THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 449777
SCH No. N/A

SUBJECT: LPE Aero CUP: CONDITIONAL USE PERMIT (CUP) to allow for the renovation and redevelopment of an approximately 55,560-square foot two-story office suite to accommodate a private English-French Pre-Kindergarten through 12th grade private school. The proposed project does not expand the existing building and grading is not being proposed. Renovations to the existing office building include painting exterior and interior walls, replacing interior and exterior doors, replacing exterior windows, adding a chain link fence, and bringing the property into compliance with current ADA standards. The proposed project is planned to open in 2017 with an initial enrollment of 300 students and may reach a maximum student enrolment of 540 as early as 2022.

The proposed project is located on a 2.76-acre site addressed at 8401 Aero Drive within the IP-2-1 base zone in the Kearny Mesa Community Plan. The abutting or adjacent uses include residential, an elementary school and a neighborhood park. The project site is in the Airport Influence Area (Review Area 1), FAA Part 77 Notification Area (Montgomery Field height ranging from 442'-452' AMSL), and Airport Safety (Zone 6). Legal Description (LOT D ACCORDING TO MAP 3568)

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

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

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

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

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

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

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

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

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

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

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

None

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

CONTACT INFORMATION:

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

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

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #449777 and /or Environmental Document #449777, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency. **Not Applicable**

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Traffic

The owner/permittee shall pay a fair share of 21.5% towards the impacted segment of Aero Drive (being approximately 750 feet of the overall 3,370 feet of improvements identified in KM-T20 in the Kearny Mesa Public Facilities Financing Plan) when enrollment of 449 students is reached, satisfactory to the City Engineer. As part of the mitigation measure, the owner/permitee shall submit the student enrollment figure each year to the City Engineer/Transportation Development by September 15th. With mitigation measures in place traffic impacts would be less than significant.

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO
Councilmember Scott Sherman, District 7 (MS 10A)
City Attorney (MS 59)
Development Services Department
- John Fisher, Project Manager (MS 501)
- Jeff Szymanski, Environmental Planner (MS 501)
- Courtney Holowach, Environmental Planner (MS 501)
- Margaret Barreras (MS 501)
- Khanh Huynh, Engineering (MS 501)
- Ismail Elhamad, Transportation (MS 501)
- Mahmood Keshavarzi, PUD-Water & Sewer (MS 401)

Planning Department
- Camille Pekarek, Plan Historic (MS 413)

Tom Tomlinson, Facilities Financing (MS 606F)
Central Library (81A)
Serra Mesa Branch Library (81GG)

OTHER GROUPS, ORGANIZATIONS, AND INTERESTED INIVIDUALS

Serra Mesa Planning Group (263A)
Mary Johnson (263B)
Serra Mesa Community Council (264)
Kearny Mesa Community Planning Group (265)

VII. RESULTS OF PUBLIC REVIEW:

(x) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

( ) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.

