



THE CITY OF SAN DIEGO

NEGATIVE DECLARATION

Project No. 585542

SCH No. N/A

SUBJECT: **MPF 9244 Balboa Ave:** The project proposes a CONDITIONAL USE PERMIT for a Marijuana Production Facility (MPF) to operate within an existing 45,600 square foot building on a previously developed site located at 9244 Balboa Avenue. The project would include tenant improvements to the existing building and project operations are inclusive of indoor cultivation and manufacturing of cannabis products. The 2.93-acre site is designated Industrial and Business Parks in the Kearny Mesa Community Plan and is subject to the IL-2-1 base zone requirements. The project is also subject to Prime Industrial Lands, FAA Part 77 Noticing Area - MCAS Miramar 575' to 585', and Montgomery Field 442' to 452' (site elevation approx. 425' AMSL), Airport Influence Area - MCAS Miramar Review Area 2, Montgomery Field Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, Airport Safety Zone - Montgomery Field Zone 3 & 6, Fire Brush Management (100' Setback), Fire Brush Zone (300' Buffer Zone), Very High Fire Hazard Severity Zone, Transit Priority Area, and Council District 6.
(LEGAL DESCRIPTION: Lot 12 of the City of San Diego Industrial Park Unit No. 3, according to Map No. 4650) APPLICANT: Brian Longmore, Permit Solutions.

UPDATE: **August 14, 2018. Revisions and/or minor corrections have been made to the final document when compared to the draft Negative Declaration. A typographical error was made in Section XVIII (c), Utilities and Service Systems. The appropriate response is no impact. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~strikethrough~~ and/or underline format.**

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Mayor's Office

Councilmember Cate – District 6

Development Services:

Development Project Manager

EAS

Engineering Review

Transportation Review

Planning Review

Historic Review

San Diego Central Library (81A)

Clairemont Mesa – Clairemont Library (81H)

Environmental Services (93A)

Facilities Financing (93B)

City Attorney's Office (93C)

OTHER ORGANIZATIONS AND INTERSTED PARTIES

County Department of Environmental Health (73)

Mary Johnson (263B)

MCAS Miramar (263C)

Kearny Mesa Community Planning Group (265)

Brian Longmore, Applicant

VII. RESULTS OF PUBLIC REVIEW: **(CHECK BOX IF RETYPED FOR FINAL)**

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

Copies of the draft 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.


Chris Tracy, Senior Planner
Development Services Department

7-23-18

Date of Draft Report

8-16-18

Date of Final Report

Analyst: Rachael Lindquist

Attachments: Initial Study

A – Vicinity Map

B – Proposed Floor Plan

Comment



County of San Diego

ELISE ROTHSCILD
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (958) 505-6700 or (800) 253-9933 Fax: (958) 505-6798
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

August 3, 2018

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

Via e-mail to: DSDEAS@sandiego.gov Rachael Lindquist

COMMENTS ON THE NOTICE OF DRAFT NEGATIVE DECLARATION Project Name: MPF 9244
Balboa Ave, Project No. 585542 / SCH No. N/A, Cannabis Cultivation/Extraction

Dear Ms. Lindquist,

Thank you for the opportunity to comment on the referenced project. The County of San Diego Hazardous Materials Division (HMD) of the Department of Environmental Health (DEH) is the Certified Unified Program Agency (CUPA) for the County of San Diego. As the local CUPA the HMD implements the Unified Program in the County of San Diego and regulates all the businesses throughout the county, for storing hazardous materials, generating and treating hazardous wastes, generating medical wastes, and to ensure compliance with state and federal aboveground and underground storage tank requirements. The CUPA has the following comments regarding the proposed project.

The project includes implementation of tenant improvements to the existing building for the operation of a marijuana production facility (MPF) with indoor cannabis cultivation. According to the draft negative declaration, the MPF operation would require state license "Type 3A—Cultivation; Indoor; Medium" which is defined as a facility using exclusively artificial lighting between 10,001 and 22,000 square feet of total canopy size and would also require state license "Type 6 Manufacturer 1," which is defined as a facility using non-volatile solvents for extraction and/or infusion processes.

(1)

1. The public notice is for approval of a cannabis cultivation and extraction facility. If this project is approved and constructed as proposed, the operator of will have to obtain a permit with the Hazardous Materials Division (HMD) and submit their permit application in the California Environmental Reporting System (CERS) within 30 days of generating a hazardous waste. They will also have to obtain a valid EPA ID number for hazardous waste generation, as applicable.

Response

1. Comment noted.
2. Comment noted. Hazardous Materials Reporting Form, DS-165, will be reviewed at time of building permit.
3. Comment noted. Hazardous Materials Reporting Form, DS-165, will be reviewed at time of building permit.
4. Comment noted.
5. Comment noted. A condition has been added to the permit which assures that written documentation to the County Department of Environmental Health will be provided if the proposed tenant improvements will disturb the vapor barrier and/or ventilation system. This information will be provided prior to the issuance of any building permits if the vapor barrier is to be disturbed and if the project triggers any remedial action. The County Department of Environmental Health and Development Services Department will be notified with written documentation indicating that all health risks were satisfactorily addressed.

- (2) 2. The applicant is required by law to submit to the HMD Plan Check Unit a San Diego Regional Hazardous Materials Questionnaire as part of the building permits review process. Assembly Bill 3205 which became effective on January 1, 1989, and was incorporated into Section 65850.2 of the California Government Code, prohibits building departments from issuing a Final Certificate of Occupancy unless a business that handles hazardous material has done the following:
- Submit a Hazardous Materials Business Plan to the HMD for a release or threatened release of hazardous material. The Business Plan forms and instructions are available at: https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat/hmd_plan_check.html
- (3) 3. The hazardous materials reporting form DS-165 in the draft Negative Declaration appears to be missing chemical inventory. Page 1 of the City-provided form was marked compressed gases and flammable solids yet page 2 listed none of those hazardous materials as inventory. Corrosives was not marked on page 1 but listed on page 2. The HMD recommends the applicant declare and specify all the hazardous materials and hazardous waste generated as part of the review process.
- (4) 4. For your information, the County of San Diego guidance on hazardous waste management can be accessed at <https://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazwaste.html> and CERS permitting and reporting requirements can be found at: <https://cers.calepa.ca.gov/>.
- (5) 5. Soil beneath the existing building is impacted with volatile organic compounds (VOCs) and PCBs from the former Maxwell Technologies, Inc. An impermeable vapor barrier and passive sub-slab ventilation system were installed under the former capacitor manufacturing room to mitigate potential health risks from soil vapor intrusion. Health risk should be re-assessed if tenant improvements are proposed that disturb the vapor barrier and/or ventilation system.

