



THE CITY OF SAN DIEGO

DRAFT

MITIGATED NEGATIVE DECLARATION

Project No. 646497

SCH No. N/A

I.O. No. 24008382

SUBJECT: COLLEGE VIEW APARTMENT SDP/NDP/PDP: A SITE DEVELOPMENT PERMIT (SDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations, PLANNED DEVELOPMENT PERMIT (PDP), and MSCP MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA) to allow for the demolition of an existing building, pool and surface parking, and the construction of a 6-story, 90 unit, 175,667 square-foot apartment building with subterranean parking garage, on a 2.39-acre site. The project also proposes deviations for building height, front setback and private open space regulations. The project is addressed at 5420 55th Street in the RS-1-1 (Residential-Single Unit) and RM-3-9 (Residential-Multiple Unit) Zones within the College Area Community Plan, Parking Standards Transit Priority Area/Transit Priority Area, Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Airport Influence Area (Montgomery Field-Review Area 2). (LEGAL DESCRIPTION: Real Property in the City of San Diego, County of San Diego, State of California, described as follows: Lots 108 and 109 of College View Estates Unit No. 3, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 3157, Filed in the Office of the County Recorder of San Diego County, November 19, 1954, APN 462-220-0400) Applicant: Pierce Education Properties

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): **Biological Resources and Land Use (MSCP)**. 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 REPORTING PROGRAM (MMRP):

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:

Qualified Biologist

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) #646497 and /or Environmental Document #646497, 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.

California Department of Fish and Wildlife (concurrence)
U.S. Fish and Wildlife Service (concurrence)

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Biology	Consultant Qualified Letter	MMC Approval/prior to precon
Biology	Biology Monitoring Exhibit	
Biology	Protocol or other Survey	
Biology	Limit of Work Verification Letter	MMC Inspection/1 week after MMC inspection Prior to starting work
Final Approval	Request for Final	Final Inspection/ 1 week after request
Bond Release	Request letter	Final to MMRP Inspection prior Bond Release Letter.

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resource Protection During Construction

I. Prior to Construction

- A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per the City's Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **Biological Construction Mitigation/Monitoring Exhibit (BCME)** - The Qualified Biologist shall present a BCME, which includes the biological documents in "C" above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife

surveys/survey schedules (including U.S. Fish and Wildlife Service protocol), timing of surveys, wetland buffers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. **Avian Protection Requirements** - To avoid any direct impacts to any species identified as listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a preconstruction survey to determine the presence or absence of nesting for these three sensitive bird species on the proposed area of disturbance. The preconstruction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City's Development Services Department for review and approval prior to initiating any construction activities. If nesting coastal California gnatcatchers, sensitive, or MSCP-covered birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** - Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring** - All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as

needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the preconstruction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to the MMC on the first day of monitoring, the first week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests for Cooper’s hawk, rufous-crowned sparrow, and coastal California gnatcatcher, or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

MITIGATION REQUIREMENTS FOR IMPACTS TO SENSITIVE VEGETATION

Table 4 Mitigation Requirement for Sensitive Vegetation Communities									
Vegetation Community (Tier)	Impact Inside MHPA (acres)	Mitigation Ratio for Impacts Inside the MHPA with Preservation Located Inside MHPA	Sub-Total (acres)	Impact Outside MHPA (acres)	Mitigation Ratio for Impacts Outside the MHPA with Preservation Located Inside MHPA	Sub-Total (acres)	Total Mitigation Requirement (acres)	On-site Preservation Inside MHPA ¹ (acres)	Remaining Mitigation Requirement
Southern Mixed Chaparral (Tier IIIA)	0.10	1:1	0.10 ²	0.15	0.5:1	0.075 ²	0.175 ²	0.78	0
Total	0.10		0.10	0.15		0.075	0.175	0.78	0

The project would be required to mitigate for 0.25 acres of Tier IIIA habitat. Impacts to a total of 0.25 acre of sensitive vegetation would be mitigated by the onsite preservation of 0.78 acre of sensitive vegetation, as summarized by habitat type in Table 4. The project will require a Boundary Line

Adjustment (BLA), prior to issuance of any permits. The preserved habitat areas on the site would be all within the boundaries of the adjusted MHPA.

PUBLIC REVIEW DISTRIBUTION:

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

Federal Government

US Fish and Wildlife Service

State of California

State Clearinghouse

California Department of Fish and Wildlife

City of San Diego

Mayor's Office

Councilmember Sean Elo-Rivera-District 9

City Attorney's Office

San Diego Central Library

Development Services

Development Project Manager

Senior Environmental Planner

Associate Planner, Environmental

Associate Planner, Planning Review

Assistant Engineer, Engineering Review

Senior Planner, Plan-Historic

Associate Planner, Landscape

Associate Engineer, Transportation

Assistant Engineer, PUD-Water and Sewer

Fire Prevention Inspector, Fire-Plan Review

Associate Engineer, LDR-Geology

Planning Department

Facilities Financing

MSCP

Sierra Club

San Diego Audubon Society

Mr. Jim Peugh

California Native Plant Society

Endangered Habitat League

MMC

College Community Planning Board

College-Rolando Branch Library

San Diego State University, W. Anthony Fulton, Director

Mark Nelson

Pierce Education Properties (Applicant)

VI. RESULTS OF PUBLIC REVIEW:

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

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



Jamie M. Kennedy
Senior Planner
Development Services Department

February 12, 2021

Date of Draft Report

Analyst: Rhonda Benally

Date of Final Report

Attachments: Figure 1-Location Map
Figure 2-Site Plan
Figure 3a-East and North Elevations
Figure 3b-West and South Elevations
Initial Study Checklist

INITIAL STUDY CHECKLIST

1. Project title/Project number: College View Apartment SDP/NDP/PDP/ 646497
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Rhonda Benally/ (619) 446-5468
4. Project location: 5420 55th Street, San Diego, California, 92115
5. Project Applicant/Sponsor's name and address: Pierce Education Properties, 8880 Rio San Diego Drive, Suite 750, San Diego, CA 92108
6. General/Community Plan designation: The College Area Community Plan land use designation is high density residential (45-75 dwelling units per acre). The land use designation of the General Plan is Residential.
7. Zoning: RS-1-1 (Residential Single-Unit) and RM-3-9 (Residential-Multiple Unit)
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A SITE DEVELOPMENT PERMIT (SDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations, PLANNED DEVELOPMENT PERMIT (PDP), and MSCP MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA) to allow for the demolition of an existing building, pool, and surface parking, and the construction of a 6-story, 90 unit, 175,667 square-foot apartment building with subterranean parking garage, on a 2.39-acre site. The residential portion would sit over a 1-story parking garage. The project consists of fifteen 1-bedroom units, five 2-bedroom units, four 3-bedrooms units, and sixty-six 4-bedroom units. Further, the project proposes 980 square-foot leasing office, 1,721 square-foot lobby, and 953 square-foot fitness center. The project would also include a courtyard, pool and spa. The project also proposes the construction of a 20-foot driveway, and new sidewalks adjacent to the site on 55th Street.