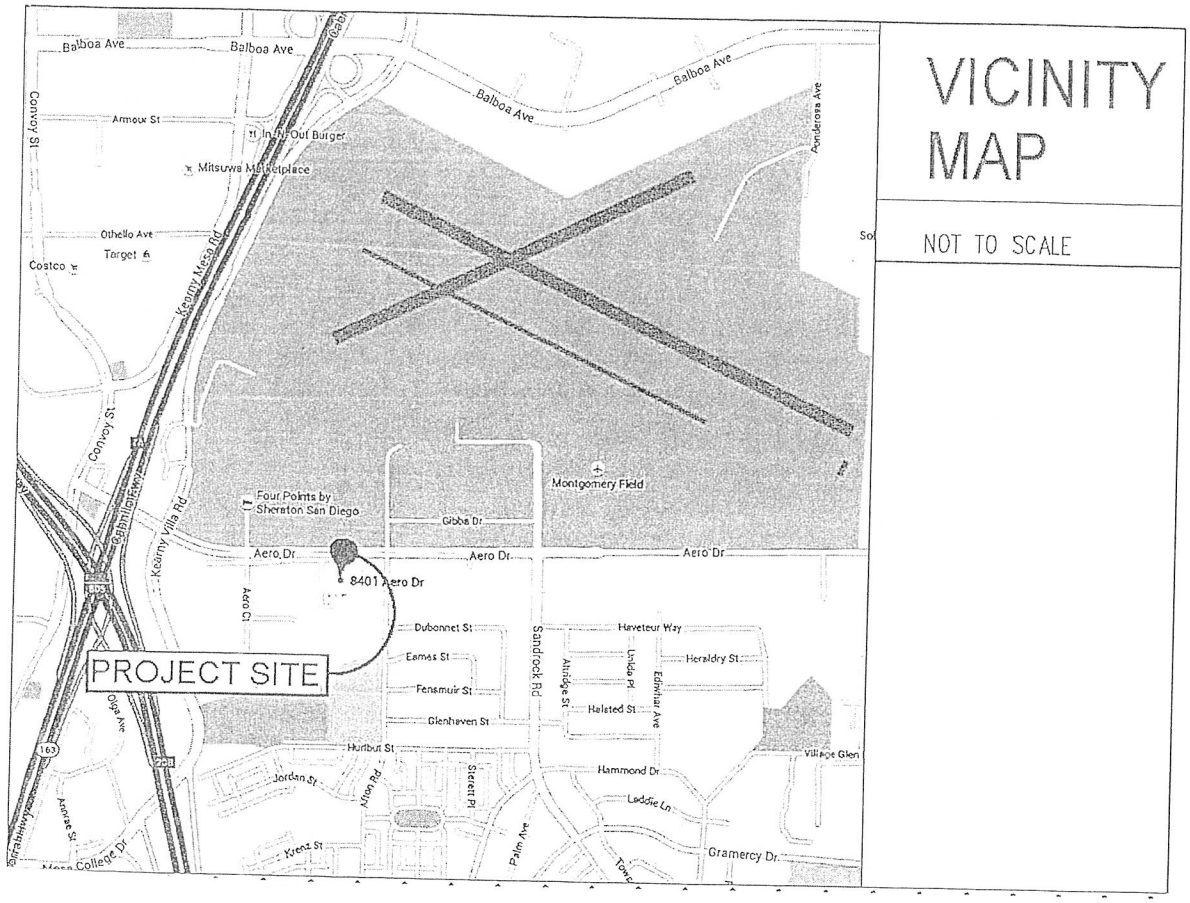
Jeff Szymanski
Senior Planner
Development Services Department

November 10, 2016
Date of Draft Report

December 7, 2016
Date of Final Report

Analyst: J. Szymanski

Attachments: Initial Study Checklist
Figure 1 – Location Map
Figure 2 – Site Plan



