319 1188 831 1219">Sustainability Matters®   910 Grand Avenue, Suite 201 San Diego, CA 92109 USA   619.696.1068 www.sustainabilitymatters.us</p>	<div data-bbox="1050 266 1911 347" data-label="Text"> <p><b>D-7</b> This comment is introductory in nature and a response is not required.</p> </div> <div data-bbox="1050 380 1457 420" data-label="Text"> <p><b>D-8</b> Comment noted.</p> </div> <div data-bbox="1050 453 1457 493" data-label="Text"> <p><b>D-9</b> Comment noted.</p> </div> <div data-bbox="1050 526 1911 948" data-label="Text"> <p><b>D-10</b> The nature of the potential environmental impact from trash cans located in the alleyway is unclear. As stated in response D-6, the project would result in impacts that would be mitigated to below a level of significance with incorporation of mitigation measures to Historical Resources (archaeology) and Noise (construction-related). Therefore, staff accurately determined the preparation of a Mitigated Negative Declaration.</p> </div> <div data-bbox="1050 980 1911 1398" data-label="Text"> <p><b>D-11</b> Please refer to Section VII, Greenhouse Gas Emissions. The Climate Action Plan (CAP) Consistency Checklist is the City's CEQA significance determination threshold utilized to ensure a 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. Through completion of Steps 1 and 2 of the CAP Consistency Checklist, the project was</p> </div>
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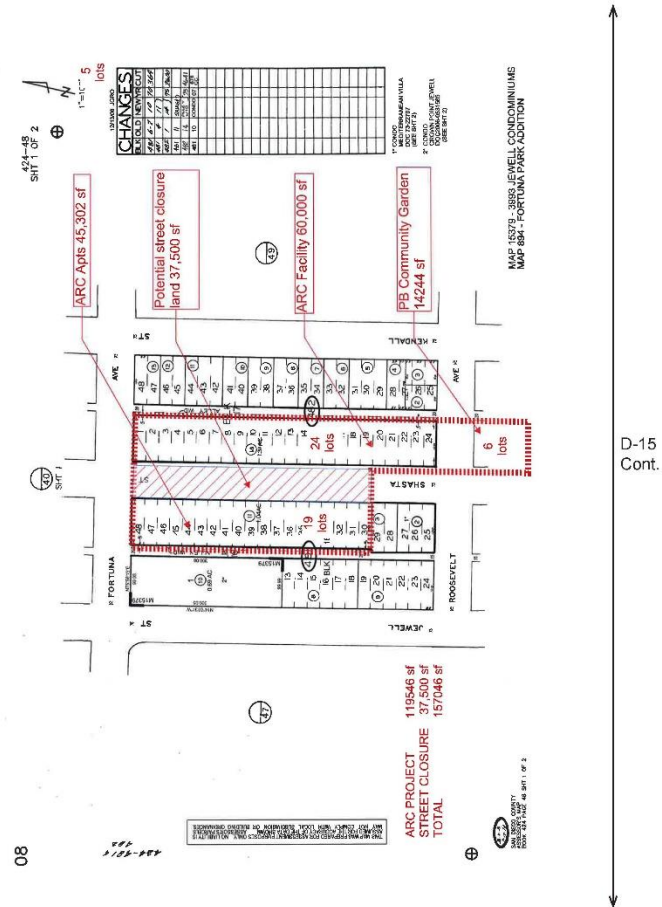


<div data-bbox="262 384 478 501" data-label="Image"> </div> <div data-bbox="438 506 707 544" data-label="Section-Header"> <p><b>Pacific Beach EcoDistrict Sustainable Community Development Model</b></p> </div> <div data-bbox="298 558 844 646" data-label="Text"> <p>In the 1950's when a Down syndrome baby was born, traditionally it was swept away from the parents and institutionalized. In the 1960's a group of parents organized a coalition to create a community within a community to provide a safe place for their disabled children to grow. These efforts resulted in a non-profit organization known today as ARC (American Retarded Communities).</p> </div> <div data-bbox="298 660 844 818" data-label="Text"> <p>What ARC succeeded in creating was placemaking for their clients and for several decades became an integral part of communities throughout San Diego, with residential homes and apartments. The Pacific Beach community has been home to ARC since the 1960's, playing a significant role in the community. ARC for 38 years has very generously shared a 1/2 acre parcel of land with local residents in the Pacific Beach Community Garden, to date the only community garden in the City of San Diego on privately owned land. Pacific Beach community members support ARC in the growing of food for their residential homes, jumpstarted a non-profit Art for ARC program in the gardens for ARC residents lead by local artists and included and engaged the ARC residents in a community setting.</p> </div> <div data-bbox="298 833 850 954" data-label="Text"> <p>The ARC property consists of an oversized city block, plus the adjacent garden property, tucked away in the neighborhood adjacent to Crown Point Shores, a beautiful neighborhood located 1 block from Crown Point Shores Park on the beautiful Mission Bay. There is a vital opportunity for a socially minded developer in collaboration with the Pacific Beach community to create the next generation of social equity within the built environment. ARC has laid the roots and the garden has been sowed, with next steps to share a model community, engaging with one another, with likes of nature, culture, food production, conversation and so much more.</p> </div> <div data-bbox="298 969 842 1040" data-label="Text"> <p>Our vision of this net zero energy, water and waste community development project is to service the PB community creating an urban district that will bring people together in an environmentally conscious space with a triple bottom line approach, modeling equality driven by economics, people and our environment.</p> </div> <div data-bbox="298 1053 842 1193" data-label="Text"> <p>The vision is a "City of Villages", a model with replicable attributes for future use throughout our globe to increase the quality of life. Our ideas include community engagement driving the process with priorities being: physical openness to the surrounding community, strategic positioning of work force housing integrated with million dollar row homes, enhanced by gathering opportunities with amenities such as urban agriculture, innovation hubs, live/work lofts, garden to table food, restorative nature, local flared culture, eco tourism hospitality successfully weaving the "City of Villages" together with a powerful people, planet, profit success story.</p> </div> <div data-bbox="357 1224 791 1258" data-label="Text"> <p>Sustainability Matters®   2305 India St San Diego, CA 92101 USA   619.696.1068 www.sustainabilitymatters.us</p> </div> <div data-bbox="909 800 959 841" data-label="Text"> <p>D-15 Cont.</p> </div>	<p>determined to be 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. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone. Based on the project's consistency with the City's CAP Consistency Checklist, GHG Emissions impacts were determined to be less than significant.</p> <p><b>D-12</b> Comment noted.</p> <p><b>D-13</b> Comment noted.</p> <p><b>D-14</b> Comment noted. The project is not requesting a variance. All impacts have been identified and mitigated to below a level of significance with incorporation of mitigation measures.</p> <p><b>D-15</b> Comment noted. This comment letter and attachments will be included in the Final MND presented before the decision makers.</p>
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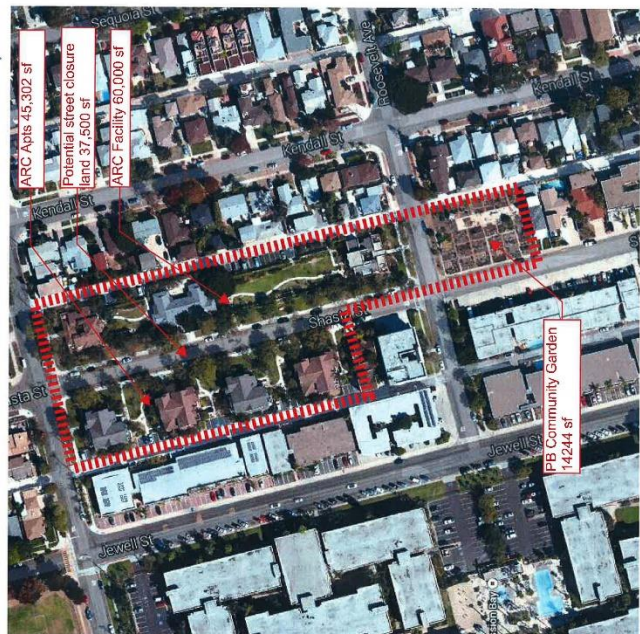