The project requires a Site Development Permit (SDP) for multiple dwelling unit development in environmentally sensitive lands per San Diego Municipal Code (SDMC) Table 143-01A. The project proposes deviations on an infill site that would be processed with a Neighborhood Development Permit (NDP), per SDMC 143.0915(b)(1), SDMC 143.0920(a) and SDMC 143.0920(b). The project proposes a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment to adjust for .10 acre of Southern Mixed Chaparral out of the MHPA and adding .40 acres of Southern Mixed Chaparral into the MHPA. The project also requires a Planned Development Permit (PDP) per the College-Core Subarea Specific Plan, SDMC 126.0602(a)(1) and SDMC 143.0465.

The project requests the following deviations;

1. To allow a maximum height of 82 feet where 60 feet is permitted by the RM-3-9 zone per SDMC Table 131.04G.
2. To waive the private open space requirement of the RM-3-9 zone, per SDMC Table 131.04G.
3. To allow up to 73% of the building to observe the minimum front yard setback of 10 feet, where no more than 50 percent would be permitted, per SDMC Section 131.0443(f)(1)(A).

The maximum floor area ratio (FAR) is 0.45 in the RM-1-1 Zone and 2.70 in the RM-3-9 Zone, where the proposed FAR is 2.47. Development would occur in the RM-3-9 zone of the site. The highest point of the building would be 82 feet, where the maximum permitted height limit in this zone is 60 feet, however the project is requesting a deviation for the height limit. The project would provide 48 vehicle parking spaces, 9 motorcycle spaces and 52 bicycle parking spaces (48 long term spaces and 4 short term spaces).

Project implementation would involve the grading of the project proposes 650 cubic yards (cy) of cut at a maximum depth of cut of 8 feet and 1,800 cy of fill, at a maximum fill depth of 1.5 feet.

Construction of the building consists of wood frame construction, stucco, metal siding, stone veneer, aluminum storefront doors and windows, metal awnings, and glass railings.

A Brush Management Program would be implemented as part of the project. Brush management Zone One is the area adjacent to the structure and considered the least flammable and consists of pavement and permanently irrigated native and drought tolerant planting. Brush management Zone Two is located between Zone One and any undisturbed, native or naturalized non-irrigated vegetation. The brush management zones were established based on the structure. Zone One width is 10' to 53'-6" while Zone Two width is 38' to 65'. All landscape and irrigation would conform to the standards of the City-wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards, and other landscape related City and regional standards. Zone One (transitional) Planting would include the following shrubs and groundcover; Mission Manzanita (*Xylococcus bicolor*), Italian Buckthorn (*Rhamnus alaternus*), and American Agave (*Agave Americana*). Further, trees and small trees would consist of Catalina Ironwood (*Lyonothamnus f. Asplenifolius*), Toyon (*Heteromeles arbutifolia*), Laurel Sumac (*Malosma laurina*), Sugar Bush (*Rhus ovata*), Mission Manzanita (*Xylococcus bicolor*) and Torrey Pine (*Pinus torreyana*). Zone Two Planting would include the following shrubs and groundcover; Chamise (*Adenostoma fasciculatum*), California Sagebrush (*Artemisia californica*), Bush Monkey Flower (*Diplacus aurantiacus*), Buckwheat (*Erigonum fasciculatum*), and Black Sage (*Salvia melifera*). Further, trees and screen trees would consist of Coast Live Oak (*Quercus agrifolia*), California Sycamore (*Platanus racemosa*), Toyon (*Heteromeles arbitifolia*), Laurel Sumac (*Malosma laurina*), Sugar Bush (*Rhus ovata*), Lemonade Berry (*Rhus integrifolia*), Mission Manzanita (*Xylococcus bicolor*) and Scrub Oak (*Quercus berberidifolia*).

9. Surrounding land uses and setting:

The 2.39-acre site is located at 5420 and 5422 55th Street and is situated north of Remington Road and west of the San Diego State University (SDSU) campus. The eastern portion of the

project site is currently developed with a 32-unit apartment complex that would be demolished, while the western portion of the project site consists of surface parking west of the buildings, and an undeveloped steep slope canyon. Further, associated hardscape and landscape exist across the property and a pool. The project site is surrounded by SDSU student housing to the north, open space land to the west, and existing development occurs to the east and south of the site.

Existing grades gently slope to the northwest with elevations ranging from approximately 408 feet above mean sea level (MSL), to approximately 471 feet MSL across the site.

The project site is also located in the College Area Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Airport Influence Area (Montgomery Field-Review Area 2). The site is located in a developed area currently served by existing public services and utilities.

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

None required.

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

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification on June 2, 2020, to Lipay Nation of Santa Ysabel, Jamul Indian Village and San Pasqual Band of Mission Indians via email correspondence. As requested by a Tribal Representative additional information was sent via email correspondence. On July 17, 2020, EAS received email correspondence by Tribal Representative that they had no further concerns for potential impacts to Tribal Cultural Resources, and consultation was closed on this project.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

The development of a 6-story, 90 unit, 175,667 square-foot apartment building with subterranean parking garage would occur on a 2.39-acre site that has no scenic resources (trees, rock outcroppings, or historic buildings within a state scenic highway). The project would not result in the physical loss, isolation, or degradation of a community identification symbol or landmark, as none are identified by the General Plan or College Area Community Plan Therefore, the project would not result in substantial damage to any scenic resources.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project site is currently developed with an up to four-story, 32-unit apartment building with surface parking, and is located in an area of 55th Street comprised of multi-family developments within the RM-3-9 zone, with buildings ranging from two to five stories. The project site is immediately adjacent to an existing five-story building to the south that sits atop an extensive retaining wall system. Properties down the hill to the west are single-family homes, zoned RS-1-1 and RS-1-7. The surrounding developments within the project area vary in age and quality of upkeep, creating a varied urban form.