Location Map

LPE Aero CUP/Project No. 449777

City of San Diego – Development Services Department

FIGURE

No. 1

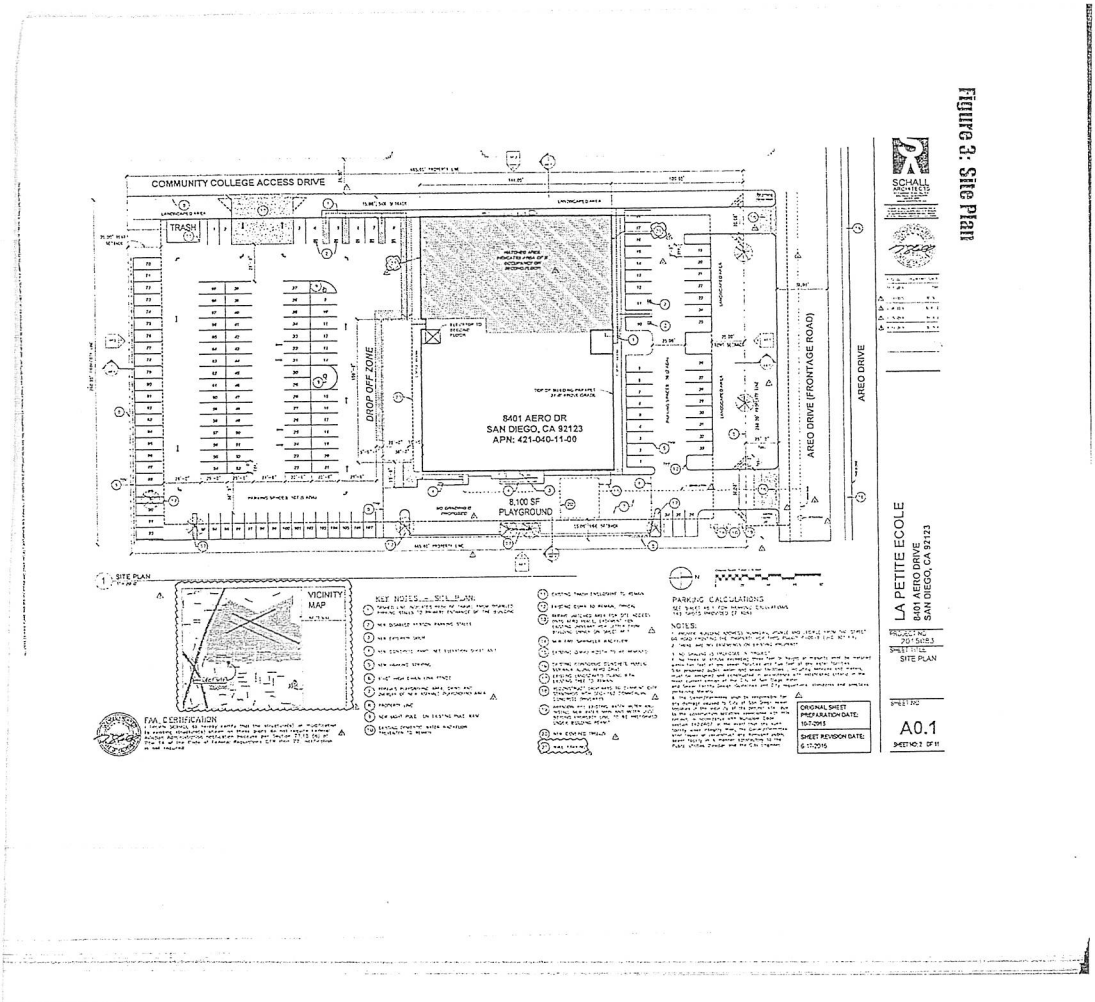


Figure 2: Site Plan

Site Plan

LPE Aero CUP/Project No. 449777

City of San Diego – Development Services Department

FIGURE

No. 2

INITIAL STUDY CHECKLIST

1. Project title/Project number: LPE Aero CUP/449777

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: Jeff Szymanski / (619) 446-5324

4. Project location: The project is located at 8401 Aero Drive, San Diego, CA 92123 within the Kearny Mesa Community Plan.

5. Project Applicant's name and address: Thierry Pasquet, Le Lycée Français de San Diego, 3219 Clairemont Mesa Blvd., San Diego, CA 92117

6. General/Community Plan designation: Industrial-Park

7. Zoning: IP-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.):

   CONDITIONAL USE PERMIT (CUP) to allow for the renovation and redevelopment of an approximately 55,560-square foot two-story office suite to accommodate a private English-French Pre-Kindergarten through 12th grade private school. The proposed project does not expand the existing building and grading is not being proposed. Renovations to the existing office building include painting exterior and interior walls, replacing interior and exterior doors, replacing exterior windows, adding a chain link fence, and bringing the property into compliance with current ADA standards. The proposed project is planned to open in 2017 with an initial enrollment of 300 students and may reach a maximum student enrolment of 540 as early as 2022.

   The proposed project is located on a 2.76-acre site addressed at 8401 Aero Drive within the IP-2-1 base zone in the Kearny Mesa Community Plan. The abutting or adjacent uses include residential, an elementary school and a neighborhood park. The project site is in the Airport Influence Area (Review Area 1), FAA Part 77 Notification Area (Montgomery Field height ranging from 442'-452' AMSL), and Airport Safety (Zone 6). The site is not included on any Government Code listing of hazardous waste sites. Legal Description: (LOT D ACCORDING TO MAP 3568)

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

   None required

10. 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?

    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.

    Yes a Native American Tribe traditionally and culturally affiliated with the project area has requested consultation with the City of San Diego pursuant to Pubic Resources Code section 21082.3 (c). The City is in consultation with this tribe. The current project is located in an urbanized and developed area where previous archaeological sites have not been recorded. Furthermore, the current project would renovate an existing office building that does not include any ground disturbing activities.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐	Aesthetics	☐	Greenhouse Gas Emissions	☐	Population/Housing
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Public Services
☐	Air Quality	☐	Hydrology/Water Quality	☐	Recreation
☐	Biological Resources	☐	Land Use/Planning	☒	Transportation/Traffic
☐	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Geology/Soils	☐	Noise	☒	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
I) AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The project site is an existing developed site within an urbanized industrial area and no major exterior renovations or construction is being proposed as a part of this project.