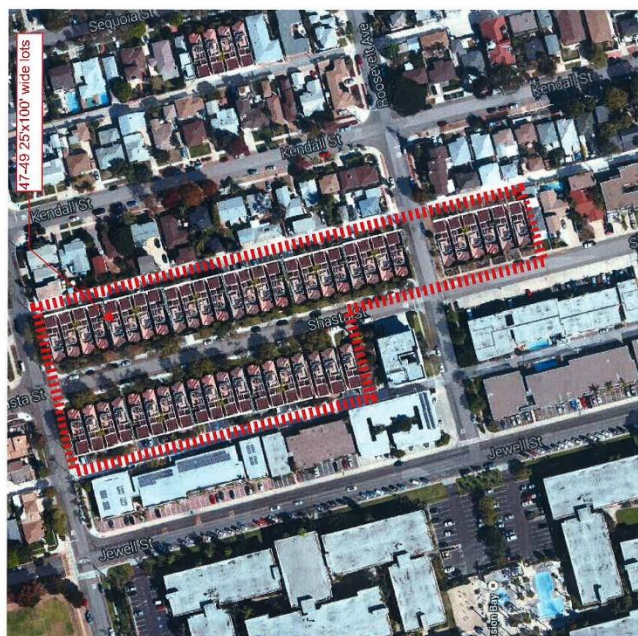








D-15  
Cont.



D-15  
Cont.



## INITIAL STUDY CHECKLIST

1. Project title/Project number: ECO BLÖK / 530514
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: E. Shearer-Nguyen / (619) 446-5369
4. Project location: 3977 Shasta Street, San Diego, CA 92109. Twenty-four (24) of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six (6) lots are located on the east side of Shasta Street just south of Roosevelt Avenue.
5. Project Applicant/Sponsor's name and address: Silvergate Development, Thomas L. Edmunds Jr., 4980 North Harbor Drive, Suite 203, San Diego, CA 92106.
6. General/Community Plan designation: Residential / Multi-Family
7. Zoning: RM-1-1 (Residential Multiple Unit)
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 and a SITE DEVELOPMENT PERMIT to rescind Conditional Use Permit (CUP) No. 89-1157 and CUP No. 444; and a LOT LINE ADJUSTMENT to allow for the reconfiguration of the lot line between Lots 1 and 2 and Lots 23 and 24 of Block 17, as well as Lots 1 and 2 of Block 27. In addition, demolition of the former 10,758-square-foot ARC Assisted Living Complex (currently unoccupied) would be required to allow for the redevelopment of the 30 legal lots totaling approximately 71,250 square feet (2,375-square-foot per lot). Twenty-four (24) of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six (6) lots are located on the east side of Shasta Street just south of Roosevelt Avenue. Each lot would be constructed with a single-dwelling unit, as shown on Figure 3, Project Site Plan, and Figure 4, Project Rendering.

The proposed single-dwelling units would include six unique floor plans and would range in size from approximately 1,655 to 1,780 square feet. Each home would have at least three bedrooms and three bathrooms with one floor plan featuring four bedrooms and three bathrooms. Each home would have a carport with covered parking for two vehicles. Total building area for the project is approximately 52,411 square feet.

The Land Development Code, Section Table 143-03A, allows a project in the Affordable/In-Fill Housing and Sustainable Buildings to request deviations from applicable development regulations in accordance with Site Development Permit. Deviations requested by the project include the following:

- Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum rear yard setback of 15 for the RM-1-1 zone. The project proposes a minimum rear yard setback of 4 feet for Lots 2 and 23 of northern portion, and Lot 2 of southern portion.
- Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum rear yard setback of 15 feet for the RM-1-1 zone. The project proposes a rear yard setback of 6 feet for Lots 1 and 24 of northern portion, and Lot 1 of southern portion.
- Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum front yard setbacks where a 50 percent blended setback of 15 feet and 20 feet for the RM-1-1 zone. The project proposes a 10-foot front yard setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion.
- ~~Floor Area Ratio~~ Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a limited floor area ratio of 0.75 times the lot size for the RM-1-1 zone. The project proposes a 0.96 floor area ratio for Lots 1 and 24 of northern portion and Lot 1 of northern portion; a floor area ratio of 0.57 of Lot 2 and 23 of northern portion and Lot 2 of southern portion. The deviation would allow for a cumulative floor area ratio of 0.72 for each of the reconfigured two-lot condition at the corners of the project site.
- Angled Building Envelope Plane Requirements: A deviation from San Diego Municipal Code Section 131.0444(e) requires that angled building envelope plane apply to side yard setbacks. The project proposes that structures on Lots 1 and 24 of northern portion and Lot1 of southern portion would not meet this requirement.
- Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G with reference to 131.0443(d)(1) requires a minimum front yard setbacks of 15 feet minimum and 20 feet standard for the RM-1-1 zone. The project proposes a 15-foot front yard setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 for the Northern portion, and Lots 4 and 5 of the southern portion.
- Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G with reference to 131.443(d)(4) for the RM-1-1 zone. The project proposes a reduced rear yard setback by of 2.6 feet (2.6 foot setback plus 10 feet from centerline of the alley for a total 12.6 foot rear yard setback) Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion.



The project would incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption consistent with the requirements of the Sustainable Building Expedite Program and Council Policy 900-14. The proposed project would also include a number of sustainable features such as:

- Drought tolerant landscaping
- Energy Star appliances
- High efficiency mechanical units
- Energy efficient Light Emitting Diode (LED) lighting throughout homes
- New Title 24 compliant lighting controls
- Tankless water heaters
- Low flow plumbing fixtures
- Upgraded interior and exterior wall insulation
- Electric Vehicle (EV) charging stations in each home
- Photovoltaic (PV) panels on each home
- Partial grey water treatment for each home

Landscaping would be provided consistent with the City's Landscape Regulations. Drainage would also be provided consistent with the City's Storm Water Regulations and would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. The 1.64-acre project site would be graded; more specifically, grading operations would entail approximately 2,056 cubic yards of cut at a maximum depth of 2.8 feet, with approximately 567 cubic yards of fill and 1,488 cubic yards of export.

9. Surrounding land uses and setting:

The developed 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is comprised of 30 legal lots of which twenty-four (24) of the lots are located on the east side of Shasta Street between Roosevelt Avenue and Fortuna Avenue. The remaining six (6) lots are located on the east side of Shasta Street just south of Roosevelt Avenue.

The project site is currently developed with a vacant group care facility (ARC Assisted Living) comprised of three structures and associated landscaping, as well as the Pacific Beach community garden. The overall project site is situated southeast of the intersection of Shasta Street and Fortuna Avenue. Fortuna Avenue borders the site to the north, Shasta Street to the west, an alley and residential development to the east, and residential development to the south.

The site slopes gently from north to south with elevations ranging from 47 feet Mean Sea Level (MSL) at the north end of the property to approximately 33 feet MSL at the southern end. The site is currently developed with three large residential structures (with a combined square footage of approximately 10,758 square feet) associated with the ARC Assisted Living

Facility (now vacant) and associated landscape areas, as well as the Pacific Beach Community Garden.

The project site is designated Multi-Family Residential per the Pacific Beach Community Plan area. The site is zoned RM-1-1 (Residential - Multiple Unit). Additionally, the project is within the following overlay zones: the Coastal Overlay Zone (Non-appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone.

The parcel is situated in a neighborhood setting of similar uses. As shown on Figure 2, the project site is surrounded on all sides by existing residential land uses. In general, the land uses in the vicinity of the project consist of a mix of single and multi-family residential land uses. Crown Point Elementary School is located approximately 360 feet to the west. Mission Bay Park and associated recreational land uses are located approximately 1,500 feet to the south. The Kendall-Frost Marsh Preserve is located approximately 1,300 feet to the east. Furthermore, the project site is located in a developed area currently served by existing public services and utilities.