The project would demolish an existing building and construct a six-story, 90-unit, 175,667 square-foot apartment building with subterranean parking garage, on a 2.39-acre site. The project takes place almost entirely on the existing, flat pad adjacent to 55th Street. The project is comprised of stucco, concrete masonry unit (CMU) walls, stone veneer, accent panels, and a variety of offsetting planes of architectural interest. This contemporary style is designed to match existing newly-constructed buildings in the vicinity. All surrounding land to the north, east and south is owned by San Diego State University (SDSU), either directly (part of campus) or indirectly (owned by Aztec Shops). The project height, massing, building materials, and placement on the site would be attractive and compatible with adjacent development, particularly San Diego State University buildings under construction to the south.

The existing neighborhood is comprised almost exclusively of uses related directly to SDSU, including residence halls, off-campus apartments, and related recreational amenities. Although the site is not a part of the SDSU Campus, is it adjacent and will serve primarily SDSU students due to its geographic location. The project does not open up a new area for development; the existing site is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently developed. The project will provide parking in a garage under the building, mostly underground, and will preserve existing landforms and topography, with most of the property remaining in its existing, natural state.

Project landscaping on the slope will soften uphill views of the project site, breaking up lower levels adjacent to the swimming pool. Street trees are provided along 55th Street to supplement existing palm trees, which will be protected in place. The project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

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| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No substantial sources of light would be generated during project construction/improvements, as construction activities would occur during day light hours. Furthermore, the project would not be expected to cause substantial light or glare during operation. All lighting would be required to comply with all current outdoor lighting regulations, Land Development Code Section 142.0740 *Outdoor Lighting Regulations*. Additionally, the project would comply with Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines lighting requirements which states lighting adjacent to the MHPA should be directed away from the MHPA. The project would comply with Municipal Code Section 142.0730 *Glare Regulations* that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project proposes structures which would consist of wood frame construction, stucco, metal siding, stone veneer, aluminum storefront doors and windows, metal awnings, and glass railings that would not create significant glare.

- 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:

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| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on this site or in the general site vicinity.

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| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to IIa. The site is not designated or zoned for agricultural use; the College Area Community Plan designates the site as high density residential (45-75 dwelling units per acre). Agricultural land is not present on this site or in the general site vicinity.

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

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

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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"/> |
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The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses. Refer to IIa and IIc.

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

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| 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 San Diego Air Pollution Control District (SDAPCD) is the agency that regulates air quality in the San Diego Air Basin, in which the project site is located. The SDAPCD prepared the Regional Air Quality Strategy (RAQS) in response to the requirements set forth in the California Clean Air Act (CAA) Assembly Bill (AB) 2595 (SDAPCD 1992) and the federal CAA. As such, the RAQS is the applicable regional air quality plan that sets forth the SDAPCD's strategies for achieving the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments (SANDAG) in the development of the Regional Transportation

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan (RTP) and Sustainable Communities Strategy (SCS). As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the general plan would not conflict with the RAQS.

The project is located in the College Area Community Plan and is consistent with the high density residential designation (45-75 dwelling units per acre). As such, the project is consistent with the growth forecasts developed by SANDAG and used in the RAQS. Therefore, the project would not conflict with the goals and strategies in the RAQS or obstruct their implementation. No impact would occur.

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| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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See IIIa. The development of a 6-story, 90 unit, 175,667 square-foot apartment building with subterranean parking garage, does not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study. Therefore, the project is not expected to violate any air quality standard or contribute substantially to or violate an air quality standard.

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| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to IIIa. The County is non-attainment under federal standards for ozone (8-hour standard). The project is not expected to generate considerable net increase of ozone or PM10. The project would not result in cumulatively considerable net increase. No impact would occur.

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| d) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project would not be associated with the creation of objectionable odors affecting a substantial number of people. No such impacts, therefore, would occur.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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A site-specific Biological Survey Report (BSR) for the College View Project (dated October 12, 2020), was prepared by RECON Environmental, Inc. The project consists of the construction of a 6-story, 90-

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unit, 175,667-square-foot apartment building, with subterranean parking garage, on a 2.39-acres site. The project would develop approximately 1.45 acres of the project site for multi-family housing units along with associated amenities and infrastructure.

On May 2, 2019, a general biological resources survey was conducted on the project site by RECON Biologist Gerry Scheid, between the hours of 10:00 a.m. and 12:00 p.m. Wildlife species observed directly or detected from calls, scat, nests, or other signs were noted. Plant species observed on site were noted, and plants that could not be identified in the field were collected for identification in the office using taxonomic keys.

The project is subject to the City's Environmentally Sensitive Lands (ESL) regulations, as well as additional regulations for lands that contain sensitive biological resources, and lands that are within the Multi-Habitat Planning Area (MHPA). The USFW and CDFW MHPA BLA concurrence was received on November 20, 2020. The project will require a MHPA BLA, prior to the issuance of permits.

As summarized in Table 3 of the BSR below, the project would impact a total of 0.25 acres of Southern Mixed Chaparral (SMC), Tier IIIA habitat per the City's Biology Guidelines. Mitigation for impacts to SMC would be achieved through the preservation of habitat on the site which would be located outside the development area and brush management zone 1 (BMZ 1). No jurisdictional wetlands or waters were observed on the project site.

Table 3 Impacts to Vegetation Communities and Land Cover Types (acres)					
Vegetation Communities/ Land Cover Types	Existing	Permanent Impact			Total Impacts ²
		Inside MHPA ¹	Outside MHPA		
			Development	BMZ-1	
Southern Mixed Chaparral	1.2	0	0.08	0.17	0.25
Disturbed Land	1.19	0	1.14	0.04	1.18
TOTAL	2.39	0	1.22	0.21	1.43
¹ Assumes MHPA BLA approved.					
² Does not include 0.18-acre BMZ-2 impact to southern mixed chaparral which is “impact neutral”.					