The HMD appreciates the opportunity to participate in the environmental review process for this project. If you have any questions regarding these comments, please contact me at 858-495-5672 or by e-mail at John.Misleh@sdcounty.ca.gov.

Sincerely,

Aug 3 2018 10:53 AM


 
Misleh, John 

John Misleh, Program Coordinator
Hazardous Materials Division

Email cc: Kelly Robertson, HMD
Mary Bennett, DEH
Colleen Hines, LWQD
Maryam Dorsey, HMD

INITIAL STUDY CHECKLIST

1. Project title/Project number: MPF 9244 Balboa Ave / 585542
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: Rachael Lindquist/ (619) 446-5129
4. Project location: 9244 Balboa Avenue, San Diego CA, 92123
5. Project Applicant/Sponsor's name and address: Brian Longmore, Permit Solutions, P.O. Box 503943, San Diego CA, 92150
6. General/Community Plan designation: Industrial Employment / Industrial and Business Park
7. Zoning: IL-2-1
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.):

The project proposes a CONDITIONAL USE PERMIT for a Marijuana Production Facility (MPF) for a State License "Type 3A – Cultivation; Indoor; Medium," facility and a "Type 6 – Manufacturer 1," which would operate within an existing 45,600 square foot industrial-use building located at 9244 Balboa Avenue. The project includes tenant improvements to the existing building and project operations would provide for indoor cultivation and manufacturing of cannabis products, employing 40 full-time workers and approximately 13 deliveries a day are anticipated with project operations.

The facility would utilize 3,915 square feet of the interior area for common areas includes a lobby, conference room, security office, break room, hall corridor, and a women's and men's locker/restrooms. The manufacturing area includes 9,030 square feet of interior area inclusive of an office, commercial kitchen, extraction room, processing room, packaging and labeling room, sally port, delivery processing and sorting room, a vault, manufacturing lab, storage closets, and a hallway. The remaining area is identified for cultivation purposes comprising of 32,665 square feet of interior area with ten bloom rooms, two mother clone vegetation rooms, a cultivation lab, a chemical storage room, an irrigation mechanical room, a packaging and labeling room, a cultivation vault, a cultivation delivery room, a dry room, a curing room, a trimming room, three offices, a secure waste room, an electric meter room, and an interior hallway.

Cultivation activities in the facility would include germinating seeds for two to four weeks and propagating the vegetative cuttings for two to three weeks. Following the propagation, the seedlings or clones would be transplanted to larger pots. Once transplanted, vegetative plants would be arranged in single rows in grow trays. Irrigation water would be supplied via automated drip lines running parallel to the rows with a trough system underneath the pots

to allow for drainage water to flow to a reservoir for treatment and recycling. Drainage water would be filtered and then recirculated back into the irrigation system. After approximately eight weeks, plants would be transplanted into larger containers before transferred to a bloom room for reproductive growth. Following this the plants would be dried out, trimmed, cured and tested.

Also, there are several manufacturing activities that would be associated with this project. This includes the extraction, processing, and manufacturing of edible cannabis products, as well as packaging and labeling for distribution.

Along with the tenant improvements, the project would also implement an odor suppression system to control odors produced from the activities within the facility. A combination of carbon filters, space pressurization controls, and air sanitation units would be installed to insure compliance.

9. Surrounding land uses and setting:

The 2.93-acre site is located on the north side of Balboa Avenue, west of Ruffin Road and Interstate 15, east of State Route 163 and south of a metal fabrication facility. The project is within a developed area surrounded by other existing commercial and industrial uses and the Montgomery Field Airport is south of the site. The project site is within Prime Industrial Lands, FAA Part 77 Noticing Area - MCAS Miramar 575' to 585', and Montgomery Field 442' to 452' (Site Elevation Approx. 425' AMSL), Airport Influence Area - MCAS Miramar Review Area 2, Montgomery Field Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, Airport Safety Zone - Montgomery Field Zone 3 & 6, Fire Brush Management (100' Setback), Fire Brush Zone (300' Buffer Zone), Very High Fire Hazard Severity Zone, and a Transit Priority Area.

The facility is located within a developed in-fill site. The site is currently developed with an existing 45,600 square foot industrial building and the project is bordered north, south, east, and west by developed commercial and industrial buildings. The street frontage along Balboa Avenue is landscaped with trees, shrubs, and turf. Additionally, the project site is 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 communications with local Kumeyaay Native American tribes (Santa Ysabel and Jamul) concerning the above criteria, pursuant to Public Resources Code section 21080.3.1, consultation was not desired at sites where there would be above sub-grade disturbance.

The minor parking lot access improvements would be located above the sub-grade level; therefore, the project does not trigger consultation with respect to this issue area.

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 scenic vista or view corridor is designated within the Kearny Mesa Community Plan for this project site. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impacts would result.

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

The project is situated within a developed flat in-fill site which is surrounded by other developed lots. No such scenic resources or state scenic highways are located on, near, or adjacent to the project site. Given the site characteristics, no impacts would result.

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

Refer to response I(a). The project site is within a developed in-fill site surrounded by other developed lots. The project is compatible with surrounding development, and is permitted by the community plan and zoning designation. As such, the project would not substantially degrade the existing visual character or quality of the site or the surrounding area. No impacts would result.

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

The project is not expected to create new and/or cause substantial light or glare. No substantial sources of light would be generated during project construction of tenant improvements for these activities would occur during daylight hours. All permanent exterior lighting is required to comply with City regulations to reduce potential adverse effects on neighboring properties. No impacts would result.

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 | <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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Program of the California Resources Agency, to non-agricultural use?

The project is consistent with the community plan's land use designation, and is located within a developed in-fill site surrounded by other developed lots. As such, the project site does not contain, and is not adjacent to any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No Impacts would result.

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

Refer to response II(a). There are no Williamson Act Contract lands on or within the vicinity of the project site. The project is consistent with the existing land use and underlying zone. The project does not conflict with any agricultural use. No impacts would result.