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

None required.

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

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego notified the Lipay Nation of Santa Isabel and the Jamul Indian Village, both traditionally and culturally affiliated with the project area, of the proposed project. These tribes were notified via email on June 29, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation. Consultation took place on July 14, 2017.

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                | <input type="checkbox"/> Population/Housing Emissions               |
| <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 checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Utilities/Service System                   |
|   |  | <input checked="" type="checkbox"/> Mandatory Findings Significance |

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

On the basis of this initial evaluation:

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

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

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

The project would not be located adjacent to or near the identified view corridors shown on Figure 4 of the Pacific Beach Community Plan. The project would redevelop with existing structures of similar scale as the existing surrounding development. The project may be visible from nearby public vantage points at higher elevations (for example, Kate Sessions Memorial Park located approximately 1.2 miles to the north). However, the project would result in development visually similar to its surroundings that would fade with distance when viewed from these locations. The project would not have an adverse effect on any scenic vista. Therefore, impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 closest state highway to the project site is Interstate 5, approximately two miles east of the project site. This highway is not a designated state scenic highway per the Department of Transportation (Caltrans) State Scenic Highway Program. Therefore, the project would not damage scenic resources within a state scenic highway, and no impact would occur.

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

The project would not substantially degrade the existing visual character or quality of the project site because the existing buildings would be demolished and replaced with new structures with updated architectural design and landscaping that complies with current City standards. The proposed structure would be similar in scale and height to the existing surrounding developments. The majority of the proposed carports would be located away from Shasta Street and off the alleyway, similar to the surrounding area; while the remaining carports would have access from the street.

All proposed structures would not exceed 30 feet in height in conformance with the San Diego Municipal Code Section 113.0270, which keep in scale with the surrounding existing structures. The project would include two- to three-story buildings and would require allowable deviations from the development regulations pertaining to rear-yard setbacks, side-yard setbacks, floor area ratio, and angled building envelope plane requirements. Exterior finishes would generally use earth-tones colors, which would not substantially contrast with the surround visual character. New trees and other landscaping, consistent with the Landscape Regulations (Chapter 14, Article 02, Division 04), would be planted around the proposed structures providing visual relief and softening. The proposed landscape, architectural design, and building scale would be consistent with the existing visual character of the site and surrounding area. Thus, impacts related to visual character or quality would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not include large walls or expanses of glass or other highly reflective materials. Outdoor lighting would be utilized as needed for parking areas, sidewalks, and security within the project site, similar to the existing structures on-site. In addition, outdoor lighting within the project site would be required to conform to Section 142.0740 of the San Diego Municipal Code (*Outdoor Lighting Regulations*). Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant impact.

The project does not have the potential to result in glare impacts to motorists and air traffic considering the site location. Furthermore, exterior materials utilized for proposed structures would be limited to specific reflectivity ratings as required per Municipal Code Section 142.0730 (Glare Regulations), resulting in a less than significant glare impact.

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

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As indicated on the map of San Diego County Important Farmland developed by California Department of Conservation for the Farmland Mapping and Monitoring Program, the project site is located on and surrounded by "Urban and Built Up Land" (Department of Conservation 2016). Urban and Built Up Land generally includes land uses such as residential, commercial, industrial, institutional facilities, and other urban land uses. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the Department of Conservation's map of San Diego County Williamson Act lands, the project site is not located on Williamson Act contract land (Department of Conservation 2013). The project site is currently zoned for residential development. No impact would occur.



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 site and its immediate surroundings are designated and developed as residential and institutional; no forest lands are located within the vicinity of the project site. Therefore, the project would not conflict with existing zoning for forest land or timberland and no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to Response II(c). The project site would not result in the loss of forest land or conversion of forest land to non-forest land. No impact would occur.

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 site and its immediate surroundings are within highly developed area of Pacific Beach. The proposed project would not result in the conversion of agricultural or forest land. None of the surrounding lands in the vicinity of the project site are used for agriculture or are forest lands. Therefore, the proposed project would not result in the direct or indirect conversion of agricultural uses or forest land, and no impact would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plans for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB), specifically the State Implementation Plan (SIP) and Regional Air Quality Strategy (RAQS).<sup>1</sup> The federal O3 attainment plan, which is part of the SIP, was adopted in 2016. The SIP includes a demonstration that current strategies and tactics will maintain acceptable air quality in the SDAB based on the National Ambient Air Quality Standards (NAAQS). The RAQS was initially adopted in 1991 and is

<sup>1</sup> For the purpose of this discussion, the relevant federal air quality plan is the ozone maintenance plan (SDAPCD 2012). The RAQS is the applicable plan for purposes of state air quality planning. Both plans reflect growth projections in the SDAB.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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updated on a triennial basis (most recently in 2016). The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards for O3. The SIP and RAQS rely on information from California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine from that the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

If a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the SIP and RAQS and may contribute to a potentially significant cumulative impact on air quality. The site is zoned RM-1-1 (Residential- Multiple Units). The RM-1-1 permits a maximum density of 1 dwelling for each 3,000 square feet of lot area. The project would be consistent with the existing zoning and General Plan designation for the site; therefore, vehicle trip generation and planned development for the site is considered to be anticipated in the SIP and RAQS. Because the proposed land uses and associated vehicle trips are considered anticipated in local air quality plans, the proposed project would be consistent at a regional level with the underlying growth forecasts in the RAQS. Impacts would be less than significant.

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

## Construction

Dudek modeled air quality emissions using CalEEMod (Dudek 2017). Construction of the project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) emissions would primarily result from grading and site preparation activities. NO<sub>x</sub> and CO emissions would primarily result from the use of construction equipment and motor vehicles. Emissions from the construction phase of the project were estimated using the CalEEMod Version 2016.3.2, available online ([www.caleemod.com](http://www.caleemod.com)). For the purposes of modeling, it was assumed that construction would occur intermittently approximately over 18 months, consistent with CalEEMod default values. Construction of the project would include demolition of existing structures on-site, which would result in 75 haul truck trips.<sup>2</sup>

Model defaults were used for construction equipment specifications, and the equipment mix is meant to represent a reasonably conservative estimate of construction activity. For the analysis, it was generally assumed that heavy construction equipment would be operating at the site for approximately 8 hours per day, 5 days per week (approximately 23 days per month), during construction. Additionally, CalEEMod default assumptions were used for worker trips and vendor trips during building construction subphases.

<sup>2</sup> The existing structures on site were estimated to be 16,500 square feet.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 1 shows the estimated maximum mitigated daily construction emissions associated with the construction phases of the project in each year. The values shown are the maximum summer or winter daily emissions results from CalEEMod.

**Table 1**  
**Estimated Maximum Daily Construction Emissions (pounds/day)**

	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2018	4.65	48.26	23.09	0.04	20.79	12.34
2019	84.75	21.48	17.60	0.03	1.40	1.25
<i>Maximum Daily Emissions</i>	<b>84.75</b>	<b>48.26</b>	<b>23.09</b>	<b>0.04</b>	<b>20.79</b>	<b>12.34</b>
<i>Emission Threshold</i>	137	250	550	250	100	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod Version 2016.3.2. Dudek 2017.

VOC = volatile organic compound; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; SO<sub>x</sub> = sulfur oxides; PM<sub>10</sub> = coarse particulate matter; PM<sub>2.5</sub> = fine particulate matter. Emissions shown represent the highest of summer and winter emissions.

As shown, daily construction emissions for the proposed project would not exceed the City's significance thresholds for VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>; therefore, impacts during construction would be less than significant.