The propose project would also have minor encroachment in the Multi-Habitat Planning Area (MHPA); therefore, the project proposes an MHPA Boundary Line Adjustment (BLA) that would remove the minor encroachment area and transfer disturbed on-site habitat not currently in the MHPA into the MHPA preserve. See Table 2 of the BSR below for summary of the MHPA BLA. See Figure 6b of the BSR below which shows the MHPA BLA.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Image Source: Nearmap (flown September 2019)

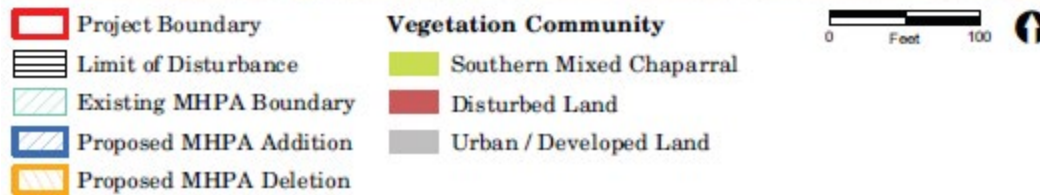


Table 2
Summary of Proposed MHPA Boundary Line Adjustment

Vegetation Communities/ Land Cover Types	Existing MHPA Acres	Deletions (Impact) Acres	Added Acres	Proposed MHPA with BLA (Net Change)
Southern Mixed Chaparral	0.66	0.10	0.40	0.96 (+0.30)
Disturbed Land	0.002	0.002	---	0 (0)
TOTAL	0.662	0.102	0.40	0.96(+0.30)

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to impacts of 0.25 acres of SMC, the project would mitigate the impacts by the onsite preservation of 0.78 acre of sensitive vegetation. Table 4 of the BSR summarizes the mitigation requirements. The preserved habitat areas on the site would be all within the boundaries of the adjusted MHPA.

Table 4 Mitigation Requirement for Sensitive Vegetation Communities									
Vegetation Community (Tier)	Impact Inside MHPA (acres)	Mitigation Ratio for Impacts Inside the MHPA with Preservation Located Inside MHPA	Sub-Total (acres)	Impact Outside MHPA (acres)	Mitigation Ratio for Impacts Outside the MHPA with Preservation Located Inside MHPA	Sub-Total (acres)	Total Mitigation Requirement (acres)	On-site Preservation Inside MHPA ¹ (acres)	Remaining Mitigation Requirement
Southern Mixed Chaparral (Tier IIIA)	0.10	1:1	0.10 ²	0.15	0.5:1	0.075 ₂	0.175 ²	0.78	0
Total	0.10		0.10	0.15		0.075	0.175	0.78	0
Footnotes: 1. Does not include 0.18-acre within BMZ-2 which is "impact neutral" 2. Mitigation to be located in the MHPA									

No sensitive plant species were observed on the project site. No sensitive wildlife species were detected during the survey. The analysis states that the coastal California gnatcatcher (CAGN) known past occurrences occur north of Interstate 8 in coastal sage scrub (CSS) habitat. No CSS was present during the biological survey in the survey area, and there is low potential for CSS to occur. However, the BSR states there are two bird species that have a moderate potential to occur on the site: the Southern California rufous crowned sparrow and the Bell's sage sparrow. The Southern California rufous crowned sparrow is currently on the California Department of Fish and Wildlife (CDFW) watch list and is an MSCP covered species, and the Bell's sage sparrow is on the CDFW watch list. No raptors were observed on the site. Two reptile species have a moderate potential to occur on the site, Belding's orange-throated whip tail and coastal whip tail. Since the project has a moderate potential to impact the above species, the project would need to comply with the area-specific management directives for these species. A list of sensitive wildlife species with the potential to occur on the site is provided in Attachment 5 of Appendix D of the BSR.

Due to the potential for direct impacts to sensitive nesting birds, reptiles, and sensitive vegetation, the applicant is required to provide biological monitoring, pre-grading bird surveys, and incorporate

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific measures as outlined in Section V, MMRP of this MND. As stated in the analysis the project would not require any off-site mitigation as mitigation for impacts to sensitive vegetation would be achieved onsite through the preservation of habitat in either a 0.96-acre Covenant of Easement or dedication of 0.96-acre in fee title to the City of San Diego. Further, as a condition of approval the project would be required to comply with the MHPA Land Use Adjacency Guidelines. These measures would ensure that impacts to biological resources would be reduced to below a level of significance.

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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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The site does not contain any riparian habitat. The project would be required to implement mitigation for biological impacts and the MHPA Land Use Adjacency Guidelines as a condition of approval. The project would not have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies or regulations. Implementation of mitigation measures for biological resources and MHPA Land Use Adjacency would reduce impacts to less than significant.

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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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The site is in an urban setting and surrounded by existing development to the north, west and the south, and the western area of the site is a canyon. There are no federally protected wetlands on the project site, therefore no adverse effects would result. No such impacts would occur.

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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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See IVa. The project site does contain sensitive habitat, and has the potential for impacts to the nesting birds/raptors, therefore the project will be required to provide biological monitoring, pre-grading bird surveys, and to incorporate specific measures as outlined in Section V, MMRP of the MND. The project would not require any off-site mitigation as mitigation for impacts to sensitive vegetation would be achieved onsite through the preservation of habitat in either a 0.96-acre Covenant of Easement or dedication of 0.96 acre in fee title to the City of San Diego. In addition, the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would be required to implement the MHPA Land Use Adjacency Guidelines as a condition of approval. Implementation of these measures, including a Covenant of Easement and the MHPA BLA would reduce impacts to below a level of significance.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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See IVa. The project would not conflict with any local policies and/or ordinances protecting biological resources, including a tree preservation policy or ordinance.

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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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See IV.a and d. A portion of the site is within the MHPA and the project requires a BLA. The project would also be required to implement the MHPA Land Use Adjacency Guidelines, as a condition of approval. Therefore, the project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES – Would the project:

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

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more.

According to the archaeology maps in the Environmental Analysis Section library, the site is not located in a high sensitivity area for archaeological resources. The Environmental Analysis Section (EAS) consulted with qualified City staff (QCS) for a California Historic Resources Information System (CHRIS) database search. On June 2, 2020, QCS conducted a CHRIS search and there were no archaeological sites recorded at this location. PHS further stated portions of the project site are undeveloped, however these areas are on steep slopes where the chances to find resources are very limited. Overall, the College area has proven not have any resources and that it appears that the site has been previously graded and flattened. QCS determined that no further archaeological evaluation would be required on this project. Since impacts to significant archaeological resources were not identified, mitigation would not be required.

Built Environment

The project proposes the demolition of an existing building. The City of San Diego's CEQA Significance Determination Thresholds states if a building is greater than 45 years or older, then the building may be considered potentially historically significant. In addition, San Diego Municipal Code

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(SDMC) Section 143.0212 requires that all properties 45 years old or older be reviewed for potential historical significance. According to the site-specific Historical Evaluation Report (dated May 2020), prepared by Jennifer Ayala, the subject property at 5420 55th Street was constructed in 1958, and therefore this building is over 45 years of age and did require review pursuant to SDMC Section 143.0212. The City's Plan-Historic staff (PHS), reviewed the site-specific report and determined that the building is not eligible for designation under any Historic Resource Board Criteria. Since impacts to significant historic resources were not identified, mitigation would not be required.

