



THE CITY OF SAN DIEGO

## NEGATIVE DECLARATION

Project No. 501449

I.O. No. 24006849

SCH No. N.A.

**SUBJECT: MONTEZUMA PDP/CUP: PLANNED DEVELOPMENT PERMIT (PDP), and CONDITIONAL USE PERMIT (CUP)** to allow for the construction of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage, on a vacant 0.29-acre site. The project also proposes a rooftop terrace, gym, and courtyards. A PDP is requested for deviation to side yard setbacks and height limit which are further described in the Initial Study. The 0.29-acre site is located at 6213 Montezuma Road, in RM-3-9 zone of the College Area Community Planning Area, College Community Redevelopment Project Master Project Plan, Parking Impact Overlay Zone (Campus Impact), Airport Influence Area (Review Area 2), and the Airport Land Use Compatibility Overlay Zone (ALUCOZ). (LEGAL DESCRIPTION: Lots 188 and 189 of Collwood Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, According to Map No. 2495, Filed in the Office of the County Recorder of San Diego County, August 12, 1948, Together with that Portion of the South 6.00 Feet of Montezuma Road Adjoining Said Lots on the North as Closed to Public Use by Resolution No. 184453, Recorded August 6, 1965 as Instrument No. 141427 of Official Records, Assessor Parcel Nos. 467-171-28-00 and 467-171-29-00) APPLICANT: Chris Elsey

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

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

**City of San Diego**

Councilmember Georgette Gomez  
Planning Department)  
Central Library  
Library Department Government Documents  
College-Rolando Branch Library  
City Attorney  
Environment & Mobility Division, Deputy Director  
Development Services, Development Project Manager  
Development Services, Senior Permit Planner  
Development Services, Senior Environmental Planner  
Development Services, Environmental, Associate Planner  
Development Services, Senior Landscape Planner  
Development Services, Geology, Associate Engineer  
Development Services, Transportation, Traffic Engineer  
Development Services, PUD-Water and Services  
Planning Department, Long Range Planning, Senior Planner  
Planning Department, Facilities Financing

**Other**

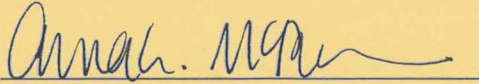
San Diego State University (SDSU), Facilities Planning and Management Director  
College Area Community Planning Board  
Malcolm A. Love Library  
V.P. Business Affairs, SDSU  
Haillee Witcher  
Jorge Palacios (Agent)  
Elsey Partners (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

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



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



Anna L. McPherson, AICP  
Senior Planner  
Development Services Department

July 3, 2018  
Date of Draft Report

July 26, 2018  
Date of Final Report

Analyst: R. Benally

Attachments: Initial Study Checklist

Figure 1: Location Map

Figure 2: Site Plan

Figure 3a: North and East Elevations

Figure 3b: South and West Elevations

## INITIAL STUDY CHECKLIST

1. Project title/Project number: Montezuma PDP/CUP, Project No. 501449
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rhonda Benally/(619) 446-5468
4. Project location: 6213 Montezuma Road, San Diego, CA 92115
5. Project Applicant/Sponsor's name and address: Elsey Partners (Firm), 1532 College Avenue, Manhattan, Kansas, 66502
6. General/Community Plan designation: The community plan designates the site as High-Residential 45-75 du/ac.
7. Zoning: RM-3-9 (Residential-Multiple Unit) zone
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

**A PLANNED DEVELOPMENT PERMIT (PDP), and CONDITIONAL USE PERMIT (CUP)** to allow for the construction of a five-story, 40,208 square-foot dormitory structure with 128 rooms over three-levels of underground parking garage, on a vacant 0.29-acre site. The below grade parking garage would be approximately 29,226 square-feet. The project also proposes onsite amenities that would include courtyards in the front and rear of the building, community room space with kitchen facilities on all residential floors, a gym on the second floor, and a rooftop terrace that would serve as additional outdoor space for residents. A PDP is requested to allow for a deviation to side yard setbacks and height limit which are further described below. Each bedroom would house one resident for a total of 128 residents.

A three-level underground parking garage will be constructed that will provide a total of 57 off-street parking spaces. The project will also provide a total of six motorcycle parking stalls and bicycle parking racks that will accommodate up to 108 bicycles. Access to the parking garage will be provided from a driveway off Montezuma Road. The project is providing 57 parking spaces where 78 are required.

The applicant is proposing a project-specific (uncodified) ordinance to allow:

- 1) Alternative compliance to SDMC 141.0305(b)(2) which requires a parking agreement; and
- 2) Waiving SDMC section 141.0305(d) requiring recognition by a University.

The proposed Floor Area Ratio (FAR) in the RM-3-9 zone is 3.2, where the maximum permitted FAR is 4.9. The highest point of the building is the elevator parapet at 58'-3", where the maximum permitted height is 60'-0". Landscaping would be provided in accordance with the City's Landscape Regulations.