### Operation

Following completion of construction activities, the project would generate VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from mobile and stationary sources, including vehicular traffic and area sources (space heating, water heating, landscaping). The CalEEMod Version 2013.2.2 model was used to estimate daily emissions from proposed vehicular and area sources for the operational year 2019.

Table 2 presents the maximum daily emissions associated with the operation of the proposed project.

**Table 2**  
**Estimated Daily Maximum Operational Emissions (pounds/day)**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Summer</i>						
Area Sources	47.61	0.93	59.16	0.10	7.96	7.96
Energy	0.02	0.18	0.08	0.00	0.01	0.01
Mobile Sources	0.62	2.54	7.24	0.02	1.83	0.50
<i>Total</i>	<b>48.25</b>	<b>3.64</b>	<b>66.48</b>	<b>0.13</b>	<b>9.80</b>	<b>8.48</b>
<i>Winter</i>						
Area Sources	47.61	0.93	59.16	0.10	7.96	7.96
Energy	0.02	0.18	0.08	0.00	0.01	0.01
Mobile Sources	0.60	2.62	7.14	0.02	1.83	0.50
<i>Total</i>	<b>48.23</b>	<b>3.73</b>	<b>66.38</b>	<b>0.13</b>	<b>9.80</b>	<b>8.48</b>
<i>Emission Threshold</i>	137	250	550	250	100	55

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2**  
**Estimated Daily Maximum Operational Emissions (pounds/day)**

Emission Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Threshold Exceeded?	No	No	No	No	No	No

**Source:** Dudek 2017.

**Note:** Emissions represent maximum of summer and winter. "Summer" emissions are representative of the conditions that may occur during the ozone season (May 1 to October 31), and "winter" emissions are representative of the conditions that may occur during the balance of the year (November 1 to April 30).

As shown, the daily operational emissions would not exceed the City's significance threshold for VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>. Operational emissions would, therefore, be less than significant.

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

Refer to Responses III(a) and III(c). The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

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

Volatile organic compound emissions from architectural coatings and other potential odor impacts due to the project would not be significant, since any odor generation would be intermittent and would terminate upon completion of the construction phase of the project. Additionally, operation of the residential project would not be associated with a land use that generates significant odor sources. As a result, the project would not create objectionable odors affecting a substantial number of people, and impacts would be less than significant.

#### 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 project site is an existing developed site with non-native landscaping located in an urban area. No sensitive plant or animal species, or suitable habitat for sensitive species exists on-site. No impact 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 is currently developed and includes buildings, hardscape, and landscaping. The project site does not contain any sensitive riparian habitat or other identified habitat community. No impact 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 project site is currently developed and includes buildings, hardscape, and landscaping. The project site does not contain any wetlands as defined by section 404 of the Clean Water Act, sensitive riparian habitat or other identified habitat community. No impact 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 type="checkbox"/>
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Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. The project site and its surroundings do not currently function as a significant wildlife movement corridor, as the site is currently developed with buildings, hardscape, and landscaping.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Street trees would be maintained and/or replaced in accordance with Section 142.0409 of the City's Landscape Regulations and the Pacific Beach Community Plan. As such, the project would not conflict with any local policies or ordinances protecting biological resources, resulting in a less than significant impact.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located within identified Multi-Habitat Planning Area (MHPA) lands within the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. No impact would occur.

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

As part of the cultural resources survey report prepared by Laguna Mountain Environmental, Inc. (February 2017), a records and literature search was conducted at the South Coast Information Center (SCIC) at San Diego State University (Laguna Mountain Environmental, Inc. 2017). Three cultural resources identified by the previous investigations within on-quarter mile of the project site include a large prehistoric site area (CA-SDI-11571/SDM-W-166) and two historic structures (Laguna Mountain Environmental, Inc. 2017). One of the structures is a 1930-built residence at 3776 Shasta Street (P-37-017087); another residence, located at 3976 Lamont Street (P-37-018885), was built in 1942 (Laguna Mountain Environmental, Inc. 2017).

The existing project site was initially developed as military housing during the 1940s. The 1953 aerial photograph of the project site shows five multi-family housing structures within the project area (Laguna Mountain Environmental, Inc. 2017). These structures were removed before 1980 (Laguna Mountain Environmental, Inc. 2017). A single foundation slab from one of these structures remains in the southern portion of the project site.

The City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA) Section 21084.1 states that “A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment.” Historic property (built environment) surveys are required for properties which are 45 years of age or older



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and which have integrity of setting, location, design, materials, workmanship, feeling, and association.

The structure at 3977 Shasta Street was constructed in 1976 making the building 41 years in age; the structure at 1765 was constructed in 1992 making the building 25 years in age; and the structure at 1750 was constructed in 1992 making the building 25 years in age. The existing buildings are not 45 years old and are not considered historical resources under the City's Significance Determination Thresholds. As a result, implementation of the project would not have an impact on historically significant resources.

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

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. As previously identified, 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. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect.

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps. Qualified City staff conducted a records search of the California Historic Resources Information System (CHRIS) digital database; the search identified several previously recorded historic and prehistoric sites in the project vicinity. Additionally, the project site is located within the boundaries of a recorded site. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. Therefore, a cultural resources survey, testing, and report was completed by Laguna Mountain Environmental, Inc. (February 2017), which included literature review, record search, Native American Consultation, and completion of a pedestrian field surveys and testing program that encompassed the entire project site, per City's requirements. The results and conclusions of the technical report are summarized below.

A Sacred Lands Search was conducted and a response from the California Native American Heritage Commission (NAHC) was received on February 6, 2017 (Laguna Mountain Environmental, Inc. 2017). The results of the Sacred Lands Search were negative in that no resources have been previously identified in the immediate project area. Native American participation in the field survey and testing included the presence of Mr. Gabe Kitchen, of Red Tail, who served as Native American monitor.

The survey and test was conducted by Andrew R. Pignuolo, MA, on February 7 and 8, 2017. Mr. Gabe Kitchen, of Red Tail, served as Native American monitor. The entire project area was surveyed in less than 5-meter transect intervals. Approximately 40 percent of the property was covered by the existing residential structures and hardscape. Within the lawn area and unlandscaped areas of the property, surface visibility was fair to moderate, averaging approximately 40 percent. The

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsurface testing included the excavation of twenty 30 m by 50 cm shovel test pits (STPs) in order to assess the presence of any subsurface deposits.

The results of the pedestrian survey indicated that no significant prehistoric cultural material was present on the surface of the property. A very small amount (less than 10 pieces) of sparse shell was observed along the eastern side of the property (Laguna Mountain Environmental, Inc. 2017). No associated prehistoric artifacts were observed. The shell may or may not be associated with prehistoric activity in the area. It did appear weathered, but fill soil was also noted in the area. The near absence of cultural material suggests that the project area is not within the boundaries of site CA-SDI-11571 or that the site deposit was previously graded away or covered by fill in this area (Laguna Mountain Environmental, Inc. 2017). Because survey visibility was limited, and the project is located within the recorded boundaries of site CA-SDI-11571, 20 hand-excavated STPs were excavated within the project area in order to determine if CA-SDI-11571 deposits were present in the project area (Laguna Mountain Environmental, Inc. 2017).

The survey and testing program indicates that the project area has been disturbed by previous construction and landscaping for the existing structures. The southern portion of the project has been significantly impacted by rodent bioturbation and garden tilling. The lack of any artifacts and minimal shell that could represent cultural material indicates that significant portions of site CA-SDI-11571 are not present within the project area. However, there is potential for inadvertent discovery of archeological resources due to the presence of CA-SDI-11571. Therefore, archaeological and Native American monitoring during ground-disturbing activities is recommended.

A Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented. With implementation of the monitoring program, potential impacts on historical resources would be reduced to less than significant.

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

According to the geotechnical investigation (refer to VI, Geology and Soils), the project site is underlain by undocumented fill and old terrace deposits (Qt). Per the City of San Diego's Significance Determination Thresholds, old terrace deposits (Qt) have low paleontological sensitivity in this area of the city and would not require monitoring. Additionally, the site has been previously graded. Therefore, impacts would be less than significant.