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

The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zone Timberland Production. No designated forest land or timberland occur onsite as this is an in-fill developed site surrounded by developed sites. The project is consistent with the community plan, and the underlying zone. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 response II(c). Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impacts would result.

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

Refer to response II(a) and II(c). No impacts would result.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District (SDAPCD) manages air quality in the SDAB. Air quality plans applicable to the SDAB include the San Diego Regional Air Quality Strategy (RAQS) and applicable portions of the State Implementation Plan (SIP). The RAQS and SIP outline the SDAPCD's plans and control measures designed to attain state and federal air quality standards. The RAQS and SIP rely on San Diego Association of Governments (SANDAG) growth projections, which are based in part on city and County general plans. As such, projects that propose development consistent with the growth anticipated by the applicable general plan(s) are consistent with the RAQS and applicable portions of the SIP.

The project site is in an area developed with and designated for industrial and business parks. The project would comply with the City of San Diego General Plan, Kearny Mesa Community Plan, and the City of San Diego Zoning Ordinance. Based on the described conformance with applicable land use plans, the project would be consistent with the RAQS and applicable portions of the SIP. There would be no impacts related to implementation of air quality plans.

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

With regards to the project violating any air quality standard or contributing substantially to an existing or projected air quality violation, the project construction activities would potentially generate combustion emissions from on-site heavy-duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off-site. It is anticipated that construction equipment would be used onsite for four to eight hours a day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Due to the nature of the project and its location, construction activities are expected to create minimal fugitive dust (with the minor driveway modifications) as a result of the disturbance associated with grading. Construction operations would include standard measures as required by the City of San Diego grading permit to reduce potential air quality impacts to less than significant. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short term emissions would be less than significant.

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

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary and mobile source emissions. Air emissions from the project could result from heating, ventilation, and cooling (HVAC) systems typically associated with industrial uses. The project is compatible with the surrounding commercial/industrial development and is permitted by the community plan and zoning designation. The project did not trigger an access analysis due to the projected 168 Average Daily Trips associated with the project; therefore, it was determined a significant impact would not be triggered. Based on the nature of this project, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to any existing or projected air quality violations. Impacts would be less than significant.

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

The SDAB is considered a non-attainment under Federal standards for O3 (8-hour standard). The minor access and tenant improvements would not create considerable ozone or PM10 from the construction phase. Operational characteristics would provide for containment/filtration of air pollutants as it relates to project operations. Given this background, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

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

Short-Term

During construction activities, odors would be generated from vehicles and/or equipment exhaust emissions. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. These activities would be temporary and after the improvements are complete, there would be no objectionable odors associated with the tenant improvement portion of the project. Given this background, impacts would be less than significant.

Long-Term

In terms of long-term operational characteristics with regards to odors (cultivation and manufacturing), the project would be conditioned to provide a sufficient odor absorbing ventilation and an exhaust system capable of eliminating excessive or offensive odors in compliance with SDMC Section 142.0710. The project is conditioned to implement an odor suppression system to control odors produced from the activities within the facility. A combination of carbon filters, space pressurization controls, and air sanitation units would be installed to insure compliance. These

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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design measures are conditioned at the time the building permit is issued, and therefore, reduces the impact to below a level of significance.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The project site is developed within an urbanized area. No habitat is located on or adjacent to the site. As such, the project would not directly or through habitat modification effect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
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Refer to response IV(a). The project would not directly or indirectly impact any riparian habitat or other plant community. No impacts would result.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response IV(a). The project site is developed and does not contain any Federally protected wetlands as defined by Section 404 of the Clear Water Act. Therefore, no impacts would result.

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| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to response IV(a). No formal and/or informal wildlife corridors are located on or near the project site, as the site is located within an urbanized area. No impacts would result.

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

Refer to response IV(a). The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts would result.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to response IV(a). The City is a participant in the Multiple Species Conservation Program (MSCP), a comprehensive, long-term habitat conservation program designed to provide permit issuance authority for take of covered species to the local regulatory agencies. The MSCP is implemented in the City through the Subarea Plan. Although the project is within a Development Area identified in the Subarea Plan, it has not been identified as a strategic preserve, nor is it located within or adjacent to the Multi-Habitat Planning Area (MHPA); more specifically, the project site is identified as a developed community within the Urban Area. There are no other policies or ordinances that apply to the project. Furthermore, the project would not conflict with the provisions of any other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts would result .

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 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

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project site is not located within an area of sensitivity according to the City of San Diego's Historical Resources Sensitivity map. No additional archaeological resource evaluation was recommended by qualified archaeological City staff based on the nature of the project (minor access improvements) and given the previously developed location. Therefore, there is no potential to impact any unique or non-unique historical resource. No impacts would result.

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

The City of San Diego reviews structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association.

The existing structure on the project site is over 45 years old. Therefore, Historical Resources staff conducted a historic review of the property on April 24, 2018. Historical Resources staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no impacts would result.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
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Refer to response V(a). No impacts would result.

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

Per City's Land Development Code, Section 142.0151, monitoring may be conditioned at the time of the building permit in accordance with the General Grading Guidelines for Paleontological Resources if grading exceeds the threshold of 2,000 cubic yards and to a depth of 10 feet, contained within a formation with moderate sensitivity. The project is underlain with the moderately sensitive Linda Vista Formation (Qln.); however, the project does not propose grading activities that would exceed these thresholds. Given this background, the project does not have the potential to disturb or destroy paleontological resources. No impacts would result.

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

Refer to response V(a). No cemeteries, formal or informal, have been identified on the project site; therefore, no impacts would result.

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

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The project is not located within an Alquist-Priolo Fault Zone. The project is required to comply with the seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- ii) Strong seismic ground shaking?

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The project site is located within a seismically active Southern California region, and is potentially subject to moderate to strong seismic ground shaking along major earthquake faults. Seismic shaking at the site could be generated by any number of known active and potentially active faults in the region. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

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

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Refer to response VI(a)(ii). The site could be affected by seismic activity as a result of earthquakes and major active faults located throughout the Southern California area. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- iv) Landslides?