Project Implementation would require grading of approximately 11,600 cubic yards of cut at a maximum height of 36 feet, and the export of 11,600 cubic yards of soil. Shoring will be required for all sides of the excavation. The project also proposes 4 retaining walls with a maximum length of 110 feet, at a maximum height of 5.2 feet. These walls are proposed along the north, east and west property lines.

#### Permits Required

In accordance with the San Diego Municipal Code (SDMC) section 126.0601, a Planned Development Permit is required to implement the requirements of the College Community Redevelopment Project Master Project Plan for a Phased Project Redevelopment Permit (PPRP) and for proposed deviations as requested by the applicant. The Conditional Use Permit is required for the student dormitory use per the Use Regulations Table 131-04B, a Separately Regulated Residential Use. Fraternity houses, sorority houses, and student dormitories are facilities that are designed or used as a residence for students enrolled at an institution of higher learning. Fraternity houses, sorority houses, and student dormitories may be permitted with a Conditional Use Permit.

#### Deviations

The first deviation is requested for a Side Yard Setback of 5 feet. Compliance with the RM-3-9 Zone would demonstrate 5 feet or 10% of the lot of the width, whichever is greater. The project proposes to deviate from the requirement for a setback of 10.8 feet (Lot width approx. 108 feet). The Residential District in the College Redevelopment Project; Core Sub-Area Design Manual allows for minimum side yard setbacks of 5 feet in the Residential District.

A second deviation is required for the height of the elevator parapet. Although the project is five-stories in appearance along the front elevation and approximately 4.5 stories to the rear, the proposed project is at or below 56 feet except for a portion of the elevator tower that exceeds the guideline height by approximately two feet. Overall, the proposed project would be below the maximum building height of 60 feet allowed by the underlying zone.

#### 9. Surrounding land uses and setting:

The vacant 0.29-acre site is located at 6213 Montezuma Road, within the RM-3-9 (Residential-Multiple Unit) Zone, of the Core Subarea of the College Community Redevelopment Project Master Project Plan, and the College Area Community Plan. The project site is bounded on the east and west by multi-family residences, on the south by single-family residences, and on the north by Montezuma Road and the site is located directly across the street from San Diego State University (SDSU) Parking Structure No. 4. The project site is not located within or adjacent to the Multiple Habitat Planning Area (MHPA). The site has been previously disturbed; it was previously occupied by a structure which has since been demolished.

Topographically, the property slopes upward and southward from Montezuma Road, rising a vertical distance of about 13 feet. Various old foundations, retaining walls, concrete stairs and sidewalks from the previous structures and improvements remain on the property.

In addition, the site is located within the Parking Impact Overlay Zone (Campus Impact), College Community Redevelopment Project, Airport Influence Area (Review Area 2), and the Airport Land Use Compatibility Overlay Zone (ALUCOZ). The two parcels are situated in an urban neighborhood, and are compatible with the underlying zoning, and community plan designation. 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 Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification to Lipay Nation of Santa Ysabel and Jamul Indian Village via certified letter and email on July 31, 2017. Both the Lipay and Jamul Indian Tribes requested consultation on this project. On August 11, 2017, City staff met with Tribal Representatives' for consultation on this project, and it was determined there were no further concerns to Tribal Cultural Resources. Consultation was closed for this project.

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

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

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

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

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

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

The project would occur on a 0.29-acre site that is not within a state scenic highway. Therefore, the project would not result in substantial damage to any scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway.

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

The project would incorporate several design elements and landscape components to address bulk and scale to ensure that the project would integrate into the existing neighborhood. The front elevation of the building would incorporate various building setbacks from the street including a courtyard with plantings, 24-inch box street trees, windows and balconies, offsetting plans, and various building materials. The eastern and western elevations would also include offsetting plans, colors, and varying window patterns to articulate the building facades. "Green screens" with vine plantings up to the third story would be located along the southern elevation along with perimeter landscaping consisting of 24-inch box trees and shrubs.

In addition to the College Area Community Plan, urban design guidelines are provided by the Core Subarea Design Manual which was developed to provide design guidance for the development of the former College Area Redevelopment Project Area. The design guidelines recommend that the maximum number of building stories that can be built on the project site is four. For the purposes of calculating the maximum building height in linear feet under this recommendation, the design guidelines define the ground story with a height of 20 feet with subsequent stories at 12 feet in height, resulting in total allowance of 56 linear feet. Although the project is five- stories in appearance along the front elevation and approximately 4.5 stories to the rear, the proposed project is at or below 56 feet except for a portion of the elevator tower that exceeds the guideline height by approximately two feet. Overall, the proposed project would be below the maximum building height of 60 feet allowed by the underlying zone. The project would not substantially degrade the visual character or quality of the site and its surroundings. No such impacts, therefore, would occur.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No substantial sources of light would be generated during project construction as construction activities would occur during day light hours. Furthermore, project operation would not be expected to cause substantial light or glare. All lighting would be required to comply with all current outdoor lighting regulations, LDC Section 142.0740.

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

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

The project site is classified as 'Urban and Built Up Land' on the most recent Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map, does not contain any forest land as defined by Public Resources Code Section 12220(g), and does not contain any active agricultural operations. The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland).