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

All of the area to be impacted by the project has been heavily disturbed by grading for the original construction, and the potential for subsurface deposits to remain in these areas is extremely low. While there is a very low possibility of encountering human remains during subsequent project construction activities, it is noted that activities would be required to comply with state regulations that are intended to preclude impacts to human remains. Per CEQA Section 15064.5(e), the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), if human remains are discovered during construction, work would be required to halt in

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that area, and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required.

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

GEOCON prepared a site-specific geotechnical investigation (GEOCON 2016). The nearest known active fault is the Newport-Inglewood/Rose Canyon Fault Zone, located less than 2 miles west of the site. The Newport-Inglewood/Rose Canyon Fault Zone is the dominant source of potential ground motion. The estimated maximum earthquake magnitude is 7.5. The geotechnical investigation includes estimate magnitudes for other known active faults in the San Diego and Southern California region. While there are active faults in the region, the risk associated with ground rupture hazard on site is low due to the absence of active faults within the project site. Construction associated with the project would be in accordance with the applicable California Building Code guidelines, which reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Therefore impacts would be less than significant.

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

Refer to Response VI(a)(i).

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

Liquefaction typically occurs when a site is subjected to strong seismic shaking, on-site soils are cohesionless, and groundwater is encountered near the surface. According to the geotechnical investigation, the risk associated with liquefaction hazard is low due to the lack of near surface groundwater and the dense nature and age of the underlying old terrace deposit. Additionally, construction associated with the project would be in accordance with the applicable California Building Code guidelines, which reduce impacts to people or structures to an acceptable level of risk. Therefore impacts would be less than significant.

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

According to the geotechnical investigation, the risk associated with landslide hazard is low due to the generally flat topography of the site and vicinity. The project does not include development of any slopes. Therefore, impacts would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project demolition and construction would temporarily expose soils to increased erosion potential. The project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which requires the implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP would employ various best management practices (BMPs) intended to minimize soil erosion during construction. BMPs may include measures such as watering the exposed areas to reduce erosion potential. Upon completion of construction, the project site would be fully developed with structures, parking, and landscaped areas, which would minimize any long-term erosion potential. Therefore, impacts would be less than significant.

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

As described previously, the project site is not likely to be subject to fault rupture, liquefaction, or landslides. According to the geotechnical investigation, the site is underlain by undocumented fill and old terrace deposits. Remedial grading in the form of removal and compaction of the undocumented fill and upper portion of the old terrace deposits and other standard construction techniques would be necessary, as described in the geotechnical investigation. Therefore, impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the geotechnical investigation, based on the soil types encountered during our recent field investigation, the on-site soils are expected to be non-expansive as defined by the California Building Code. Therefore, impacts 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"/>
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No septic tanks are proposed. No impact 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"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## Climate Action Plan

The City adopted the Climate Action Plan (CAP) in December 2015 (City of San Diego 2015). With implementation of the CAP, the City aims to reduce emissions 15% below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO<sub>2</sub>E) by 2020, 40% below the baseline to approximately 7.8 MMT CO<sub>2</sub>E by 2030, and 50% below the baseline to approximately 6.5 MMT CO<sub>2</sub>E by 2035. The City has identified the following five CAP strategies to reduce GHG emissions to achieve the 2020 and 2035 targets: (1) energy- and water-efficient buildings; (2) clean and renewable energy; (3) bicycling, walking, transit, and land use; (4) zero waste (gas and waste management); and (5) climate resiliency. The City's CAP Consistency Checklist, adopted July 12, 2016, is the primary document used by the City to ensure project-by-project consistency with the underlying assumptions in the CAP and thereby to ensure that the City would achieve the emission reduction targets identified in its CAP.

## 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 project 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. Additionally, a portion of the project is located within a Transit Priority Area. Therefore, the project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes project features consistent with the energy and water efficient buildings strategy, as well as bicycling, walking, transit, and land use strategy. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

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

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

☐
☐
☒
☐

Refer to Response VII(A). Impacts would be less than significant.

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

☐
☐
☒
☐

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.

- 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?

☐
☐
☒
☐

Refer to response VIII(a) above. The project would have no impact associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

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

☐
☐
☒
☐

Crown Point Elementary School is within one-quarter mile from the project site. As identified above, Section VIII(a), 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, nor would the project emit hazardous materials that would affect the nearby school. Therefore, impacts associated with hazardous emissions would be less than significant.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. The Geotracker record search identified four cases were reported for remediation; however the cases were closed and the database identified they no longer represent a threat to human health or safety. No other hazardous materials sites were identified on-site. Thus, no hazard to the public or environment would result from project implementation.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within two miles of a public airport or within an airport land use plan. No impact would occur.

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 within the vicinity of a private airstrip. No impact would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located in a developed area with access to major roadways. The project would not modify the existing roadway network in the surrounding area and would maintain access to the project site. Therefore, the project would not impair or interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

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"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located within a highly developed and urban area of Pacific Beach and would therefore not expose people or structures to wildland fires. No impact would result.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

Construction activities associated with the project could result in wind and water erosion of the disturbed area leading to sediment discharges. Similarly, as described in Section 3.8, Hazards and Hazardous Materials, fuels, oils, lubricants, and other hazardous substances used during construction could be released and impact water quality. The project is required to comply with the NPDES State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ for storm water discharges and general construction activities, and incorporate standard BMPs such as regular cleaning or sweeping of construction areas and impervious areas, and various storm water BMPs such as filtration media screens. In compliance with the Construction General Permit, a SWPPP would be prepared that specifies BMPs that would be implemented during construction to minimize impacts to water quality.

During operation, the project would also employ drainage features including source and treatment control BMPs to minimize water quality impacts from surface runoff. Adherence to applicable water quality standards during the design of operational BMPs would ensure that adverse impacts are avoided. Impacts would be less than significant.

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

The project would not utilize groundwater during construction or operation. According to the geotechnical investigation (refer to VI, Geology and Soils), groundwater was not encountered during the investigation; however, groundwater is expected to be at a depth of approximately 30 to 40 feet below the ground surface. The project would result in a change in amount of impervious groundcover on the project site, potentially altering the rate of groundwater recharge. However, the project would include drainage features and landscape to continue to allow for groundwater recharge on site. Therefore, the project would not substantially deplete or interfere with groundwater supplies and impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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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The project would redevelop a site with existing hardscape and engineered drainage facilities. The project would not alter the course of a stream or river as no such features occur on or adjacent to the project site. According to the geotechnical investigation, the project site slopes gently from north to south. The project would include similar or improved drainage features with source and treatment control BMPs to control for erosion. Surface runoff would continue to flow to existing storm drains around the project site and the on-site drainage pattern would minimally change. While the project would result in an increase in impervious surfaces compared to the existing conditions, proposed drainage features would adequately flow runoff while incorporating BMPs to control for erosion and siltation. These drainage features would be adequately designed and sized for anticipated storm events to prevent on or off-site flooding. Additionally, the project would include landscaped areas to allow for infiltration. Impacts to drainage would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to Response IX(c).

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

Refer to Response IX(c). In compliance with the Construction General Permit, a SWPPP would be prepared that specifies BMPs that would be implemented during construction to minimize impacts to water quality. While the project would alter the amount of impervious surfaces on the project site compared to the existing condition, the increase would not be substantial such that the amount of storm water runoff would exceed the capacity of the storm water drainage system. Therefore, impacts would be less than significant.

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

Refer to Response IX(c). The project would comply with applicable construction and operational water quality standards and design requirements such that water quality would not substantially degrade. Impacts would be less than significant.

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not place housing within a 100-year flood hazard area and no impact would occur.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to Response IX(g).