The Kearny Mesa Community Plan has not designated a view corridor through the project site or adjacent properties. Development of the proposed project would not introduce any additional structures that would be permanent. In addition, the proposed project site is surrounded by existing light industrial development. The property is not designated as, nor is it in proximity of, a scenic vista, the proposed project would not impact a scenic vista and no mitigation is required.

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

There are no designated scenic resources such as trees, rock outcroppings or historic buildings within the project's boundaries. No impacts would result due to implementation of the proposed project.

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

The site is currently developed with an existing office use. The renovation and redevelopment of the existing office building to accommodate a private school is compatible with the community plan and zoning designation and would not substantially degrade the existing visual character of the neighborhood. Therefore, impacts would not occur.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Development of the proposed project would comply with City glare regulations. All permanent exterior lighting would be required to comply with City regulations to reduce potential adverse

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

effects on neighboring properties. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the city's Outdoor Lighting Regulations per Municipal Code Section 142.0740 and no significant impacts would occur.

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

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project site is classified as Urban and Built-Up land by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the proposed project would not convert farmland to non-agricultural uses. No impacts would occur.

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

The proposed project is not under a Williamson Act Contract nor is any surrounding land under a Williamson Act Contract. No impacts would result due to implementation of the proposed project.

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	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				

No land within the Kearny Mesa community is designated as forest land or timberland. Therefore, the project would not conflict with existing zoning for forest land. No impacts would occur.

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

The project is located in a largely developed and urbanized area and is not designated as forest land. Therefore, the project would not convert forest land to non-forest use. No impacts would occur.

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

No existing agricultural uses are located in the proximity of the project area that could be affected. Therefore, the project would not convert farmland to non-agricultural uses. Nor would the project convert forestland into non-forest use. No impacts would occur.

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (03). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as

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

well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would remodel an existing office building and is consistent with the General Plan, community plan, and the underlying zoning. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. As such, no impacts would result.

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

Short-term Emissions (Construction)
The proposed project is a renovation of an existing office building that does not expand the existing building beyond the current building footprint. Construction operations would include standard measures as required by the City of San Diego. Any emissions associated with the renovation would be minor and temporary and would be less than significant.

Long-term Emissions (Operational)
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 source emissions. Once proposed renovations are complete, long-term air emissions would potentially result heating, ventilation, and cooling (HVAC) systems, and other motorized equipment typically associated with educational uses. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Impacts would be less than significant.

Overall, the project is not expected to generate substantial emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, 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	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				

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?	☐	☐	☒	☐

Short-term (Construction)
Odors would be generated from vehicles and/or equipment exhaust emissions during proposed project renovations. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)
Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would remodel an existing office building. Office buildings in the long-term operation are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The project site is in an existing developed site within an urbanized office park. Review of aerial and street level photography demonstrates that onsite landscaping is non-native and the project site

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

does not contain any sensitive biological resources on site. Additionally, the project site does not contain nor is it adjacent to City's Multi-Habitat Planning Area (MHPA) designated lands. No impacts would occur.

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

Please see IV a. riparian habitat does not exist on site and impacts would not occur.

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

Please see IV a., no substantial effect would occur.

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

The site is completely surrounded by developed properties. Therefore, impacts to wildlife movement would not occur.

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

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

Please see IVa. no significant impacts would occur.

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?	☐	☐	☐	☒

The project is not located in or directly adjacent to the MHPA or any other conservation planning area. Therefore the project does not have the potential to conflict with any habitat conservation plans.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☐	☒

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

The proposed project does not include any ground disturbing activities. Furthermore, qualified City Staff conducted a record search of the California Historic Resources Information System (CHRIS) digital database to determine presence or absence of potential resources within the project site and one-mile radius and no on-site archaeological resources were identified.

Built Environment

Historic property (built environment) information is required for properties which are 45 years of

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

age of older and which have integrity of setting, location, design, materials, workmanship, feeling and association. The project proposes the renovation and redevelopment of an existing office suite. The existing structure was built in 1976. Therefore, additional historic information was not required. No impacts would result to historical resources built environment.