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

Refer to IIa. The site is not designated or zoned for agricultural use; the College Area Community Plan designates the site as high density (45-75 du/ac) residential use. Agricultural land is not present on this site or in the general site vicinity.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IIa. The project would not result in rezoning of forestland, or timberland (as defined by Government Code section 51104(g)). Forest land is not present on the site or in the general vicinity. No impact would occur.

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

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

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IIa. The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The San Diego Air Pollution Control District (SDAPCD) is the agency that regulates air quality in the San Diego Air Basin, in which the project site is located. The SDAPCD prepared the Regional Air Quality Strategy (RAQS) in response to the requirements set forth in the California Clean Air Act (CAA) Assembly Bill (AB) 2595 (SDAPCD 1992) and the federal CAA. As such, the RAQS is the applicable regional air quality plan that sets forth the SDAPCD's strategies for achieving the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

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

The project site is located in the College Area Community Plan area and would be consistent with the High-Residential (45-75 du/ac) designation that allows high density residential uses. As such, the project would be consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation and no impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The construction and operation of the proposed 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage did not meet the CEQA Significance Determination Threshold

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to require preparation of an Air Quality Study, and therefore, it is not expected to generate substantial emissions that violate any air quality standard or contribute substantially to or violate an air quality standard. No impact would occur.

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

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

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

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

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

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

The 0.29-acre site is located in an urban setting, surrounded by existing development to the east, north, south and west. Furthermore, based on the location of the subject site there is no connectivity with other habitats, and the site is not in proximity to other biological resources. No sensitive plants, or animals are on, or adjacent to the site, and therefore no substantial adverse effects to any species would result. No such impacts, therefore, would occur.

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

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See IVa. The project site does not contain any sensitive habitat, or any native resident or migratory fish or wildlife species, therefore the project would not interfere with wildlife movement or corridors or impede the use of native wildlife nursery sites.

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See IV.d. The project is located in an urban neighborhood and it is not adjacent to the MHPA. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

#### V. CULTURAL RESOURCES – Would the project:

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

### Archaeological Resources

According to the archaeology maps in the City's Environmental Analysis Section (EAS) library, the site is not located in a high sensitivity area for archaeological resources. Additionally, the project site has also been disturbed by past development of a structure that has since been removed. The project would not be expected to result in impacts to archaeological resources.

### Built Environment

The site is vacant, except for remnants of a partial foundation from a previous structure that was demolished with a permit in June 2007. The remaining foundation will be removed. Since the site does not contain any structure 45 years old or older, it did not require review for potential historical resources. Therefore, no impact would occur.

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

Refer to V(a).

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

Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Impacts to paleontological resources may occur during grading activities associated with project construction where excavation would be done in previously undisturbed geologic deposits/formations/rock units. According the Geotechnical Investigation, the subject project is underlain by the Mission Valley Formation and Very Old Paralic Deposits which are considered moderately to highly sensitive for paleontological resources. Project Implementation would require grading of approximately 11,600 cubic yards of cut at a maximum height of 36 feet, and the export of 11,600 cubic yards of soil. Based on this information the project would meet the Land Development Code requirement for paleontological monitoring.

On April 21, 2018, the 11<sup>th</sup> Land Development Code (LDC) Update became effective. As a component of the LDC Update, paleontological resources monitoring was incorporated into the grading ordinance, and subsequently, is no longer a mitigation measure.

The project is subject to the grading ordinance and the requirement for paleontological monitoring; regulatory compliance, therefore, would preclude impacts to this resource, and they would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb and human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Refer to V.a. above, no formal cemeteries or human remains are known to exist on-site or in the vicinity. No such impacts, therefore, would occur.

#### VI. GEOLOGY AND SOILS – Would the project:

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

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

A site-specific Geotechnical Investigation were prepared by Christian Wheeler Engineering. The project is assigned geologic risk category 53 which is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical investigation, there is no known active, or potentially active faults are known to transverse the subject site. The nearest active fault zone is the Rose Canyon Fault Zone located approximately 5.5 miles to the southwest of the site. Potential risks are considered to be low. The analysis concluded that no geotechnical conditions exist within the subject site that would preclude the proposed development, provided the recommendations within the report are followed.

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

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

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

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

According to the geotechnical investigation, the near-surface soils encountered at the site are not considered susceptible to liquefaction due to such factors as depth to the groundwater table, soil density and grain sized distribution.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the geotechnical investigation, the site is mapped with the Relative Susceptibility Area 2, which is considered marginally susceptible to land sliding. However, the report concluded that the potential for slope failures within the site is low. The potential for impacts as a result of landslides is less than significant.

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

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See IV.a.iii and IV.a.iv. The site is not located in an earthquake fault zone. As noted VI.a, proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building 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 report, the foundation soils are expected to have low expansive potential. Proper engineering design and utilization of standard construction practices will be verified at the building permit stage.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

### CAP Consistency Checklist

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

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

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Therefore, the project would not create a significant hazard to the public or environment.

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

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☐
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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.