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 project would involve demotion of existing structures and the construction of single-family residential homes on existing lots within the project site. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. Therefore, no impact would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Existing land uses on the project site were developed under a Conditional Use Permit allowing for three group care structures. The site included land that was used as a community garden and was allowed to remain. The project would rescind the Conditional Use Permit and revert the use to the underlying residential uses permitted with the underlying zone.

The Pacific Beach Community Pan designates the project site as Multi-Family Residential. The underlying base zone is RM-1-1, which permits a maximum density of one dwelling for each 3,000 square feet of lot area. More specifically, the purpose of the RM zone is to provide for multiple dwelling unit development at varying densities and accommodates development with similar densities and characteristics. The RM-1 zone permits lower density multiple dwelling units with some characteristics of single dwelling units.

The Land Development Code, Section Table 143-03A, allows a project in the Affordable/In-Fill Housing and Sustainable Buildings to request deviations from applicable development regulations in accordance with Site Development Permit. Deviations requested by the project include the following:

- Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum rear yard setback of 15 for the RM-1-1 zone. The project proposes a minimum rear yard setback of 4 feet for Lots 2 and 23 of northern portion, and Lot 2 of southern portion.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum rear yard setback of 15 feet for the RM-1-1 zone. The project proposes a rear yard setback of 6 feet for Lots 1 and 24 of northern portion, and Lot 1 of southern portion.</li> <li>Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a minimum front yard setbacks where a 50 percent blended setback of 15 feet and 20 feet for the RM-1-1 zone. The project proposes a 10-foot front yard setback for Lots 1 and 24 of northern portion, and Lot 1 of southern portion.</li> <li>Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G requires a limited floor area ratio of 0.75 times the lot size for the RM-1-1 zone. The project proposes a 0.96 floor area ratio for Lots 1 and 24 of northern portion and Lot 1 of northern portion; a floor area ratio of 0.57 of Lot 2 and 23 of northern portion and Lot 2 of southern portion. The deviation would allow for a cumulative floor area ratio of 0.72 for each of the reconfigured two-lot condition at the corners of the project site.</li> <li>Angled Building Envelope Plane Requirements: A deviation from San Diego Municipal Code Section 131.0444(e) requires that angled building envelope plane apply to side yard setbacks. The project proposes that structures on Lots 1 and 24 of northern portion and Lot1 of southern portion would not meet this requirement.</li> <li>Front Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G with reference to 131.0443(d)(1) requires a minimum front yard setbacks of 15 feet minimum and 20 feet standard for the RM-1-1 zone. The project proposes a 15-foot front yard setback for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 for the Northern portion, and Lots 4 and 5 of the southern portion.</li> <li>Rear Yard Setback: A deviation from San Diego Municipal Code Section 131.0431, Table 131-04G with reference to 131.443(d)(4) for the RM-1-1 zone. The project proposes a rear yard setback of 2.6 feet for Lots 4, 5, 7, 10, 12, 14, 15, 18, 19, and 22 of northern portion and, and Lot 4 through 6 of southern portion.</li> </ul>				

In summary, construction of the project would occur within an urbanized neighborhood with similar development. Structures proposed structures would be similar in scale and height. Furthermore, the project would not 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, community plan, or zoning ordinance with allowable deviations) adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response IV(f). The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as no such resources exist on the project site. No impact would result.

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

According to the Department of Conservation's Generalize Mineral Land Classification Map of Western San Diego County, California, the project site is classified as Mineral Resource Zone 3; this zone is defined as "areas containing mineral deposits the significance of which cannot be evaluated from available data" (Department of Conservation 1996). While the value of the mineral deposits in the area is undetermined, the project site is located in a highly developed and urbanized area with land uses that are incompatible with and preclude mineral extraction. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the state and no impact would occur.

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

According to the General Plan Conservation Element, the project site and surroundings area are designated as Mineral Resource Zone 3 (City of San Diego 2008). High quality mineral resources are designated as Mineral Resource Zone 2. Therefore, the project would not result in the loss of availability of a locally important mineral resource. No impact would occur.

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

## Construction

Construction of the project would generate noise. Noise associated with the removal of the structures, grading, and construction could potentially result in short-term noise impacts to surrounding residential properties. A variety of noise-generating equipment would be used during the construction phase of the project such as scrapers, backhoes, front-end loaders, and concrete saws, among others. Construction would be required to comply with the City of San Diego Noise Ordinance.

The nearest noise sensitive receptors are the residential land uses located immediately adjacent to the project site in all directions. Due to the proximity of nearby residential land uses, construction



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise, while temporary, could exceed the City's construction noise threshold. Although the project would comply with the City's Noise Abatement and Control Ordinance of the Municipal Code. Section 59.5.0404, construction noise abatement measures are recommended and included.

A Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented. With implementation of the monitoring program, potential impacts on construction-related noise would be reduced to less than significant.

## Operation

The project would not alter the vehicle classifications mix on local or regional roadways. As described in Response XVI(a), the project would result in an increase of approximately 172 ADT compared to the existing land uses. The project would not result in additional traffic such that traffic noise on surrounding roadways would substantially increase. Therefore, the project would not exceed the City's traffic noise threshold and impacts would be less than significant.

Operational phase of the project involves residential development and an overall increase in human presence. Noise associated with residential neighborhoods such as nuisance noise, landscaping, and parking areas would likely occur at different times, durations, and locations. Such nuisance noise is typical of residential development would not likely exceed the City's noise thresholds. The proposed residential land use would be compatible with the existing surroundings. Impacts would be less than significant.

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

The project may expose people to groundborne vibrations or noise levels during construction. However, the use of high vibration impact construction equipment, such as pile drivers, are not anticipated. Therefore, impacts would be less than significant.

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

Refer to Response XII(a) regarding operational noise.

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

Refer to Response XII(a) regarding construction-related noise.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
residing or working in the area to excessive noise levels?				

The project site is not located within two miles of a public airport or within an airport land use plan. No impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not within the vicinity of a private airstrip. No impact would occur.

### XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not indirectly induce population growth as it does not include the extension of roadways or other infrastructure. The project would directly induce population growth to the area through the development of 30 single-family residents. According to the project applicant, the existing group homes previously housed approximately 30 residents with an approximate staff of 2-4 employees. At a rate of 2.73 persons per household, the project would introduce approximately 82 people to the area (U.S. Census 2016). When compared to the previous use, the project would introduce approximately 52 new residents to the area.

The City's General Plan Housing Element identifies the need to maintain an inventory of both vacant and redevelopable land in order to achieve its regional share goal as allocated in the Regional Housing Needs Statement issued by the SANDAG. The 2012 sites inventory for housing indicated that there was an overall inventory planned and zoned for residential use to accommodate the regional share goal.

Currently the site is underutilized and the project would be consistent with the land use designation and underlying zone with allowable deviations. Furthermore, the project would not induce substantial population growth because it is an infill project and would not require the extension of roads or infrastructure. Impacts would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would result in the demolition of three existing buildings associated with the ARC Assisted Living Complex (currently unoccupied). These buildings are not currently used for such purposes and are not typical housing. Therefore, the removal of these existing group homes would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not be considered displacement of substantial existing housing and would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

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

The existing buildings associated with the ARC Assisted Living Complex are no longer occupied by employees or residents, with the exception of one temporary resident associated with a nearby separate apartment renovation project. The project would not displace substantial numbers of people and no impact would occur.

#### 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 ratios, response times or other performance objectives for any of the public services:

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

The project site is within the service area of Fire Station 21, located at 750 Grand Avenue, approximately 1.1 miles to the west. Fire Station 21 serves Mission/Pacific Beach in an approximately 4.07 square mile service area. This station houses a fire engine, aerial truck, and paramedic unit.

The project would directly increase the service population resulting in an increase in demand for fire protection services, which may affect maintenance of response times and service ratios. However, the project would redevelop a site with existing land uses in an area currently served by the San Diego Fire-Rescue Department. Additionally, the project would be required to pay the development impact fees at the time of building permit issuance. The project would not adversely affect existing levels of fire protection services or create a significant new demand, and would not require the construction of a new or expansion of an existing facility. Impacts related to fire protection would be less than significant.