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According to the City of San Diego Seismic Safety Study 2008, the project site is located in Geologic Hazard Category 51. Hazard Category 51 is characterized as "Level Mesas – underlain by terrace deposits and bedrock, nominal risk." Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

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

The project includes minor access improvements to the driveway. Therefore, there will be no result in substantial soil erosion or the loss of topsoil. 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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Refer to response VI(a). As previously discussed, the project site is located within Geologic Hazard Category 51. Geologic Hazard Category 51 is defined as "Level Mesas – underlain by terrace deposits and bedrock, nominal risk." Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to response VI(a). The project would be constructed in accordance with the California Building Code and appropriate engineering design. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from geologic hazards would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No septic system or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines). No impacts would result.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that the City will undertake to achieve its proportional share of state greenhouse gas (GHG) emissions reductions. A CAP Consistency Checklist was adopted on July 12, 2016 and subsequently revised on June 2017. The purpose of the CAP Consistency Checklist is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discretionary review and trigger environmental review pursuant to CEQA.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

A Marijuana Production Facility (MPF) was not a use that was envisioned when the CAP Checklist was developed in 2015. Therefore, GHG emissions associated with these facilities was not accounted for in the CAP projections. In order to determine if the project had the potential to produce a substantial amount of Greenhouse Gas Emissions that would not be consistent with the City's CAP, a Greenhouse Gas Analysis was prepared (RECON, July 2018) which analyzed consistency with the existing zone and land use designation, Step 1(C) of the CAP Checklist, and would result in an equivalent or less GHG-intensive project when compared to the existing designations, which would be consistent with the growth projections used in development with the CAP.

The Greenhouse Gas Analysis concluded that the project would not impede GHG emission reduction goals established by the City's CAP and that the project is consistent with the existing zone and land use designation. The GHG emissions were calculated for operation of the project as well as operations of the most GHG-intensive use that is currently permitted under the existing zoning and General Plan land use designation. The most GHG-intensive use that would be reasonably located on the project site detailed in the report (a 63,757 square foot Medical Office) prepared by RECON would produce 2,638 MTCO₂E and the project is estimated to produced 1,573 MTCO₂E. Provided these details, the project would not generate greenhouse gas emissions greater than what was modeled in the Climate Action Plan, and as such, impacts 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?

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Refer to response VII(a). Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

Construction Phase

Construction of the project would require the use of construction-related hazardous materials (i.e., fuels), which could potentially result in significant environmental impacts through accidental discharges associated with storage, vehicle operations (i.e., refueling), or maintenance. Through implementation of standard construction operating procedures, City of San Diego Standard Specifications, conformance with local, state, and federal regulations, and with the implementation of construction storm water BMPs, potential impacts associated with the use of hazardous substances during project construction would be avoided or reduced to below a level of significance.

Operation Phase

The project consists of a Marijuana Production Facility, and would involve the minor routine use, storage, disposal, and/or transport of hazardous substances in concert with cultivation and manufacturing activities. In handling these chemicals, the applicant will be required to conform with all applicable local, state, and federal regulations. Compliance with these requirements would minimize the risk to the public and the environment. Furthermore, the project will be conditioned accordingly to fully address this concern. Additionally, the use of chemical pesticides and fertilizers required to maintain proposed landscaping would be minimal and any storage, use, and handling of such substances would comply with applicable regulatory standards. Provided the background, potential impacts associated with use of hazardous substances would be less than significant.

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

Construction of the project would require demolition of the existing internal walls and some exterior pavement areas. With respect to the interior of the building, it is unknown if the on-site structures have asbestos-containing materials and/or lead-based paint. The presence of such substances would have the potential to adversely affect human health and safety during the demolition phase of project construction. This would be verified further at construction review phase in assuring that proper precautions are required during the removal and disposal of these hazardous substances throughout demolition activities. This is regulated by state and local agencies (California Occupational Safety and Health Administration, California Environmental Protection Agency, San Diego APCD, and County of San Diego Department of Environmental Health) to ensure that no hazards to the demolition crew, adjacent residents, or others are created by exposure to hazardous materials. Compliance with these regulatory requirements would avoid potentially significant hazardous impacts.

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

With project operations, the applicant will be required to conform with all applicable local, state, and federal regulations concerning hazardous chemicals. Compliance with these requirements would minimize the risk to the public and the environment. As such, impacts would be less than significant.

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| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is not within one-quarter mile from an existing or proposed school. No impacts would result.

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| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Maxwell Technologies is an energy company that previously occupied the site. With operations of this prior use at the site, there were three spill related incidents (as identified on the State's Geotracker website: <https://geotracker.waterboards.ca.gov/>). These spills contained harmful contaminants which affected the project site. Subsequently, these actions prompted corrective protocols and future monitoring if the contaminated soil was to be disturbed. All three cases have been closed since 2000 with no further action required. In communications with the San Diego Department of Environmental Health, implementation of the minor access improvements at a depth approximately six inches below the existing grade would not prompt reevaluation of the closed cases. This was based on the determination that the affected contaminated soil exists below grade, at an approximate depth of five feet, and would not be disturbed during the minor access improvements. Furthermore, in communications with the San Diego Department of Environmental Health, the project applicant would be required to comply with all local, state, and federal regulations concerning this issue area and the project permit would be conditioned accordingly. Provided this background, potential impacts would be less than significant.

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

The closest public airport is Montgomery field, located approximately one mile south of the project site. The project is located within the Airport Influence Area 1 - Montgomery Field, Airport Influence Area 2 - MCAS Miramar, Airport Land Use Compatibility Overlay Zone for Montgomery Field and MCAS Miramar, FAA Part 77 Noticing Area - MCAS Miramar 575' to 585', and Montgomery Field 442' to 452' (site elevation approx. 425' AMSL), and Airport Safety Zone - Montgomery Field Zone 3 & 6. The project does not propose alterations to the existing building that would affect the height of the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structure, therefore, it would not create any flight hazards and was reviewed for compatibility by City staff (LDR-Planning and REA-Airports) which concluded there would be no conflicts with these existing plans. As such, it can be determined that the project would not result in safety hazards for people residing or working in the project area. No impacts would result.

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

The project is not located within the vicinity of a private airstrip, as the surrounding land uses are largely commercial and industrial development. Therefore, the project would not result in safety hazards for people residing or working in the project area, and no impacts would occur.