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

☐
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The project is located within one-quarter mile of an existing school. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. In addition, appropriate handling techniques shall be implemented for any unknown subsurface discoveries, to meet local, state, and federal regulations. Furthermore, the project would not emit hazardous emissions or handle acutely hazardous materials, substances, or waste during operations. Therefore, impacts would be less than significant.

- 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?

☐
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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 site has not been identified as a hazardous materials site pursuant to Government Code Section 65962.5. Therefore, the proposed project would not create a significant hazard to the public or environment.

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

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

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

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

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

The project does not include any off-site changes to existing roadways and would not impact access to the site. The development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

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

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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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A "Storm Water Quality Management Plan (dated March 9, 2017)," was prepared by JP Engineering, Inc., the project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Source Control, Site Design) would be implemented. Implementation of the measures would reduce potential environmental impacts related to hydrology/water quality to below a level of significance.

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

☐ ☐ ☐ ☒

The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level in that the project does not require the construction of wells or the use of groundwater. The project is located in an urban neighborhood where all infrastructures exist. The project would connect to the existing public water system. No impact would result.

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

☐ ☐ ☐ ☒

The project would not substantially increase flow rates or volume, and thus, would not adversely affect on- and off-site drainage patterns, including the alteration of the course of a stream or river.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

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

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

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

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

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

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

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

X. LAND USE AND PLANNING – Would the project:

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

The 0.29-acre project site is located in an urban neighborhood, and is surrounded by similar residential uses. The development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage is consistent with the adopted community plan and zone, would not physically divide and established community.

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

The College Area Community Plan designates the 0.29-acre site for High Residential 45-75 du/ac. The project site is located within the Core Subarea and is within an area designated for fraternity and sorority housing development. According to the Housing Element and San Diego State

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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University (SDSU) Element of the community plan, dormitories are allowed within these areas given their proximity to the San Diego State University Campus. As a proposed dormitory consisting of 128 bedroom suites, the project would provide an opportunity for much needed housing near SDSU, and therefore would meet recommendations in the community plan's Housing Element for the creation of additional housing within close proximity of the university campus and for encouraging pedestrian orientation to and from the university.

The proposed project is also located along Montezuma Road within the Residential District of the Core Subarea of the College Area Community. Surrounding development includes a 5-story building consisting of 4 stories of apartments over 1 level of ground floor parking to the east, an existing vacant property to the west, San Diego State University Parking Structure No. 3 to the north across Montezuma Road, and single-family residences located south of the project site at a much higher elevation along Mary Lane Drive.

The project would incorporate several design elements and landscape components to address bulk and scale and ensure that the project would integrate into the existing neighborhood. The front elevation of the building would incorporate various building setbacks from the street including a courtyard with plantings, 24-inch box street trees, windows and balconies, offsetting plans, and various building materials. The eastern and western elevations would also include offsetting plans, colors, and varying window patterns to articulate the building facades. "Green screens" with vine plantings up to the third story would be located along the southern elevation along with perimeter landscaping consisting of 24-inch box trees and shrubs.

In addition to the College Area Community Plan, urban design guidelines are provided by the Core Subarea Design Manual which was developed to provide design guidance for the development of the former College Area Redevelopment Project Area. The design guidelines recommend that the maximum number of building stories that can be built on the project site is four-stories. For the purposes of calculating the maximum building height in linear feet under this recommendation, the design guidelines define the ground story with a height of 20 feet with subsequent stories at 12 feet in height, resulting in total allowance of 56 linear feet. Although the project is five-stories in appearance along the front elevation and approximately 4.5 stories to the rear, the proposed project is at or below 56 feet except for a portion of the elevator tower that exceeds the guideline height by approximately two feet. Overall, the proposed project would be below the maximum building height of 60 feet allowed by the underlying zone.

The proposed project would include a non-contiguous sidewalk along Montezuma Road along with canopy street trees to facilitate pedestrian access. Bench seating would also be provided along the building's frontage. Direct and primary pedestrian access to the building would be provided via American Disabilities Act (ADA) accessible ramps leading to an entry courtyard. Additionally, the entrance to the underground parking levels would be partially undergrounded to minimize its appearance along the street frontage. Bicycle storage would be provided within the street facing courtyard and on all levels of underground parking with the majority of the bicycle storage racks and stalls located on the first level of the parking garage. The nearest bus stop is located in close proximity to the east at the intersection of Montezuma Road and 63<sup>rd</sup> Street.

The Parks and Recreation Element of the community plan acknowledges that given the lack of neighborhood parks and recreational areas in the College Area, on-site recreational facilities

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed with new multi-family residential projects will help meet the immediate recreational needs of residents. The proposed project would meet this recommendation with the provision of courtyards in the front and rear of the building, community room space with kitchen facilities on all residential floors of the project, a gym on the second floor, and a rooftop terrace that would serve as additional outdoor space for residents.

The proposed project proposes to deviate from base zone side yard setback regulations requiring 10 feet by proposing a setback of 5 feet, however according to the Core Subarea Design Manual, minimum side yard setbacks of 5 feet are recommended in the Residential District. The project would implement recommendations in the College Area Community Plan and therefore, as proposed would not adversely impact the community plan.