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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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Refer to V (a).

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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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According to the geotechnical report, the site is underlain by Very Old Paralac Deposits (formerly known as Lindavista Formation), Mission Valley Formation, and Stadium Conglomerate. The site also consists of undocumented fill. Lindavista formation is considered moderately sensitive for paleontological resources. Stadium Conglomerate and Mission Valley Formations are considered highly sensitive for paleontological resources. Project implementation would involve the grading of the project proposes 650 cubic yards (cy) of cut at a maximum depth of cut of 8 feet and 1,800 cy of fill, at a maximum fill depth of 1.5 feet. Based on this information the project would not meet the City's CEQA Significance Thresholds for impacts to paleontological resources, monitoring will not be required.

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| d) Disturb human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Refer to V.a. above, no formal cemeteries or human remains are known to exist on-site or in the vicinity. In the event that human remains are discovered during ground disturbing-activities associated with development of the project site, work shall halt in the area and the procedures set forth in the California Public Resources Code (Section 50987.98) and State Health and Safety Code (Section 7050.5). No impact would occur.

VI. ENERGY – Would the project:

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| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The development of a 6-story, 90 unit, 175,667-square-foot apartment building with subterranean parking garage would incorporate energy standards to meet the California energy code-Title 24. The

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project also proposes to incorporate building design measures per the San Diego Municipal Code (SDMC) that incorporate energy conservation features (low flow fixtures, efficient HVAC systems). In addition, the project would implement Climate Action Plan (CAP) strategies which are energy reducing (cool roof, EV Charging Stations, and bicycle parking spaces), in accordance with the California Green Building Standards Code.

Energy usage may incrementally increase during the construction of the project by use of construction equipment, but the project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources as a result of the project. Energy impacts would be minimal and less than significant. No mitigation is required.

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| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the General Plan and Community Plan's underlying land use and zoning designations, and appropriately implements the Climate Action Plan checklist. See also section VIII, Greenhouse Gas Emissions. Because the project does not conflict with or obstruct the Climate Action Plan, no impact would occur.

VII. GEOLOGY AND SOILS – Would the project:

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

A site-specific Geotechnical Report (October 2019) was prepared by Geocon Consultants for this project. The project site is located within geologic hazard zone (GHC) 53 as shown on the City's Seismic Safety Study Geologic Hazard Maps. GHC 53 is characterized as level or sloping terrain, unfavorable geologic structure, low to moderate risk. According to the geotechnical report there are no known active, potentially active, or inactive faults mapped across the site. The closest known active fault is the Newport-Inglewood Fault System, located approximately 6 miles west of the site.

The project would be required to comply with seismic requirements of the California Building Code. As a condition of project approval, the Owner/Permittee shall submit an update geotechnical investigation report or update letter that specifically addresses the proposed construction plans, prior to issuance of any construction permits. Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Investigation, or update letter, to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards 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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| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As noted in VI.a, the project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Investigation or update letter to be verified at the building stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

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| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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According to the geotechnical report, the potential for liquefaction is considered very low.

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| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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According to the geotechnical report, there is no potential for a significant landslide on this site.

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| 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 site would be landscaped in accordance with the City Storm Water Standards, which requires the implementation of storm water Best Management Practices (BMP's). All storm water requirements would be met, and therefore, the project would not result in substantial soil erosion or loss of topsoil. Refer also to VII a.

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

See VII.a.iii and VII.a.iv. The site is not located in an earthquake fault zone. As noted, VII.a, proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary.

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

Implementation of proper engineering design and utilization of standard construction practices, including recommendations contained in the Geotechnical Report to be verified at the building permit stage would ensure that the potential for impacts from regional geologic hazards would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

VIII. 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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The City adopted the Climate Action Plan (CAP) in December 2015 (City of San Diego 2015). With implementation of the CAP, the City aims to reduce emissions 15% below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO₂E) by 2020, 40% below the baseline to approximately 7.8 MMT CO₂E by 2030, and 50% below the baseline to approximately 6.5 MMT CO₂E by 2035. The City has identified the following five CAP strategies to reduce GHG emissions to achieve the 2020 and 2035 targets: (1) energy- and water-efficient buildings; (2) clean and renewable energy; (3) bicycling, walking, transit, and land use; (4) zero waste (gas and waste management); and (5) climate resiliency. The City's CAP Consistency Checklist, adopted July 12, 2016, is the primary document used by the City to ensure project-by-project consistency with the underlying assumptions in the CAP and thereby to ensure that the City would achieve the emission reduction targets identified in its CAP.

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

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

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

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

Refer to VIII.a., above. The project is consistent with the adopted CAP checklist. The project would not conflict with an applicable plan, policy or regulation adopted for reducing the emissions for greenhouse gas. No impact would occur.

IX. 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 of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal; however, the project would not routinely transport, use or dispose of hazardous materials. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous material on or through the subject site is not anticipated. Therefore, the project would not create a significant hazard to the public or environment. Impacts 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As noted in VIII.a, no health risks related to the storage, transport, use, or disposal of significant hazardous materials would result from the implementation of the project. The project would not be associated with the such impacts. Therefore, the project would not create a significant hazard to the public or environment. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

See IX.a. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. no health risks related to the storage, transport, use, or disposal of significant hazardous materials would result

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the implementation of the project. Therefore, the proposed residential development is not expected to emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances or waste. Impacts would be less than significant.

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

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTCS) EnviroStor database, the California State Water Resources Control Board Geotracker database, and other sources of potential hazardous materials site available on the California EPA website. Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese List. Therefore, the project would not create a hazard to the public or the environment.

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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 project site is not located within two miles of any public airport. Additionally, the project is located within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Airport Influence Area (Montgomery Field-Review Area 2), however City staff determined the project did not require a consistency determination and/or FAA Notification. The project would not result in a safety hazard for people residing or working in the project area.

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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 site is not located within proximity of a private airstrip.

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

The development of a 6-story, 90 unit, 175,667-square-foot apartment building with subterranean parking garage would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Fire Access Plan was reviewed and approved by City staff. As a condition of approval, the Owner/Permittee shall assure by permit and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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bond the construction of a two new emergency access only driveways, satisfactory to the City Engineer to ensure that no impediments to emergency access would occur.