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

The Northern Division Police Substation at 4275 Eastgate Mall provides police protection within the Pacific Beach area. The project would directly increase the service population resulting in an increase in demand for police protection services, which may affect maintenance of response times and service ratios. However, the project would redevelop a site with existing land uses in an area currently served by the San Diego Police Department.

Additionally, the project would be required to pay the development impact fees at the time of building permit issuance. As the project would not adversely affect existing levels of police protection services or creates a significant new demand and would not require the construction of a new or expansion of an existing facility. Impacts related to police protection would be less than significant.



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 would be located within the boundaries of the San Diego Unified School District. The project site is located within the attendance boundary for Crown Point Elementary, Pacific Beach Middle School, and Mission Bay High School.

The project would directly introduce a new student population within the service boundaries of the San Diego Unified School District. All residential development is required to pay school developer fees to the appropriate district prior to issuance of building permits. Additionally, per California Government Code 65995, the payment of required school fees is considered full and complete mitigation of impacts to school facilities. Therefore, impacts to schools would be less than significant.

iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Mission Bay Park is the largest built aquatic park in the County of San Diego, approximately 700 feet south of the project site. The project would directly introduce a new population to the area which would increase the demand for parks. The project would be required to pay the development impact fees at the time of building permit issuance. Additionally, the project would be providing private outdoor space with each dwelling unit. With proximity to Mission Bay Park and the payment of impact fees, the project would not adversely affect the provision of park and recreational facilities and impacts would be less than significant.

v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Although the project would result in additional residential units consistent with the community plan, the project site is located in an urbanized and developed area where City services are already available. The project would be required to pay such fees that would provide funds to the City that may only be used for funding the expansion of public facilities to serve new development. The project would not adversely affect existing levels of public facilities and would not require the construction or expansion of an existing public facility. Impacts related to other public facilities would be less than significant.

#### 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would contribute a direct permanent increase to the population of the City and increase the demand for recreational areas. Therefore, the project would likely increase the use of existing parks and recreational trails. As discussed in Response XIV(a)(iv), the project would include private outdoor space and would pay required development impact fees for the provision of public services, including parks and recreational facilities. Therefore, impacts would be less than significant.

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

Refer to XIV(a)(v). The project would not adversely affect existing levels of neighborhood and regional parks and would not require the construction or expansion of those facilities. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities as the project would consistent with applicable land use plans and underlying zone designations with allowable deviations. Furthermore, the project would be required to pay development impact fees associated with the development. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, a less than significant impact related to recreational facilities would result.

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

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of San Diego Traffic Impact Study Manual does not require a Traffic Impact Study for projects that conform to the community plan and generates more than 1,000 average daily trips (ADT). Per the City of San Diego's Trip General Manual, the trip rate for a single-family unit in an urbanized area is 9 ADT per dwelling unit. Therefore, the project is expected to generate approximately 270 ADT.

For the existing land uses, an appropriate category of land use is "assisted living" based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition. The estimated ADT for this land use is approximately 2.74 occupied bed, 2.66 per bed, and 3.93 per employee. As described in Response XIII(a), according to the project applicant, the existing group homes previously housed approximately 30 residents with an approximate staff of 2-4 employees. A conservative estimate for trips for the existing land use is approximately 98 ADT. Therefore, the project would generate approximately 172 ADT above the existing land uses.

Based on the estimated increase of ADT from the project site when compared to existing land uses, the project is not expected to substantially adversely affect the performance of surrounding street segments and intersections. Therefore, the project would not conflict with the applicable City of San Diego regulations establishing thresholds of effectiveness for the circulation system around the project site, resulting in a less than significant impact.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not proposed any changes to the public transit system, bicycles lanes, or pedestrian circulation. Therefore, impacts would be less than significant.

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

Refer to Response XVI(a).

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

The project site is not located within an airport land use plan area. Therefore, the project would not result in a change in air traffic patterns and no impact would occur.

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

The project does not include any roadway improvements. The majority of project access to carports would be via an alleyway. Several carports would be accessed via Roosevelt Avenue and Fortuna Avenue. Driveway would conform to City of San Diego requirements for safety and site distance. Therefore, impacts would be less than significant.

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

Construction equipment and vehicles would be staged on-site. Any staging that would be required within the public right-of-way would allow for adequate circulation, and would not adversely affect emergency access. Operation of the project would occur entirely within the project site. Therefore, the proposed project would not result in inadequate emergency access during construction or operation. Impacts would be less than significant.

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

Refer to Response XVI(a), (d), and (e). The project would not alter or adversely affect public transit, bicycle, or pedestrian facilities. The project would not conflict with adopted policies regarding the provision of these services. Therefore, no impact would occur.



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

Tribal Cultural Resources could potentially be impacted through project implementation. Therefore to determine significance of the resources, staff consulted with the Lipay Nation of Santa Isabel and the Jamul Indian Village, tribes traditionally and culturally affiliated with the project area. Both Tribes concurred with the staff’s determination of archaeological monitoring with a Native American monitor present during ground-disturbing activities (as described in Cultural Resources, Section V.a.). No additional Tribal Cultural Resources were identified during consultation.

A Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented. With implementation of the monitoring program, potential impacts on historical resources would be reduced to less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wastewater discharges from the project would be routed into the San Diego Metropolitan Sewerage System and ultimately treated at the Point Loma Wastewater Treatment Plant (WWTP). A joint permit issued by the California Regional Water Quality Control Board, San Diego Region (Regional Board) and the U.S. EPA regulate the discharge of treated wastewater from the Point Loma WWTP into the Pacific Ocean. The City of San Diego's water monitoring program ensures that the treated water at the Point Loma WWTP complies with all permits and state and federal water quality-based standards. Therefore, the project would not exceed applicable wastewater treatment requirements with respect to discharges to the sewer system. Impacts would be less than significant.

- 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?

☐
☐
☒
☐

The proposed project would increase demand for water and would produce wastewater. The proposed project would include private connections to existing water and wastewater lines that currently connect to the project site to serve the existing land uses. Existing water and sewer facilities are currently available to the existing development. Improvements would be limited to extension of or rerouting of pipes and relocation of sewer lines within the project site. Sewer and water capacity fees would be due and collected at the issuance of building permits. Thus, impacts would be less than significant.

- 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?

☐
☐
☒
☐

Refer to Response XI(c).

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

☐
☐
☒
☐

The 2015 City of San Diego Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which accounts for approximately 20 percent of the total water requirements for the City. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands and local supplies (City of San Diego UWMP 2015). The project would conform with underlying zoning and land use designations; it would not substantially increase the demand for water beyond that of the existing land uses. Therefore, the project would not result in the need to expand water entitlements. Impacts would be less than significant.

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

Refer to Response XVIII(a) and (b).

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"/>
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The project would generate waste from demolition and construction activities. Proper disposal of solid waste would be required at a licensed landfill or construction and demolition debris recycling facility.

Once construction is complete, the project would generate solid wastes that would occur on site. Projects that include the construction, demolition, or renovation of 1,000,000 square feet or more of building space may generate approximately 1,500 tons of waste or more and are considered to have direct impacts on solid waste management. The project is proposing a combined total of 50,675 square feet, therefore not meeting this threshold and not resulting in a direct impact.

However, the project exceeds the City's significance threshold for cumulatively considered solid waste impacts of 40,000 square feet or more of building space and has therefore prepared and would implement a project-specific Waste Management Plan (Golba Architecture, Inc. 2017). As described in the project's Conceptual Waste Management Plan, the project would comply with City Municipal Code Chapter 6, Article 6, Division 7 requiring that the new development educate about recycling on site, and manage the storage and collection of recyclable materials on site.