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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would not alter an emergency response or evacuation plan. Emergency access to the site would be provided from two driveway entrances off Balboa Avenue, which was reviewed and approved by City staff. The internal driveways would be private, only served by users of the project and would not be used for emergency evacuations by the public. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

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| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located within the Fire Brush Management (100' Setback) Overlay, Fire Brush Management Zone (300' Buffer Zone) Overlay, Very High Fire Hazard Severity Overlay Zone. There are no wildland areas adjacent to the project site and the site is located within an existing developed urbanized commercial area and operational aspects are limited to the interior of an existing building. Given this background, it is unlikely that the project would expose people or structures to wildland fires. No impacts would occur.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project was reviewed and approved by City Engineering staff. The project was reviewed for all applicable water quality standards and water discharge requirements. In addition, all runoff would be routed to the existing City of San Diego public conveyance system (curb and gutters). Compliance with the City of San Diego's Storm Water Standards and Best Management Practices would ensure that water quality impacts would remain below a level of significance.

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

The project would retain the existing public service connections and would not use groundwater for any purpose. Additionally, the project is a use permit and does not propose any new development which could result in an increase of additional impervious surfaces. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The current and proposed landscaping would prevent substantial erosion onsite. No stream or river is located on or adjacent to the site, all runoff would be routed to the existing storm drain system, and would therefore not substantially alter existing drainage patterns. Impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to response IX(c). Impacts would be less than significant.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Based on City of San Diego review, the project would be adequately served by existing municipal storm water drainage facilities. Potential release of sediment or other pollutants into surface water drainages downstream from the site will be precluded by implementation of Best Management Practices required by City of San Diego regulations, in compliance with San Diego Regional Water Quality Control Board requirements to implement the federal Clean Water Act. Therefore, no significant surface water quality impacts are expected to result from the proposed

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activity. Proper irrigation and landscaping would ensure that runoff would be controlled and unpolluted. Impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Refer to response IX(e). Impacts would be less than significant.

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| 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"/> |
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The project does not propose new development in the 100-year flood hazard area and impacts in this category would not occur. No impacts would result.

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| h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project does not propose any new development or have any existing structures in a 100-year flood hazard area that would impede and redirect flow. No impacts would result.

X. LAND USE AND PLANNING – Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is located within a developed urbanized area adjacent to developed commercial and industrial land uses and would utilize an existing building. Given the scale of the project as it contained within an existing building and site, it can be determined that it would not physically divide an established community. No impacts would result.

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| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the community plan's land use designation and zoning designation. Furthermore, the site is located within a developed commercial/industrial area. No impacts would result.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located at an in-fill developed site which would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impacts would result.

XI. MINERAL RESOURCES – Would the project:

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

The City of San Diego General Plan designates the project site and the surrounding area as Mineral Resource Zone 3 (MRZ-3). MRZ-3 areas are classified as areas containing mineral deposits, the significance of which cannot be evaluated from available data. This project site is located within a developed area that is not suitable for mineral extraction. Additionally, the site has never been used for mineral extraction. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state. No impacts would result.

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

Refer to response XI(a). No impacts would result.

XII. NOISE – Would the project result in:

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

Construction Phase

Short-term noise impacts would be associated with onsite tenant improvements and driveway re-construction. Construction related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is complete. Construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to a level below significance.

Operation Phase

The project's projected operable hours are from 6AM to 5PM. As a condition of approval, the project's operations would be limited to the interior of the existing building. Additionally, the Kearny Mesa Community Plan does not restrict hours of operations in industrial zones. Therefore, the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would comply with the City's Noise Ordinance. As such, any impacts would be less than significant.

Traffic

As referenced under Table K-2 of Traffic Noise Significance Thresholds, the project does not provide outdoor useable areas (i.e. patios, decks, etc.) that are less than 50 feet from a roadway with an existing or future Average Daily Trip (ADT) of 40,000 for a Commercial, Retail, Industrial, Outdoor Spectator Sports Uses. The current and future ADT of Balboa Avenue is less than 40,000 ADT according to the SANDAG Transportation Forecast Information Center model. No impacts would result.

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

As a Marijuana Production Facility, the project does not have that characteristics that would result in the generation of operational ground borne vibration or noise levels in excess of existing standards or ambient levels outside of the minor construction phase, which would be temporary in nature, and the project is required to comply with the San 19 Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). As such, any impacts would be less than significant.

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

Refer to response XII(a). Impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 response XII(a). Impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two 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 closest public airport is Montgomery Field, located approximately one mile south of the project site. The project site is located within the Airport Influence Area for Montgomery Field and for MCAS Miramar, but is not within the Airport Noise Overlay. Construction and operations of the Marijuana Production Facility would not introduce or expose people residing or working in the area to excessive noise levels as it relates to aircraft noise. As such, no impacts would result.

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

The project is not located within the vicinity of a private airstrip; therefore, no impacts would result.

XIII. POPULATION AND HOUSING – Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 project site is located within a developed urbanized area and is surrounded by similar commercial/industrial development. The site previously received water and sewer service from the City and the infrastructure is already in place at the site. As such, the project would not substantially increase housing or population growth in the area as it does not introduce new residences and occupies existing building for business operations. Minimal driveway improvements are proposed to serve the site but there are no extensions of roadways to service the project. As such, no impacts would result.

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

No existing housing would be demolished as a part of the project. No displacement of housing or residents would occur. No impacts would result.

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

Refer to response XIII(b). No impacts would result.

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

The project site is located within an urbanized area where fire protection services are already provided. Construction of the project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new, or expansion of, existing governmental facilities. The project would contribute to Development Impact Fees to address this issue regionally. Impacts would be less than significant.

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

The project site is located within an urbanized and developed area within the City of San Diego where police protection services are already provided. Construction of the project would not adversely affect existing levels of police protection services to the area or create significant new demand for such services. Additionally, the project would not require the construction of new, or expansion of, existing governmental facilities. The project would contribute to Development Impact Fees to address this issue regionally. Impacts would be less than significant.

iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not propose housing nor would it alter such facilities. Furthermore, the project would not induce growth that could increase the demand for schools in the area. No impacts would result.

iv) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located within an urbanized developed area where City-operated parks are available. Furthermore, the project does not propose housing and therefore would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over which presently exists; therefore, the project is not anticipated to result in a significant demand for parks. No impacts would result.

v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in an urbanized and developed area where City services are already available. Construction of the project would not require the construction of new, or expansion of, existing governmental facilities. No impacts would result.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not adversely affect the availability of and/or need for new or expanded recreational resources and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. As such, no impacts related to recreational facilities have been identified, and no impacts would result.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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See response to XIV(a) above. The project does not propose recreation facilities, nor does it require the construction or expansion of any such facilities. No impacts would result.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The trip generation for the project was calculated based on an employee shift schedule and number of inbound and outbound deliveries on a daily basis. The project proposes 160 Average Daily Trips (ADT) for employees, and 8 ADT for deliveries. The total daily trips for the site with an access on Balboa Avenue is 168 ADT. As designed and as evaluated in detail by City Transportation staff, the project is not expected to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not required to provide a Congestion Management Program analysis because it is calculated to generate less than 1,000 ADT and less than 92 peak-hour trips. In addition, the implementation of the project would not result in construction of new public roadways, would not surpass the existing LOS D threshold of the City of San Diego, and would not conflict with any applicable Congestion Management Program guidelines. No impacts would result.