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

The project is located in an urban neighborhood and surrounded by similar residential development, and a canyon is located in the western area of the project site. Where brush management is required, a comprehensive program is required to reduce fire hazards around all structures by providing an effective firebreak between structures and contiguous area of flammable vegetation, which have been reviewed and accepted by staff. The project would implement brush management regulations and MHPA Land Use Adjacency Guidelines for brush management. Implementation of these regulations and guidelines by the project would not significantly expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

X. 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

A site-specific Preliminary Storm water Design Letter for College View, 5420-22 55th Street, San Diego, California, was prepared by Fuscoe Engineering Incorporated, June 11, 2020. The project is required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) (Site Design, Source Control and Structural BMPs) would be implemented. Implementation of the measures would reduce potential environmental impacts related to water quality to below a level of significance.

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

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

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

The project would not substantially alter a stream or river; no such resources exist on or adjacent to the site. The project would not substantially alter the existing drainage pattern in the site or area, nor would the site result in substantial erosion or siltation on- or off-site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not require the alteration of a stream or river; no such resources exist on or adjacent to the project site. The project would not substantially alter the existing drainage pattern in the site or area, nor would the project result in flooding on- or off-site.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be required to comply with all storm water quality standards during construction, and after construction appropriate Best Management Practices (BMPs) will be utilized that would ensure that project runoff would not exceed existing or planned capacity of the storm water runoff.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be required to comply with all storm water quality standards during construction, and after construction, appropriate Best Management Practices (BMPs) will be utilized that would ensure that water quality is not degraded, and impacts less than significant.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a 100-year flood hazard area mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a 100-year flood hazard area, and therefore, would place no structures that would impede or redirect flows.

XI. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 2.39-acre project site is located in an urban neighborhood and is surrounded by similar residential uses. The development of a 6-story, 90 unit, 175,667-square-foot apartment building with subterranean parking garage is consistent with the adopted community plan and zone and would not physically divide an established community.

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

See Response XI(a). A site-specific Noise Analysis for the College View Project San Diego, California, were prepared by RECON Environmental, Inc., October 12, 2020. According to the noise analysis, the Noise Element of the General Plan, multi-family residential uses are considered “compatible” with exterior noise levels up to 60 dB(A) CNEL and “conditionally compatible” with exterior noise levels up to 70 dB(A) CNEL. The City’s interior noise level standard for all residential uses is 45 dB(A) CNEL. As shown in the Table 8 of the noise analysis, noise levels due to vehicle traffic would be 55 CNEL or less across the entire project site, and the project would not exceed the City’s noise level standard of 60 CNEL. Additionally, even with the windows in an open position, interior noise would be reduced to 45 CNEL or less. The project would be compatible with the City’s exterior and interior noise standards, Noise Element of the General Plan, Section 59.5.0401 of the Municipal Code, and the City’s Noise Abatement and Control and Ordinance.

The 2.39-acre project site is located in an urban neighborhood and is surrounded by similar residential uses. The immediate areas to the south and west are zoned RS-1-1 (Residential Single-Unit), the area to the east of the site is zoned RS-1-7 (Residential -Single-Unit) , the area to the north is zoned RM-3-9 (Residential Multiple-Unit) and is designated high density residential (45-75 dwelling units per acre) by the College Area Community Plan. The proposed development is consistent with the land use designation and the policies of the General Plan, College Area Community Plan, and it complies with the underlying RM-3-9 and RS-1-1 Zones. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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See Response X (a) through (b). All potential impacts related to the presence of biological resources at the site would be reduced and addressed through implementation of the Mitigation, Monitoring,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Reporting Program (MMRP), as detailed in within Section V of the Mitigated Negative Declaration. With implementation of the biological resources monitoring program, potential impacts on land use would be reduced to less than significant.

The propose project would also have minor encroachment in the Multi-Habitat Planning Area (MHPA); therefore, the project proposes an MHPA Boundary Line Adjustment (BLA) that would remove the minor encroachment area and transfer disturbed on-site habitat not currently in the MHPA into the MHPA preserve, as shown in Table 2 of Section IV(a). However as proposed the project would place the remaining undeveloped areas in the MHPA through the BLA. The U.S. Fish and Wildlife (USFW) and California Department of Fish and Wildlife (CDFW) MHPA BLA concurrence was received on November 20, 2020. Therefore, the BLA would exchange habitat of lower quality (disturbed) for habitat of higher quality (Tier IIIA habitat). The project would not require any off-site mitigation as mitigation for impacts to sensitive vegetation would be achieved onsite through the preservation of habitat in either a 0.96-acre Covenant of Easement or dedication of 0.96 acre in fee title to the City of San Diego. Further, as a condition of approval the project would be required be to comply with the MHPA Land Use Adjacency Guidelines. These measures would ensure that impacts to biological resources would be reduced to below a level of significance. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

XII. MINERAL RESOURCES – Would the project:

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

The project would not result in the loss of availability of a significant mineral resource as identified the Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production - Consumption Region, 1996. The project is too small for economically feasible extraction (2.39 acres), would not preclude other mining operations, and is not currently being mined. Therefore, the project would not result in a potentially significant impact to mineral resources.

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

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

XIII. 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

A site-specific Noise Analysis Study was prepared by RECON Environmental, Inc., October 12, 2020. The analysis addresses potential noise impacts from the construction and operation of the project.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in Table 7 of the analysis, at the adjacent multi-family uses, construction noise levels would be 75 dB(A) Leq or less. Although the existing adjacent uses would be exposed to construction noise levels above ambient conditions, the exposure would be temporary. The project would comply with Section 59.5.0404 of the Municipal Code. Impacts would be less than significant.

In regard to the adjacent MHPA, construction noise levels would be significant if the habitat is occupied and if, during the breeding season, construction noise levels exceed 60 dB(A) Leq or the existing ambient noise level if it is above 60 dB(A) Leq. As stated in Table 7 of the analysis, construction noise levels are anticipated to exceed 60 dB(A) Leq, however, based on the biological analysis, CAGN are not likely to be present at the project site and there is a low potential for this species to occur on the site. Therefore, construction noise impacts in the habitat would not be significant. Further, the project proposes to comply with all MHPA Land Use Adjacency Guidelines, as a condition of approval.