With the implementation of the Waste Management Plan and compliance with the *City's Construction and Demolition Debris Diversion Deposit Program* that requires a 75 percent diversion of construction-related waste, impacts related to solid waste would be less than significant.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would comply with all federal, state, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials other than minimal amounts generated during the construction phase. The City has enacted codes and policies aimed at helping it achieve this diversion level, including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6). All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. With preparation and implementation of the project-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific Waste Management Plan, and compliance with the 75 percent diversion of construction-related waste, impacts related to solid waste would be less than significant.

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"/>
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The project may have the potential to degrade the quality of the environment, notably with respect to Biological Resources, and Paleontological Resources. As such, mitigation measures have been incorporated to reduce impacts to less than significant.

b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As documented in this Initial Study, the project may have the potential to degrade the environment as a result of impacts to Cultural Resources (Historical/Archaeology) and Noise (Construction), which may have cumulatively considerable impacts. As such, mitigation measures have been proposed to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce potential impacts to less than significant, or to the extent possible.

As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed throughout this document, it is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Where appropriate, mitigation measures have been required, but in all issue areas impacts are no impact, less than significant, or can be reduced to less than significant through mitigation. For this



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reason, environmental effects fall below the thresholds established by CEQA and the City of San Diego and therefore would not result in significant impacts. Impacts would be less than significant

**INITIAL STUDY CHECKLIST  
REFERENCES**

**I. Aesthetics / Neighborhood Character**

- ☒ City of San Diego General Plan
- ☒ Community Plans: Pacific Beach Community Plan
- ☐ Local Coastal Plan:

**II. Agricultural Resources & Forest Resources**

- ☐ City of San Diego General Plan
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:
- ☒ Other:
  - Department of Conservation. 2013. San Diego County Williamson Act 2013/2014. 2013.
  - Department of Conservation. 2016. San Diego County Important Farmland 2014. November 2016.

**III. Air Quality**

- ☒ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- ☒ Regional Air Quality Strategies (RAQS) - APCD
- ☒ Site Specific Report:
  - Dudek. 2017. Air Quality Analysis for ECO BLÖK. November 2, 2017.

**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:

X Site Specific Report:

Laguna Mount Environmental, Inc. 2017. Cultural Resources Testing for the ECO BLÖK Residences Project at 3977 Shasta Street, City of San Diego, California. February 2017.

**VI. Geology/Soils**

\_\_\_ City of San Diego Seismic Safety Study

\_\_\_ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975

X Site Specific Report:

GEOCON. 2016. Geotechnical Investigation, ECO BLÖK East, Shasta Street, San Diego, California. December 19, 2016.

GEOCON. 2017. Response to City of San Diego Review Comments, ECO BLÖK East, San Diego, California. March 2, 2017.

NOVA. 2017. Report Assessment of the Potential for Infiltration-Related Soil Collapse, ECO BLÖK East, San Diego, California. May 9, 2017.

NOVA. 2017. Assumption of Geotechnical Engineer-of-Record, ECO BLÖK East Apartments, 1765 Fortuna Avenue, 3977 Shasta Street, 1750 Roosevelt Avenue, San Diego, California. July 5, 2017.

**VII. Greenhouse Gas Emissions**

X Site Specific Report:

Climate Action Plan (CAP) Consistency Checklist (DATE) for the ECO BLÖK Residences. November 2, 2017.

**VIII. Hazards and Hazardous Materials**

\_\_\_ San Diego County Hazardous Materials Environmental Assessment Listing

\_\_\_ San Diego County Hazardous Materials Management Division

\_\_\_ FAA Determination

- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☒ Airport Land Use Compatibility Plan
- ☒ California Department of Toxic Substances Control EnviroStor Database
- ☐ 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:
    - Latitude 33 Planning and Engineering. 2017. Drainage Study for ECO BLÖK Homes. 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**

X City of San Diego Paleontological Guidelines

\_\_\_ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego,"  
Department of Paleontology San Diego Natural History Museum, 1996

\_\_\_ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area,  
California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2  
Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975

\_\_\_ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay  
Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977

\_\_\_ Site Specific Report:

### **XIV. Population / Housing**

X City of San Diego General Plan

\_\_\_ Community Plan

\_\_\_ Series 11/Series 12 Population Forecasts, SANDAG

X Other:

U.S. Census Bureau. 2016. QuickFacts: San Diego city, California, Population estimates, July  
1, 2016 (V2016). <https://www.census.gov/quickfacts/fact/table/sandiegocitycalifornia/PST045216>

### **XV. Public Services**

\_\_\_ City of San Diego General Plan

\_\_\_ Community Plan

\_\_\_ Other:

Golba Architecture, Inc. 2017. Waste Management Plan for ECO BLöK Residences.  
August 22, 2017.

### **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:

\_\_\_ Other:

City of San Diego. 2003. City of San Diego Trip Generation Manual.

Institute of Transportation Engineers. 2012. Trip Generation Manual, 9<sup>th</sup> Edition.

**XVIII. Utilities**

X City of San Diego Urban Water Management Plan 2015

\_\_\_ Site Specific Report:

**XIX. Water Conservation**

\_\_\_ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, California: Sunset Magazine

**XIX. Water Quality / Storm Water**

X 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:

Latitude 33 Planning and Engineering. 2017. Priority Development Project Final Storm Water Quality Management Plan for ECO BLöK Homes. June 2017.

Revised: February 2018





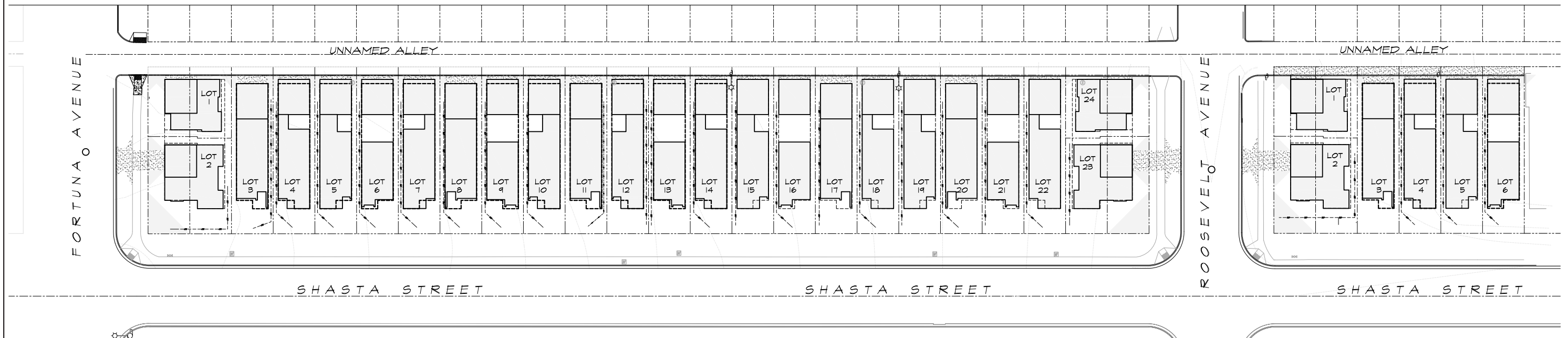




**Project Location Map**  
**ECO BLOK Residential Mitigated Negative Declaration**  
CITY OF SAN DIEGO - DEVELOPMENT SERVICES

FIGURE  
**2**





**SITE LEGEND:**

---	INDICATES PROPERTY LINE	[EM]	ELECTRIC METER
- - -	INDICATES SETBACK LINE	[GM]	GAS METER
[Pattern]	NEW HARDSCAPE	[WM]	WATER METER
[Pattern]	EXISTING CONCRETE PAVING	←	DIRECTION OF DRAINAGE
[Pattern]	AREA OF NEW FOOTPRINT	⬮	ROOF DRAIN: DISCHARGE INTO LANDSCAPE AREA
		---	EXISTING CONTOURS
		---	PROPOSED CONTOURS