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

The project is located within an Airport Safety Zone, and was determined to be compatible with development guidelines, including those that apply to air traffic patterns. Project implementation would not result in a change in air traffic patterns at MCAS Miramar or Montgomery Air Field. In addition, the project is consistent with height and bulk regulations and is not at the scale which would result in a change in air traffic patterns. No impacts would result.

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

The project does not propose any physical changes to the existing building footprint. No impacts would result.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site will be provided from the two driveway entrances with Balboa Avenue. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will provide some minor improvements to sidewalks on Balboa Avenue. Access would be provided during both short-term construction (with construction operating protocols) and during the operational phase of the project. The safety and performance of these facilities was evaluated by the City transportation staff, which determined that impacts would be less than significant.

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"/>
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The project site was determined not 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). Furthermore, the project proposes tenant improvements to an existing industrial building, located on a previously developed site. Tribal cultural resources, as defined by the Public Resources Code Section 21074, was determined not to be impacted due to the low potential of resources to occur on this site, and the limited amount of subsurface work outlined in the project description. No impacts would result.

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

Refer to response XVII(a). No significant resources pursuant to subdivision (c) of Public Resources Code Section 5024.1 have been identified on the project site. No impacts 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Wastewater discharges from the project would be routed into the San Diego Metropolitan Sewerage System and ultimately treated at the Point Loma Wastewater Treatment Plant (WWTP). A joint permit issued by the California Regional Water Quality Control Board, San Diego Region (Regional Board) and the U.S. Environmental Protection Agency regulate the discharge of treated wastewater from the Point Loma WWTP into the Pacific Ocean. The City's water monitoring program ensures that the treated water at the Point Loma WWTP complies with all permits and state and federal water quality based standards. Therefore, the project would not exceed applicable wastewater treatment requirements with respect to discharges to the sewer system. Impacts would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project proposes tenant improvements to an existing building on a previously developed site. The amount of water calculated to be used for operating the cultivation facility is about 566,480 gallons per year, which falls below the City's threshold to require a Water Supply Assessment (WSA) under Senate Bill 610 which says that projects that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project (88,000 gallons/day). Additionally, the project proposes a water capture and reuse system which is designed to draw water from the HVAC units and dehumidifiers to be stored in holding tanks, to be filtered for use in the irrigation system. Water that is not used in the irrigation system would be filtered and returned to the local environment. Given this background, the project would not require the construction of new water or wastewater treatment facilities that could cause significant environmental effects. All private water facilities on-site are designed and constructed in accordance with the requirements of the California Uniform Plumbing Code and connect to existing water lines in adjacent roadways. All

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public water facilities including services and meters are designed and constructed in accordance with current City Water Facility Design Guidelines and regulations. No impacts would result.

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

Refer to response ~~IX(c) XVIII(b). Impacts would be less than significant. No impacts would result.~~

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 2015 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). The Public Utilities Department local water supply is generated from recycled water, local surface supply, and groundwater, which accounts for approximately 20 percent of the total water requirements for the City. The City purchases water from the San Diego County Water Authority to make up the difference between total water demands and local supplies (City of San Diego 2015). Therefore, the project would not require new or expanded entitlements. No impacts would result.

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

Refer to response XVIII(a) and (b). Impacts would be less than significant.

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

Refer to section XVIII(g). Impacts would be less than significant.

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

The applicable regulations related to solid waste disposal include: Assembly Bill (AB) 341, which sets a policy goal of 75 percent waste diversion by the year 2020; AB 1826, which requires businesses in

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California to arrange for recycling services for organic waste; the City's Recycling Ordinance, 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 the City's Zero Waste Objective, which implements the 75 percent diversion of waste target from landfills by the year 2020 and zero waste by 2040.

Demolition and Construction Waste

Based on the submitted Waste Management Plan (WMP), prepared by RECON (RECON, May 2018), the project would require the demolition and removal of 3,323 tons of interior building material and garbage, and 80 tons of construction material. Grading associated with the project would result in the net export of 1.84 cubic yards of soil. Based on the City Environmental Services Department C&D Debris Conversion Rate table, export soil weighs approximately 1.3 tons/unit, which equates to 2.4 tons. All exported soil would be recycled using the City Clean Fill Dirt Program or the Hanson Aggregates West – Miramar facility.

Table 4 in the WMP summarizes the amount of waste generated and diverted by each phase of the project. Of the 3,405.4 tons estimated to be generated, 3,115.4 tons would be diverted through demolition and construction phases, primarily through source separation. This would result in 91.5 percent of waste material diverted from the landfill for reuse. In addition, 100 percent of the soil would be diverted for reuse.

Operational Waste

The operational waste generated by the project is estimated to amount to a total of 269 tons of waste per year. Table 5 in the WMP summarizes the estimated occupancy phase waste generation. The project would include 45,600 square feet of habitable building space for non-residential uses, generating approximately 269 tons of waste per year. The applicant/applicant's successor in interest would be required to implement ongoing waste reduction measures to ensure the operation of the project complies with City ordinances, which is expected to provide a minimum recycling service volume of 40 percent for large complexes. Therefore, waste anticipated to be diverted during the occupancy phase would be approximately 107 tons per year. The remaining 162 tons per year would exceed the 60 tons-per-year threshold of significance for a cumulative impact on solid waste services in the City. However, with implementation of the strategies outlined in the WMP, which the City's Environmental Services Department has determined are adequate to avoid significant impacts during the occupational phase of the project and compliance with all applicable City ordinances, 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, resulting in a less than significant impact.