The noise sources on the project site after completion of construction is anticipated to be operational use of the residential development, vehicles arriving and leaving, and the use of landscape maintenance machinery. These noise sources are expected to comply with the SDMC Noise Abatement and Control Ordinance. The project also proposes to include roof top HVAC units within the building and a pool deck. As shown in Table 10 of the noise analysis, noise levels at the adjacent MHPA would not exceed 60 dB(A) Leq, impacts would be less than significant. Noise levels at the adjacent multi-family uses would range from 31 to 42 dB(A) Leq during the daytime hours, and 31 to 35 dB(A) during the nighttime hours. The noise levels would not exceed the most restrictive multi-family limit of 45 dB(A) Leq; therefore, the HVAC Units and pool activities would not have a significant impact to the residences within the proposed multi-family building, mitigation would not be required.

In conclusion, on-site generated noise would not exceed the noise limits of SDMC Section 59.5.0401, and the project would comply with the SDMC Noise Abatement and Control Ordinance. Operational noise from the residential development would be compatible with the Noise Element of the General Plan, therefore onsite generated noise would be less than significant. Mitigation will not be required. Therefore, the project is not expected to generate noise levels in excess of standards established in the local general plan or City's Noise Ordinance, or other applicable standards. Further, as a condition of approval the project would implement MHPA Land Use Adjacency for noise.

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"/>
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According to the acoustical analysis the project does not propose any construction activities that will generate significant levels of vibration such as pile driving or blasting, and therefore, any construction vibration generated at the site will be minimal and less than significant.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 XIIIa. Temporary construction noise would result from the development of the 6-story, 90 unit, 175,667-square-foot apartment building with subterranean parking garage, on a 2.39-acre site. The project's required compliance with the Section 59.5.0404 of the Municipal Code would keep the construction noise levels to below a level of significance.

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within the vicinity of a private airstrip.

XIV. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The development of a 6-story, 90 unit, 175,667-square-foot apartment building with subterranean parking garage does not involve the extension of roads or services, as the project is an infill project located within an existing urban community. The project density is consistent with the underlying zoning and the College Area Community Plan. Therefore, the project would not induce substantial population growth in the area.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes to remove a multi-family residential building (a total of 32-units), and construct a 6-story, 90 units apartment building with subterranean parking garage, which the new residential

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development would be a net increase of 58 units. Therefore, the new development would not negatively displace residential housing elsewhere.

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

See XIII (b). Impacts would be less than significant.

XV. 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:

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|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Fire protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project has been reviewed by the City's Fire Chief and would not affect existing levels of fire protection services, and therefore would not require the alteration of an existing or the construction of fire protection facilities. The project site is located in an urbanized area where fire protection services are already provided. San Diego Fire-Rescue Department Station 10 is located about 1.8 miles southeast of the project site; and Station 17 is located approximately 3.3 miles southwest of the project site. The project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expanded governmental facilities. Impacts to fire protection would be less than significant.

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|-----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Police protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project site is located in an urbanized area where police protection services are already provided. The project site would be served by the eastern division substation of the San Diego Police Department. The project would not adversely affect existing levels of police protection services to the area and would not require the construction of new or expanded governmental facilities. Impacts to police protection would be less than significant.

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

The project is within the San Diego Unified School District. The project is served by three elementary schools, one junior high school, and one senior high school. Additionally, San Diego State University is located within the College Area, also serves as an education facility in the community. The project is consistent with the community plan and implementing zone and would not require the construction of a new school or the expansion of existing schools. No impact would occur.

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

The project is consistent with the adopted community plan; it would not require the construction of a new park or the expansion of existing park facilities. No impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not affect existing levels of public services; therefore, the project would not require the construction of new or the expansion of existing public facilities. No impact would occur.

XVI. RECREATION

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

The development of a 6-story, 90 unit, 175,667 square-foot apartment building with subterranean parking garage, would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated.

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

Refer XVIa. The project does not propose recreational facilities nor require the construction or expansion of such facilities.

XVII. TRANSPORTATION/TRAFFIC – Would the project?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is consistent with the General Plan and College Area Community Plan land use and zoning designations. The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. Therefore, impacts are considered less than significant, and no mitigation measures are required.

Additionally, the project is located within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Airport Influence Area (Montgomery Field-Review Area 2), however City staff determined the project did not require a consistency determination and/or FAA Notification. The project would be consistent with the Airport Land Use Compatibility Plan (ALUCP) for Montgomery Field Airport. Therefore, the project would not conflict with an adopted program, plan, or ordinance or policy addressing transportation systems.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to XVIIa. The project is presumed to have less than significant Vehicle Miles Traveled (VMT) transportation impact because it is located within Census Tract 41 with a 2016 residential VMT per capita of 15.5 miles, which is 81.8% of the 2016 regional average of 19.0 miles per resident. The threshold for residential projects is 85% of regional average VMT/capita; therefore, a VMT analysis was not required.

c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project has been reviewed by City Engineering staff. As a condition of the approval, no obstruction including solid walls in the visibility area triangles shall exceed 3 feet in height. Further, per SDMC Section 142.0409 (b)(2), plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height. The project would not substantially increase hazards due to a design feature or incompatible uses.

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

As a condition of approval, the Owner/Permittee shall assure by permit and bond the construction of a two new emergency access only driveways, satisfactory to the City Engineer to ensure that no impediments to emergency access would occur. No impact would result.

XVIII. 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

No tribal cultural resources or historical resources as defined by Public Resources Code Section 5020.1(k) have been identified on the project site. The project site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). No impact would occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth	<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
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.				

Assembly Bill 52 (AB 52) requires as part of CEQA, evaluation of tribal cultural resources, notification of tribes, and opportunity for tribes to request a consultation regarding impacts to tribal cultural resources when a project is determined to require a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA. In compliance with AB-52, the City notified all tribes that have previously requested such notification for projects within the City of San Diego.

On June 2, 2020, the City of San Diego sent notification to representatives of the Lipay Nation of Santa Ysabel, the Jamul Indian Village and the San Pasqual of Mission Indians for the purposes of AB 52. As requested by a Tribal Representative additional information was sent via email correspondence. On July 17, 2020, EAS received email correspondence by a Tribal Representative that they had no further concerns for potential impacts to Tribal Cultural Resources, and consultation was closed on this project. No impacts would occur to Tribal Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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

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

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

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

The project proposes a new drainage system for this development which would be completed at the approval of the City Engineer. The construction of the new drainage system would not result in significant environmental effects.