The City of San Diego and State of California require interior noise levels not to exceed 45 CNEL in residential habitable space. Contemporary exterior building construction is expected to achieve at least 15 decibels of exterior-to-interior noise attenuation with windows open. An acoustical analysis was prepared to demonstrate consistency with the Table NE-3-Land Use Noise Compatibility Guidelines in the General Plan (refer also to Section XII a. Noise). According to this Table in the Noise Element of the General Plan, the proposed project falls under the Residential Category within the "Conditionally Compatible" noise environment. The analysis indicates that future noise levels onsite are expected to exceed 60 CNEL at the onsite building. As a condition of approval, the applicant will be required to submit an exterior-to-interior analysis performed by an acoustical consultant when building plans become available, in order to demonstrate that the project will have interior noise levels that meet the noise standards of the City and State of California. The analysis further states the required interior noise levels are feasible and can be achieved with readily available building materials and construction methods. Typical sound attenuation methods shown in Table NE-5 of the City of San Diego Noise Element to the General Plan are expected to adequately control interior noise levels to below 45 CNEL, including the incorporation of mechanical fresh air ventilation, dual pane glazing, and exterior doors with appropriate seals in the design.

As a condition of approval, submittal of an acoustical analysis, and implementation of the design features as noted in the Noise Element of the General Plan, the project would not expose people to noise levels that exceed the City's adopted noise standards or established standards of the General Plan or applicable standards of other agencies.

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

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

#### XI. MINERAL RESOURCES – Would the project:

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



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located in an urban neighborhood. There are no such resources located on the project site.

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

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

XII. NOISE – Would the project result in:

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

A site-specific Acoustical Analysis Report for Montezuma Road Multi-Family, 6213 Montezuma Road, San Diego, California 92115, was prepared by Eilar Associates, May 9, 2017. The analysis evaluated potential noise impacts for traffic, HVAC units, construction noise, and compliance for exterior-to-interior noise.

On November 20, 2008, an onsite inspection and traffic noise measurement were made in the afternoon at the site adjacent to the proposed project site. Table 1 of the analysis states the onsite noise measurement is 63.8 dBA Leq.

Noise from temporary construction activities is not expected to exceed the applicable construction noise limits of the City of San Diego Noise Ordinance. Standard construction noise control methods including to adhering to permissible hours of operation, maintaining equipment in proper condition, and placing staging areas as furthest locations from noise sensitive receivers, are expected to be sufficient for reducing noise impacts to surrounding receivers. The analysis concluded that construction noise levels would be in compliance with the construction noise limits of 75 dBA.

The noise levels generated by HVAC units are expected to meet the applicable nighttime noise limits of the surrounding property lines. The analysis also stated that interior noise impacts from the HVAC equipment to the residents with the proposed project would be negligible. No impacts, therefore, would occur.

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

The development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage would not expose people to the generation of ground borne vibration and noise levels. The project site is not in close proximity to any vibrating producing uses (i.e. freeway, airport, truck routes, and railways). No impacts, therefore, would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
vicinity above levels existing without the project?				
Refer to XIIa.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refer to XIIa. Temporary construction noise would result from the proposed development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage. The project's required compliance with the Section 59.5.0404 of the Municipal Code would reduce the construction noise levels to below a level of significance.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located within two miles of a public airport or public use of an airport; therefore the project would not expose people residing or working in an area to excessive noise levels.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located within the vicinity of a private airstrip. The project would not expose people residing or working the area to excessive noise levels.				
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage, the project is consistent with the adopted community plan, and would not result in a substantial increase in new homes and businesses, therefore, the project would not induce substantial population growth in an area, either directly or indirectly. No impact would result.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<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 proposed residential development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking would be located on a vacant site, therefore the project would not result in the displacement of substantial numbers of people.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 proposed 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage on a vacant site in a neighborhood with similar residential uses, therefore the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### XIV. PUBLIC SERVICES

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

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

See Xb which states the project is consistent with the underlying zone and community plan. The project has been reviewed by the City staff, and would not affect existing levels of fire protection services, and therefore would not require the alteration of an existing or the construction of a new fire station.

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

The project would not affect existing levels of police protection services per the community plan, and would not require the alteration of or construction of a new police station.

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

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

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

The project is located in an urban neighborhood where the project can be served by existing Montezuma Park, therefore, the project would not require the construction of a new or the expansion of existing park facilities.

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|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| v) Other public facilities | <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 is consistent with the adopted community plan and would not affect existing levels of public services; therefore the project would not require the construction of a new or the expansion of existing public facilities.

#### XV. RECREATION

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

The project is consistent with the adopted community plan. The proposed development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking garage, would not increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated. In addition, the project proposes on-site recreational amenities that would include courtyards in the front and rear of the building, community room space with kitchen facilities on all residential floors, a gym, and a rooftop terrace.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 XVa. The project does include on-site recreational facilities as described in the project description, section no. 8 of this Negative Declaration. The proposed on-site recreational facilities would not adversely affect the physical environment nor would the project require the construction or expansion of recreational facilities that might have an impact on the environment.