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

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

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As designed and as operations are contained within an existing building, the project will not impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section IV, Biological Resources. As such, there is no evidence to support a finding that the project would 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 animals. Given the long urbanized and previously developed/disturbed character of the site and surroundings, adverse impacts to archaeological and paleontological resources are considered unlikely as discussed in Section V. Cultural Resources. All in all, the project will not degrade the quality of the environment, impact any habitat or species and will have less than significant impacts on important examples of California history and 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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As proposed, there is no evidence to suggest that the project would have impacts that are cumulatively considerable, when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects as this is characterized as a tenant improvement project on an existing developed site. The project would not impact aesthetics, agricultural and forest resources, biological resources, land uses, mineral resources, population and housing, recreational resources, or tribal cultural resources. As such, the project would not contribute to cumulative impacts to these resources. The project's air quality impacts would be addressed through an air carbon filtration system as a condition of approval with respect to the discretionary permit action. The project's impacts to geology and soils and hydrology and water quality would be addressed through compliance with the California Building and Fire Code, Best Management Practices, and with local, state, and federal measures inclusive of project design features. The project's hazards and hazardous materials are specific to the project site and would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
not contribute to cumulative impacts elsewhere with the implementation of standard construction operating procedures, City of San Diego Standard Specifications, conformance with local, state, and federal regulations, and with the implementation of construction storm water BMPs. The project's impacts to greenhouse gas emissions would marginally contribute to global GHG emissions, but the project's individual GHG emissions would have a less than significant (cumulative) GHG impact with the proposed tenant improvements (no change to building footprint), and minor access improvements. The project's noise impacts would be temporary in nature during the construction phase and would be required to comply with the City's Noise Ordinance and operations would be contained within the existing building. Provided this background, the project does not cumulatively contribute to Noise. The project's impacts to public resources, transportation, utilities and service systems would be marginally affected with implementation of the project (police, fire, road systems, and public utilities) but would have a less than significant (cumulative) impact which is addressed through the payment of development impact and facility fees. The project is consistent with the development assumptions in the General Plan and Kearny Mesa Community Plan. For these reasons, the project would not result in significant cumulative impacts.				

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

In terms of the project causing substantial adverse effects on human beings, either directly or indirectly as there are no significant geological, hydrologic, or natural hazards affecting the site development, as discussed in Sections VI through IX. As discussed in Section VIII Hazards and Hazardous Materials, the project will be required to comply with construction operating procedures, City of San Diego Standard Specifications, and conformance with local, state, and federal regulations. The project would not physically divide any neighborhood or established community area, and would not displace any persons or any housing units as discussed in Section XIII, Population and Housing. As discussed in Section XII Noise, Short-term noise impacts would be associated with onsite construction activities for the project, but would no longer occur once construction is completed and all construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise).

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- ☒ City of San Diego General Plan
- ☒ Community Plans: Kearny Mesa 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:

VII. Greenhouse Gas Emissions

- ☒ Site Specific Report: Greenhouse Gas Analysis for the 9244 Balboa Avenue, RECON Environmental Inc., July 12, 2018. (RECON, July 2018)

VIII. Hazards and Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing
- ☒ San Diego County Hazardous Materials Management Division
- ☒ FAA Determination
- ☒ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized, GeoTracker: <https://geotracker.waterboards.ca.gov/>
- ☒ Airport Land Use Compatibility Plan: Montgomery Field, MCAS Miramar
- ☒ Hazardous Materials Reporting Form (DS-165)

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
- ☐ Site Specific Report:

X. Land Use and Planning

- ☒ City of San Diego General Plan
- ☒ Community Plan: Kearny Mesa
- ☒ Airport Land Use Compatibility Plan: Montgomery Field, MCAS Miramar
- ☒ City of San Diego Zoning Maps
- ☒ FAA Determination
- ☐ Other Plans:

XI. Mineral Resources

- ☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- ☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- ☐ Site Specific Report:

XII. Noise

- ☒ City of San Diego General Plan
- ☒ Community Plan: Kearny Mesa
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps
- ☐ Brown Field Airport Master Plan CNEL Maps
- ☒ MCAS Miramar CNEL Maps
- ☒ Montgomery Field CNEL Maps
- ☒ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ Site Specific Report:

XIII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

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

XIV. Population / Housing

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

XV. Public Services

- ☒ City of San Diego General Plan
- ☒ Community Plan: Kearny Mesa

XVI. Recreational Resources

- ☒ City of San Diego General Plan
- ☒ Community Plan: Kearny Mesa
- ☐ 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: Kearny Mesa
- ☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☒ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