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

Please refer to response V.a.

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

The proposed project site is underlain by the Linda Vista Formation which is assigned a moderate potential for fossil resources. In accordance with the City of San Diego's Significance Thresholds paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 2,000 cubic yards and 10 feet deep for formations with a high sensitivity). In addition, monitoring may be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

The proposed project is the renovation of an existing building that proposes no expansion or development beyond the existing building footprint. Therefore the proposed project will not exceed the City's Significance Thresholds of earth movement greater than 2,000 cubic yards and 10 feet in depth. No impact is identified in this issue area.

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

Please refer to response V.a.

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

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.	☐	☐	☐	☒

The project is not located within an Alquist-Priolo Fault Zone. Therefore, risks from rupture of a known earthquake fault would not occur.

ii) Strong seismic ground shaking?	☐	☐	☐	☒

The project site is located within geologic hazards zone 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 52 is characterized by other level areas, gently sloping to steep terrain, favorable geologic structure, low risk.

The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The proposed project is the renovation of an existing office building. Renovations would be required to meet to current building code standards and regulations. Therefore, potential impacts from regional geologic hazards would not occur.

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

Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The proposed project is the renovation of an existing office building. Renovations would be required to meet to current building code standards and regulations. Implementation of the proposed project would not result in an increase in the potential for seismic-related ground failure, including liquefaction. Therefore, potential impacts from regional geologic hazards would remain less than significant and mitigation is not required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☐	☒

The City of San Diego Seismic Safety Study Maps (1995 Edition, Map 38) have designated the geology at the project location as being within the City of San Diego Geologic Hazard Categories 52 (low risk of landslides). Therefore, potential impacts from regional geologic hazards would not occur.

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

The proposed project does not include any ground disturbing activities. Therefore, impacts would not occur.

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?	☐	☐	☐	☒

Please see Vaii, the proposed project is the renovation of an existing office building and impacts in this category would not occur.

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?	☐	☐	☐	☒

The soil type identified for the project is not expansive.

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

The project does not propose the use of septic tanks. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impact with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

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

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (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.

Per the accepted Climate Action Plan (CAP) Consistency Checklist, the proposed project would have a less-than-significant impact on the environment, either directly or indirectly, because the proposed project is consistent with the existing General Plan and Community Plan land use and underlying zoning designations.

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

The proposed project is located within the IP-2-1 base zone in the Kearny Mesa Community Plan. The General Plan (GP) discusses "Schools" under the Public Facilities, Services and Safety Element. The GP goal of educational facilities is stated as a system that offers quality education in an "equitable, technologically equipped, aesthetically pleasing, sustainable, supportive of optimal teaching, safe, healthy" environment. The GP also realizes that the opportunity should be available to students to make the choice of a neighborhood school as well as a school in an educational setting outside of the student's neighborhood.

City Planning staff determined that the potential redevelopment of the site with a land use loss of industrial land would not be inconsistent with the pattern of development within the vicinity with current development in transition to educational facilities, residential and commercial uses. General Plan Prime Industrial Land Policies do not apply to the subject site and the surrounding area.

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

The land use is described within the Kearny Mesa Community Plan (KMCP) area south of Aero Drive and west of the Serra Mesa-Kearny Mesa Branch Library described as "industrially designated but includes a variety of other uses such as office and various industrial uses." The abutting or adjacent uses in Serra Mesa include residential, an elementary school and a neighborhood park.
Further, the KMCP describes the conflicting uses and recognizes that there may be other more appropriate land use designations for this area of Kearny Mesa. The West Aero Drive Land Use Study (October 25, 2005) provides background information to support the proposed land use consistent with the KMCP based upon the Land Use Study performed which summarized the area as "other than industrial, and includes activities such as private schools, religious facilities, and offices the area is dominated by nonindustrial uses and is generally avoided by industrial users due to these conflicting uses." The Study essentially concluded that the area was more suited to nonindustrial uses such as office, institutional, and residential.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

The proposed project does not propose the use or transport of any hazardous materials beyond those used for everyday purposes. Therefore, no such impacts would occur. Proposed renovation of the building may require the use of hazardous materials (e.g. paint, cleaning materials), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. Therefore, the project would not create a significant hazard to the public or environment.