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

The project did not meet the thresholds to require the preparation of a Transportation Impact Analysis, however a site-specific Access Analysis was prepared and reviewed by City Transportation Staff. The proposal to allow the development of a 5-story, dormitory structure with 128 rooms, over 3 levels of underground parking is consistent with the adopted College Area Redevelopment Master

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan. The project site is located in proximity to a public transit system, including bus routes, and the College Area Trolley Station.

As a condition of approval, the owner/permittee will be required to improve the project frontage along Montezuma Road, with curb, gutter and five foot noncontiguous sidewalk, and the construction of one 24 foot wide driveway consistent with City standards, satisfactory to the City Engineer. The project, therefore, would not be expected to result in significant traffic generation that would result in conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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Refer to XVIa. The project would not be expected to result in a conflict with applicable congestion management program or other standards established by the County congestion management agency. Therefore, the project would not decrease the level of service standards on existing roads or highways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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The project is located within an adopted Airport Land Use Compatibility Plan (ALUCP) for the Montgomery Field Airport. Although the project is located in the Airport Influence Area (Review Area 2) for the Montgomery Field Airport, the project did not require a consistency determination. Therefore, the project would not result in a change in air traffic patterns nor result in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

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Overall, the maximum building height is 58'-3" at the elevator parapet which is below the maximum height limit of 60 feet allowed per the underlying zone. The proposed development is consistent with the land use designation specified in the community plan, and underlying zone. Further, there are no features proposed that would be incompatible with the urban environment, therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.

- e) Result in inadequate emergency access?

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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project design would be subject to City review and approval for consistency with all design requirements at the building permit phase to ensure that no impediments to emergency access would occur. No impact would result.

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

Public transit such as bus routes and the College Area Trolley Station are available in this community. The project is located southeast of the San Diego State University Transit Center. As a condition of approval, the owner/permittee will be required to implement the Transportation Demand Management Plan that would include providing 75% of subsidized transit passes for all tenants who do not have a vehicle. The proposed development is consistent with the community plan land use designation and underlying zone, and would not result in any conflicts regarding plans, policies or programs regarding public transit, bicycle, pedestrian facilities, or decrease the performance or safety of such facilities.

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

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

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

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

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 pursuant to subdivision Public Resources Code Section 5024.1(c) could potentially be impacted through project implementation. Therefore, to determine significance of the resources, the City of San Diego engaged the Lipay Nation of Santa Isabel and Jamal Indian Village Tribes, both traditionally and culturally affiliated with the project area. These tribes were notified of the project via certified letter and email on July 31, 2017. Both Native American Tribes responded within the 30-day formal notification period requesting consultation. On August 11, 2017, City staff met with Tribal Representatives for consultation on this project, and it was determined there were no further concerns to Tribal Cultural Resources. Consultation under Public Resource Code 21080.3.1. was therefore concluded. No impact would result.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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

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

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

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not meet the City's Significance Thresholds requiring the need for the project to prepare a water supply assessment. Adequate services are available to serve the site. The project would not require new or expanded entitlements.

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

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

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

The project did meet the City's CEQA Significance Determination Thresholds for cumulative impacts to solid waste, preparation of a site-specific Waste Management Plan (WMP) was required. The WMP was reviewed by the City's Environmental Services Department. The construction phase is expected to produce 34 tons of landfilled waste with a total reduction of 99.8%, and long-term occupancy is expected to be 55 tons of waste with a total reduction of 47%. Adequate services are available to serve the project site. Further, the WMP outlined methods of compliance to reduce landfilled waste to a level below significance for both the construction phase and long-term occupancy.

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

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

The project has been designed and reviewed in accordance with these regulations; therefore, solid waste impacts would be reduced to below a level of significance regarding collection, diversion, and disposal of waste generated from C&D, grading, and occupancy.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

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

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The site is located in an urban neighborhood and surrounded by existing development, and does not contain any sensitive biological or historical resources, therefore the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

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

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The project would have cumulative considerable impacts to solid waste, however these impacts would be reduced to below a level of significance through implementation of the Waste Management Plan. Compliance with applicable local, State, and Federal regulations would reduce these impacts to less than significant.

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

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The project would not have any environmental effects on human beings, either directly or indirectly. No such impacts, therefore, would occur.