XVIII. Utilities

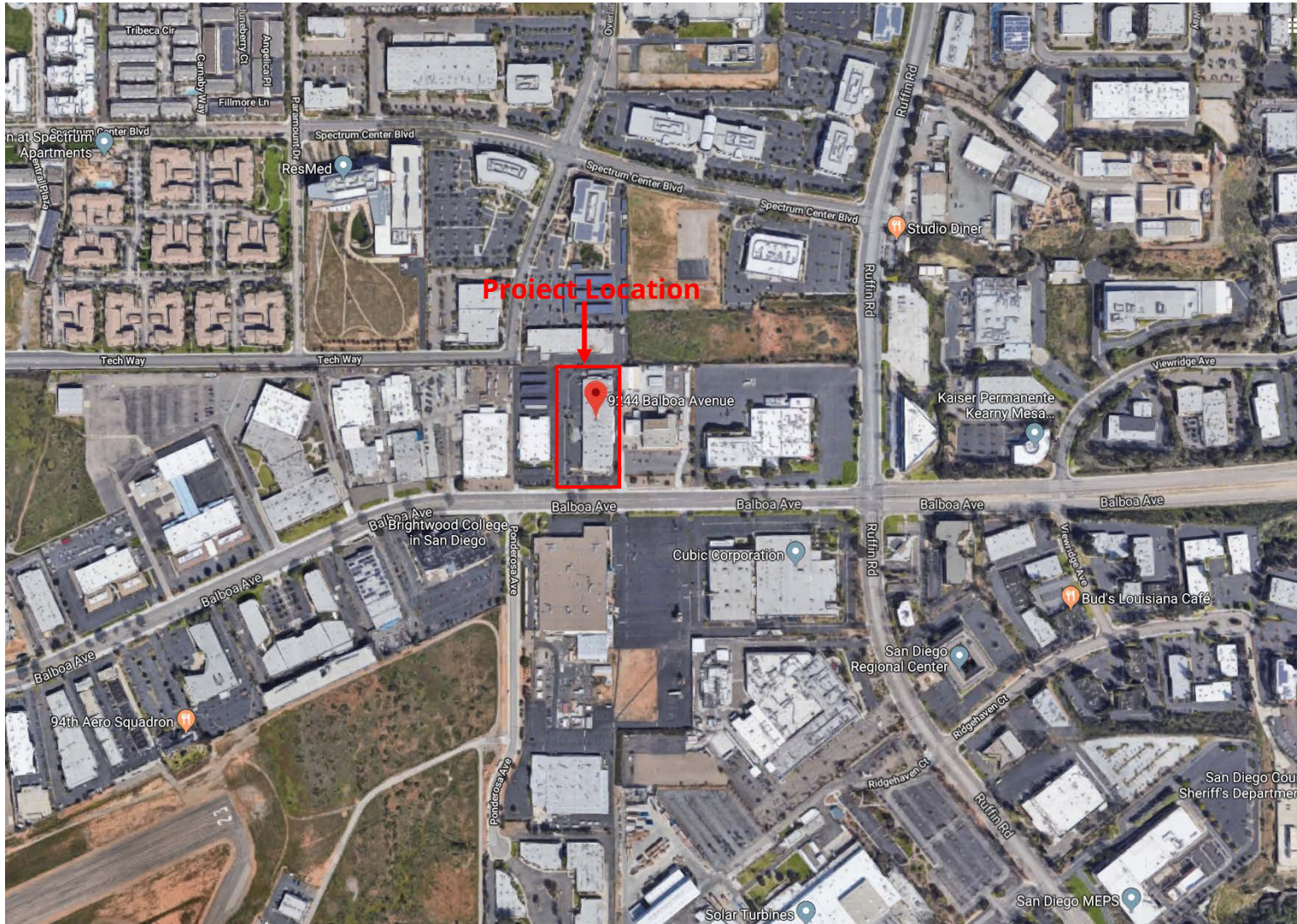
- ☒ Site Specific Report: Waste Management Plan for the Marijuana Production Facility at 9244 Balboa Avenue, RECON Environmental Inc., May 22, 2018. (RECON, May 2018)

XIX. Water Conservation

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

XX. Water Quality

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



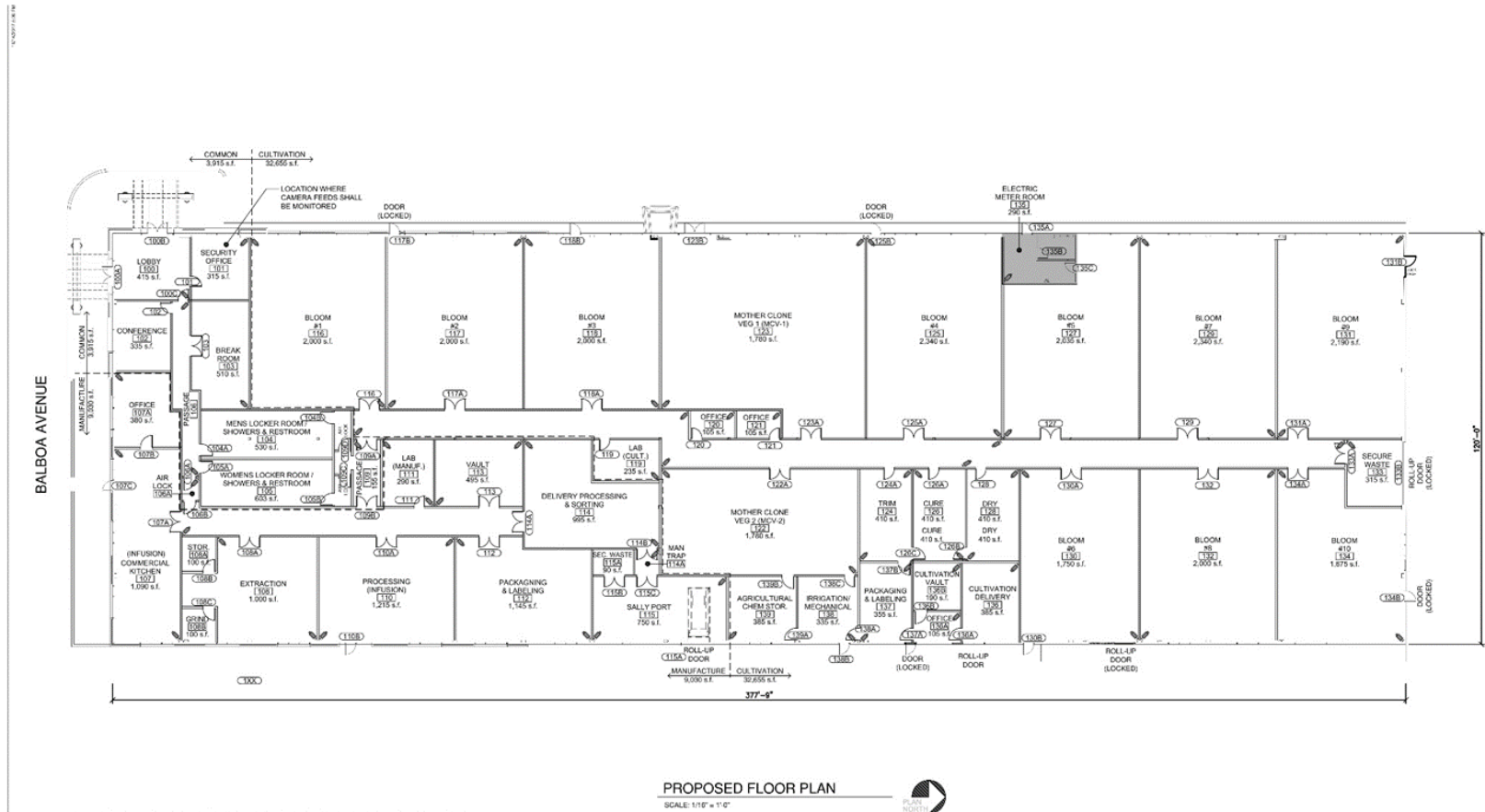
Vicinity Map

MPF 9244 Balboa Ave / Project No. 585542

City of San Diego – Development Services Department

Attachment

A



Proposed Floor Plan

MPF 9244 Balboa Ave / Project No. 585542

City of San Diego – Development Services Department

Attachment

B