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

Please see VIIIa.

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

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

Please see VIIIa.

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?	☐	☐	☐	☒

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, known as the Cortese list.

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

The project is located within the Montgomery Field Land Use Plan. The proposed project is the renovation of an existing building that proposes no expansion. Therefore the project would not introduce any new features that would create a flight hazard.

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

The proposed project is the renovation of an existing building located in a developed, urbanized, area with no private airstrip located in the immediate vicinity.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project would not alter an emergency response or evacuation plan since the site is an existing office building.

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?	☐	☐	☐	☒

This project is located in a developed area with no wildlands located directly adjacent to the site or within the adjacent neighborhood.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

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

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 would ensure that water quality impacts would not occur and mitigation is not required.

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)?	☐	☐	☐	☒

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

The proposed project is a renovation of an existing building currently connected to the public water supply. It would not rely directly on groundwater in the area and would not significantly deplete any resources.

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?	☐	☐	☐	☒

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 alter existing drainage patterns.

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?	☐	☐	☒	☐

Please see IX.c., no flooding would occur.

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?	☐	☐	☐	☒

Based on City of San Diego review, the proposed project would be adequately served by existing municipal storm water drainage facilities, therefore no impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

See IX. e)

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The project does not propose construction of any new housing in the 100 year flood hazard area and impacts in this category would not occur.

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

The project does not propose construction of any features that would impede or redirect flows.

X. LAND USE AND PLANNING – Would the project:

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

The project involves the repurposing of an existing office building which would complement the established community.

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

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

The proposed project is located IP-2-1 base zone of the Kearny Mesa Community Plan. The property is also within the Airport Approach Overlay Zone, FAA Part 77 Notification Area and Airport Influence Area. Additionally please see discussion VII b), the project is consistent with the applicable land use plans.

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

The proposed development does not conflict with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES – Would the project?

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

This project site is located in a developed neighborhood not suitable for mineral extraction and is not identified in the General Plan as a mineral resource locality. Therefore, the project would not result in the loss of availability of a known mineral resource.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

See XI a.

XII. NOISE – Would the project result in:

a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

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

Short Term
Construction-related short-term noise levels associated with the renovation might be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, 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 less than significant, and no mitigation measures are required.

Long Term
For the long-term, typical noise levels associated with educational uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

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

See response XII (a) above. Potential effects from construction noise would not occur.

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

See XII the project once complete would not result in any permanent noise increase.

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

The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Noise impacts from proposed tenant improvements could be higher than existing ambient noise levels in the project area, but would no longer occur once renovations are completed. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Implementation of these standard measures would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and no mitigation measures are required.				
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?	☐	☐	☐	☒

The proposed project is located in the Airport Approach Overlay Zone, FAA Part 77 Notification Area, and Airport Influence Area. However, the project is located outside of the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP. Therefore, students and staff of the proposed school would not be exposed to excessive noise levels from a public airport.

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

The project is not located within the vicinity of a private airstrip; therefore, people residing or working in the area of the project would not be exposed to excessive airport noise.

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The project would remodel an existing office building and would not result in an increase in substantial units of residential housing.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No displacement would occur as a result of this project. The project would repurpose an existing office building.

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

See XIII.

XIV. PUBLIC SERVICES

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

The project would renovate an existing building and would not require the alteration of any fire protection facilities and would not require any new or altered fire protection services.

ii) Police Protection	☐	☐	☐	☒

See XIV i)

iii) Schools	☐	☐	☐	☒

The proposed project would not include construction of future housing or induce growth that could increase demand for schools in the area.

v) Parks	☐	☐	☐	☒

The proposed project would not induce growth that would require substantial alteration to an existing park or the construction of a new park does not have a population-based park requirement.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
vi) Other public facilities	☐	☐	☐	☒

The scope of the project would not substantially increase the demand for electricity, gas, or other public facilities.

XV. RECREATION

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

This project would remodel an existing building and would not require any expansion of existing recreational facilities. There would be no increase in the use of existing facilities in the area including parks or other recreational areas.

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?	☐	☐	☐	☒

The project does not include the construction of recreational facilities nor does it require the construction or expansion of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways,	☐	☒	☐	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
pedestrian and bicycle paths, and mass transit?				

According to the submitted transportation impact analysis (LOS Engineering, August 2016) the proposed project may result in cumulative impacts along the street segment of Aero Drive from Kearny Villa Road to Aero Court. To mitigate to below a level of significance the owner/permittee shall pay a fair share of 21.5% towards the impacted segment of Aero Drive (being approximately 750 feet of the overall 3,370 feet of improvements identified in KM-T20 in the Kearny Mesa Public Facilities Financing Plan) when enrollment of 449 students is reached, satisfactory to the City Engineer. As part of the mitigation measure, the owner/permitee shall submit the student enrollment figure each year to the City Engineer/Transportation Development by September 15th. With mitigation measures in place traffic impacts would be less than significant.

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

See XVI a.

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

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.

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

See XVI a.

e) Result in inadequate emergency	☐	☐	☐	☒

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

See XVI a.

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?	☐	☐	☐	☒

The project is consistent with zoning and applicable land use plans. The renovation and repurposing of an existing office building would not have the potential to conflict with transit, bicycle or pedestrian facilities nor would the project decrease the safety or performance of these facilities.

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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒

No tribal cultural resources as defined by Public Resources Code section 21074 have been identified on the project site. Furthermore, the project site was not determined to be eligible for listing on either the State or local register of historical resources.

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	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the significance of the resource to a California Native American tribe.				

No significant resources pursuant to subdivision (c) of Public Resources Code Section 5024.1 have been identified on the project site.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

This project would remodel an existing office building and would neither exceed the capacity of the existing wastewater facilities nor require additional facilities to be constructed. It would have sufficient water supplies available and would not exceed or create a demand for new wastewater or stormwater facilities. Adequate services exist to serve the proposed residence and impacts would not occur.

d) 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?	☐	☐	☐	☒

This project would not result in an increase in the intensity of the use and would not be required to construct a new water or wastewater treatment facility.

e) 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?	☐	☐	☐	☒

See XVIII a.

f) Have sufficient water supplies available to serve the project from existing entitlements and	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resources, or are new or expanded entitlements needed?				

See XVIII a.

g) 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?	☐	☐	☐	☒

This project would remodel an existing office building and the wastewater treatment system currently serving the area would adequately serve the proposed project as well. No adverse impacts would occur.

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

The renovation of this project would likely generate waste. This waste would be disposed of in conformance with all applicable local and state regulations pertaining to solid waste including permitting capacity of the landfill serving the project area.

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

Solid waste pickup would be provided at the subject site. This would include recycling and yard waste pickup.

XV. 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-	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				

The project is located in a developed area and would renovate an existing office building without adding any square footage that which would not degrade the quality of the surrounding environment.

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 futures projects)?	☐	☒	☐	☐

The City of San Diego conducted an Initial Study which determined that the project could have a significant environmental effect in the following area: Traffic. However, with the implementation of mitigation identified in Section V of this MND the project impacts would not be significant and would not have environmental effects which would cause substantial direct or indirect adverse effects on human beings.

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

See XVII b.

INITIAL STUDY CHECKLIST
REFERENCES

I. Aesthetics / Neighborhood Character

X City of San Diego General Plan.
X 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
x Regional Air Quality Strategies (RAQS) - APCD
___ Site Specific Report:

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
X 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 & 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

V. Cultural Resources (includes Historical Resources)

X 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

X 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:
___ Site Specific Report:

VII. Greenhouse Gas Emissions

____ Site Specific Report:

VIII. Hazards and Hazardous Materials

_X_ 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
_x_ Airport Land Use Compatibility Plan

IX. Hydrology/Water Quality

____ Flood Insurance Rate Map (FIRM)
_X_ 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

_X_ City of San Diego General Plan
_X_ Community Plan
_X_ Airport Land Use Compatibility Plan
_X_ City of San Diego Zoning Maps
____ FAA Determination
___ Other Plans:

XI. Mineral Resources

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

XII. Noise

_X_ City of San Diego General Plan
____ Community Plan
_X_ San Diego International Airport - Lindbergh Field CNEL Maps
____ Brown Field Airport Master Plan CNEL Maps
_X_ 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

XIII. Paleontological Resources

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

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XV. Public Services

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XVI. Recreational Resources

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____ Community Plan
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XVII. Transportation / Circulation

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