**INITIAL STUDY CHECKLIST  
REFERENCES**

**I. Aesthetics / Neighborhood Character**

- ☐ City of San Diego General Plan
- ☒ Community Plans: College Area Community Plan

**II. Agricultural Resources & Forest Resources**

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

**III. Air Quality**

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

**IV. Biology**

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

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

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

**VI. Geology/Soils**

- ☐ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report: Response to City of San Diego LDR-Geology Cycle 2 Review of Geotechnical Documents, Proposed Apartment Building, 6213-6219 Montezuma Road, San Diego, California, prepared by Christian Wheeler Engineering, December 14, 2016

X Site Specific Report: Report of Preliminary Geotechnical Investigation Proposed Apartment Building 6213-6219 Montezuma Road, San Diego, California, prepared by Christian Wheeler Engineering, November 17, 2015

**VII. Greenhouse Gas Emissions**

X Site Specific Report: Climate Action Plan Consistency Checklist, June 19, 2018

**VIII. Hazards and Hazardous Materials**

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

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

\_\_\_ FAA Determination

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

X Airport Land Use Compatibility Plan:

\_\_\_ Site Specific Report:

**IX. Hydrology/Water Quality**

\_\_\_ Flood Insurance Rate Map (FIRM)

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

\_\_\_ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)

X Site Specific Report: Priority Development Project Storm Water Quality Management Plan for Montezuma Multi-Family, PTS 501449, prepared by JP Engineering, Inc., March 9, 2017

**X. Land Use and Planning**

X City of San Diego General Plan

X Community Plan

X Airport Land Use Compatibility Plan:

X City of San Diego Zoning Maps

\_\_\_ FAA Determination

\_\_\_ Other Plans:

**XI. Mineral Resources**

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

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

\_\_\_ Site Specific Report:

**XII. Noise**

X City of San Diego General Plan

\_\_\_ Community Plan

\_\_\_ San Diego International Airport - Lindbergh Field CNEL Maps

\_\_\_ Brown Field Airport Master Plan CNEL Maps

\_\_\_ Montgomery Field CNEL Maps

\_\_\_ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes

- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☒ Site Specific Report: Acoustical Analysis Report for Montezuma Road Multi-Family 6213 Montezuma Road, San Diego, California, 92115, City of San Diego Project No. 501449, prepared by Eilar Associates, Inc., Acoustical & Environmental Consulting, May 9, 2017

### **XIII. Paleontological Resources**

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

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

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

### **XV. Public Services**

- ☒ City of San Diego General Plan
- ☐ Community Plan

### **XVI. Recreational Resources**

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

### **XVII. Transportation / Circulation**

- ☒ City of San Diego General Plan
- ☐ Community Plan
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☒ Site Specific Report: A Technical Memorandum for Montezuma PDP Student Housing Project Access Assessment and Transportation Demand Management Plan, were prepared by David Mizell, STC Traffic, Inc., dated June 2, 2017

### **XVIII. Utilities**

- ☒ Site Specific Report: Waste Management Plan 6213 Montezuma Road

### **XIX. Water Conservation**

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

**XX. Water Quality**

\_\_\_ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)

\_\_\_ Site Specific Report:

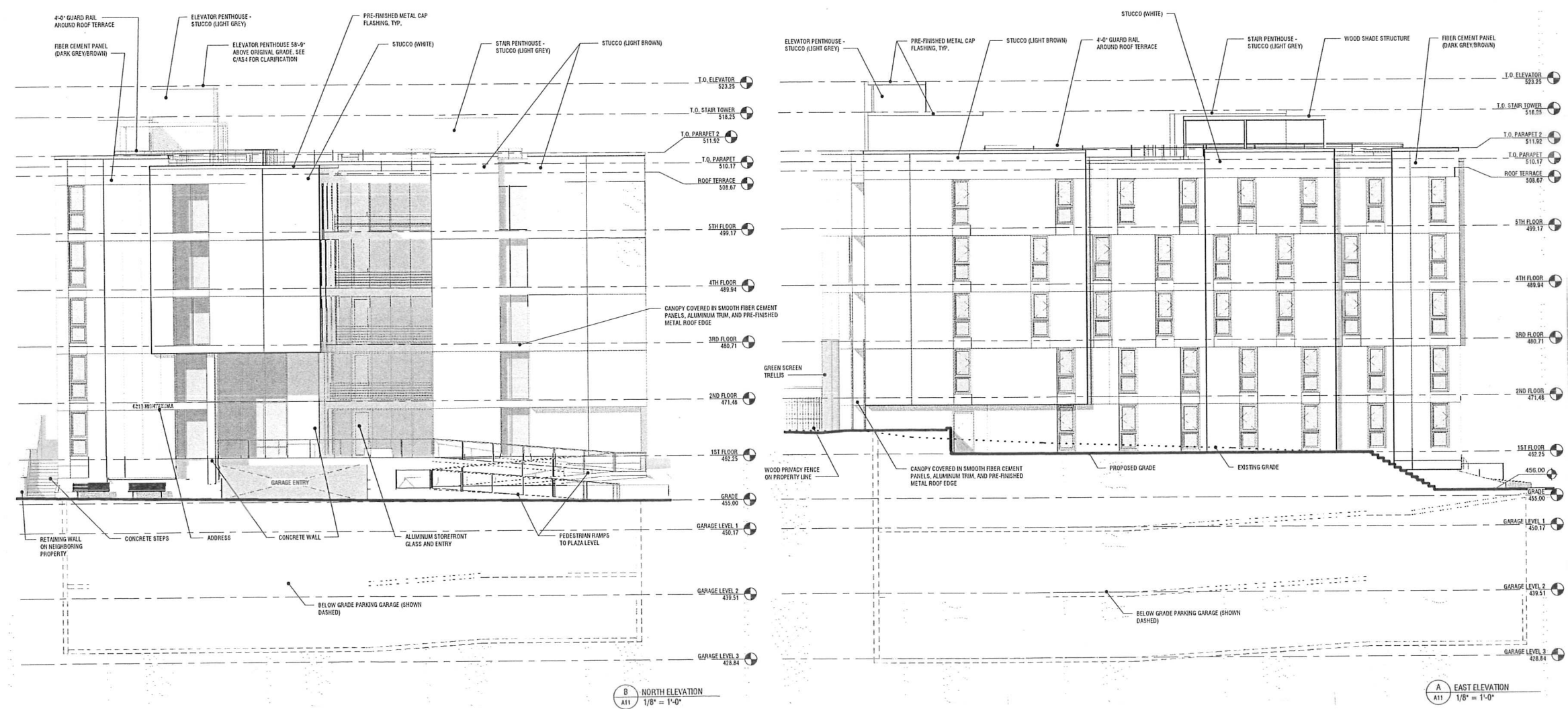
Revised: February 2018





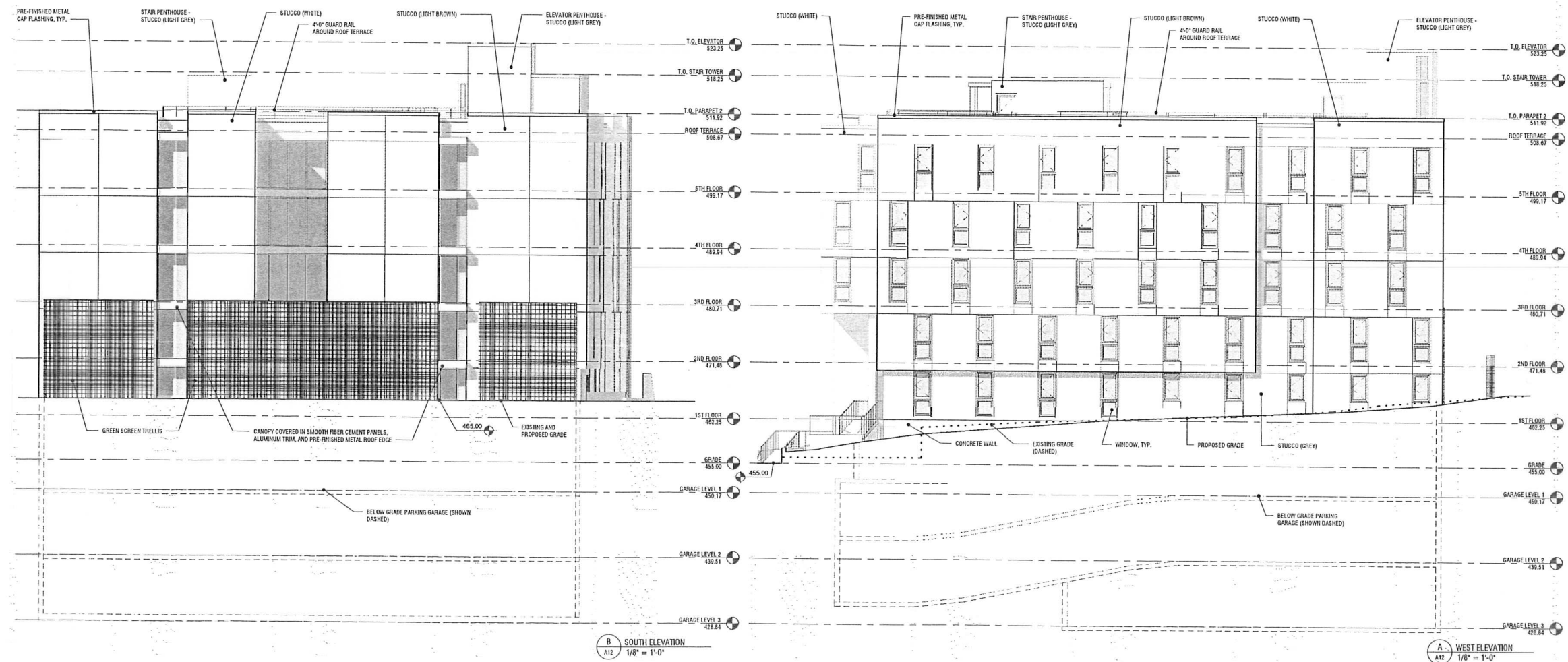


GENERAL NOTES:  
 1. AS DESIGNED, PROJECT COMPLES WITH REQUIREMENTS OF SDMC 142.0340 REGARDING EXPOSED RETAINING WALL HEIGHT. GC TO VERIFY CORRECT GRADING OF SOIL AT RETAINING WALLS TO ENSURE EXPOSED FACE OF WALL DOES NOT EXCEED 3'-0".



Montezuma PDP/CUP





Montezuma PDP/CUP

## South and West Elevations

Environmental Analysis Section Project No. 501449  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT