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

Adequate services are available to serve the site. The project did not meet the City's CEQA Significance Thresholds of 500 residential units or more that would be subject to Senate Bills 610 and 221, therefore a Water Supply Assessment was not required. The project's development would result in standard residential energy consumption. Therefore, new or expanded entitlements would not be necessary.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project was reviewed by the Public Utilities staff who determined that adequate services are available to serve the site.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project did meet the City's CEQA Significance Determination Thresholds for cumulative impacts to solid waste; therefore, a Waste Management Plan was prepared by RECON Environmental, Inc., March 24, 2020. The California Public Resources Code (Assembly Bill 939) requires each city in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, composting, and transformation. Subsequent approvals, (Assembly Bill 341) require a 75 percent solid waste diversion by the year 2020. The City has enacted codes and policies aimed at helping it achieve this diversion level, including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6). The project would comply with these codes.

As prescribed in the project's Waste Management Plan (WMP) (RECON, 2016), the project would comply with all applicable City ordinances regarding collection, diversion, and disposal of waste generated from C&D, grading, and occupancy. Of the 1,413.9 tons estimated to be generated (1,047 tons from demolition and 384.9 tons from construction), 1,319.3 tons would be diverted (1,016.5 tons from demolition and 302.8 from construction). This would result in the diversion and reuse of 92.1 percent of the waste material generated from the project from the landfill, which would meet the City's current 75 percent waste diversion goal. During occupancy, the 90 units multi-family development would generate approximately 115.7 tons of waste per year. As such, the applicant would be required to implement the ongoing WMP measures to ensure maximum diversion from landfills. Exterior storage space for refuse, recyclable, and landscape/green waste materials would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be provided consistent with SDMC requirements. With implementation of the strategies outlined in the WMP and compliance with all applicable City ordinances, solid waste impacts would be reduced to below a level of significance. Impacts associated with solid waste generation and landfill capacity would be less than significant.

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

The applicable regulations related to solid waste disposal include: AB 341, which sets a policy goal of 75 percent waste diversion by the year 2020; the City's Recycling Ordinance, adopted November 2007, which requires on-site recyclable collection for residential and commercial uses; the City's Refuse and Recyclable Materials Storage Regulations indicates the minimum exterior refuse and recyclable material storage areas required at residential and commercial properties; the Construction and Demolition (C&D) Debris Deposit Ordinance requires that the majority of construction, demolition, and remodeling projects requiring building, combination, or demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 50 percent of their waste by recycling, reusing, or donating reusable materials; and AB 1826 requires businesses in California to arrange for recycling services for organic waste including food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project would be required to comply with federal, state, and local statutes and regulation related to solid waste. No impacts, therefore, would occur.

XX. WILDFIRE – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The City of San Diego participates in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is consistent with the College Area Community Plan's land use and the Land Development Code's zoning designation. The project is located in an urbanized area of San Diego and construction of a multi-family residential units in the place of an existing multi-family residence would not disrupt any emergency evacuation routes as identified in the Hazard Mitigation Plan. As a condition of approval, the Owner/Permittee shall assure by permit and bond the construction of a two new emergency access only driveways, satisfactory to the City Engineer to ensure that no impediments to emergency access would occur. Therefore, the project would have a less-than-significant impact on an emergency response and evacuation plan during construction and operation.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is located in an urbanized neighborhood of similar residential development and is located in a Very High Fire Hazard Severity Zone. However, due to the location of the project, the project would implement Brush Management Regulations and MHPA Land Use Adjacency Guidelines

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

for brush management, in accordance with the City's Land Development Code. Therefore, the project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Implementation of the brush management regulations would reduce impacts to below a level of significance.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐
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The project is currently serviced by existing infrastructure which would service the site during and after construction. The project area has adequate fire hydrant services and street access. No new infrastructure is proposed to support the project that may exacerbate fire risk. Impacts would be less than significant, and no mitigation is required.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐
☐
☒
☐

The project area is within developed land and urban neighborhood. The project would comply with the City's Landscape Regulations and Land Development Code. The project proposes new drainage system on the site at the approval of the City Engineer. However, the project would not expose people or structures to significant risk from flooding or landslide as a result of runoff, and post-fire instability, or drainage changes.

XXI. 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?

☐
☒
☐
☐

The site is located in an established urban neighborhood with residential uses and adjacent to San Diego State University. The analysis has determined that, although there are potential for significant impacts to Biological Resources and Land Use, implementation of Section V of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce potential impacts to below a level of significance. With implementation of the MMRPs, the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project may have cumulatively considerable impacts to Biological Resources and Land Use. As such, mitigation measures included in this document would reduce these potential impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to Section V-Cultural Resources and Tribal Cultural Resources. The project would not have any environmental effects on human beings, either directly or indirectly. No significant impacts would occur.

INITIAL STUDY CHECKLIST REFERENCES

I. Aesthetics / Neighborhood Character

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

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☐ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☒ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☒ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☒ City of San Diego Land Development Code Biology Guidelines
- ☒ Site Specific Report: Biological Survey Report for the College View Project, San Diego, California, prepared by RECON Environmental, Inc., October 12, 2020.

V. Cultural Resources (includes Historical Resources and Built Environment)

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

VI. Energy

- ☒ City of San Diego Climate Action Plan (CAP), (City of San Diego 2020)
- ☒ City of San Diego Climate Action Plan Consistency Checklist –College View Apartment Project

VII. 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: Geotechnical Investigation College View 5420-22 55th Street, San Diego, CA, prepared by Geocon, October 7, 2019.

VIII. Greenhouse Gas Emissions

- ☒ Site Specific Report: Climate Action Plan Checklist

IX. Hazards and Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☐ Airport Land Use Compatibility Plan
- ☐ Site Specific Report:

X. Hydrology/Drainage

- ☐ Flood Insurance Rate Map (FIRM)
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☐ Site Specific Report:

XI. Land Use and Planning

- ☒ City of San Diego General Plan
- ☒ Community Plan: College Area
- ☐ Airport Land Use Compatibility Plan
- ☐ City of San Diego Zoning Maps
- ☐ FAA Determination:
- ☐ Other Plans:

XII. 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
- ☐ City of San Diego General Plan: Conservation Element
- ☐ Site Specific Report:

XIII. Noise

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

- ☒ Site Specific Report: Noise Analysis for the College View Project, San Diego, California, prepared by RECON, October 12, 2020.

XIV. 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:

XV. Population / Housing

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

XVI. Public Services

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

XVII. Recreational Resources

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

XVIII. Transportation / Circulation

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

XIX. Utilities

- ☒ Site Specific Report: Waste Management Plan for the College View Apartments Project, San Diego, California, prepared by RECON Environmental, Inc., March 24, 2020.

XX. Water Conservation

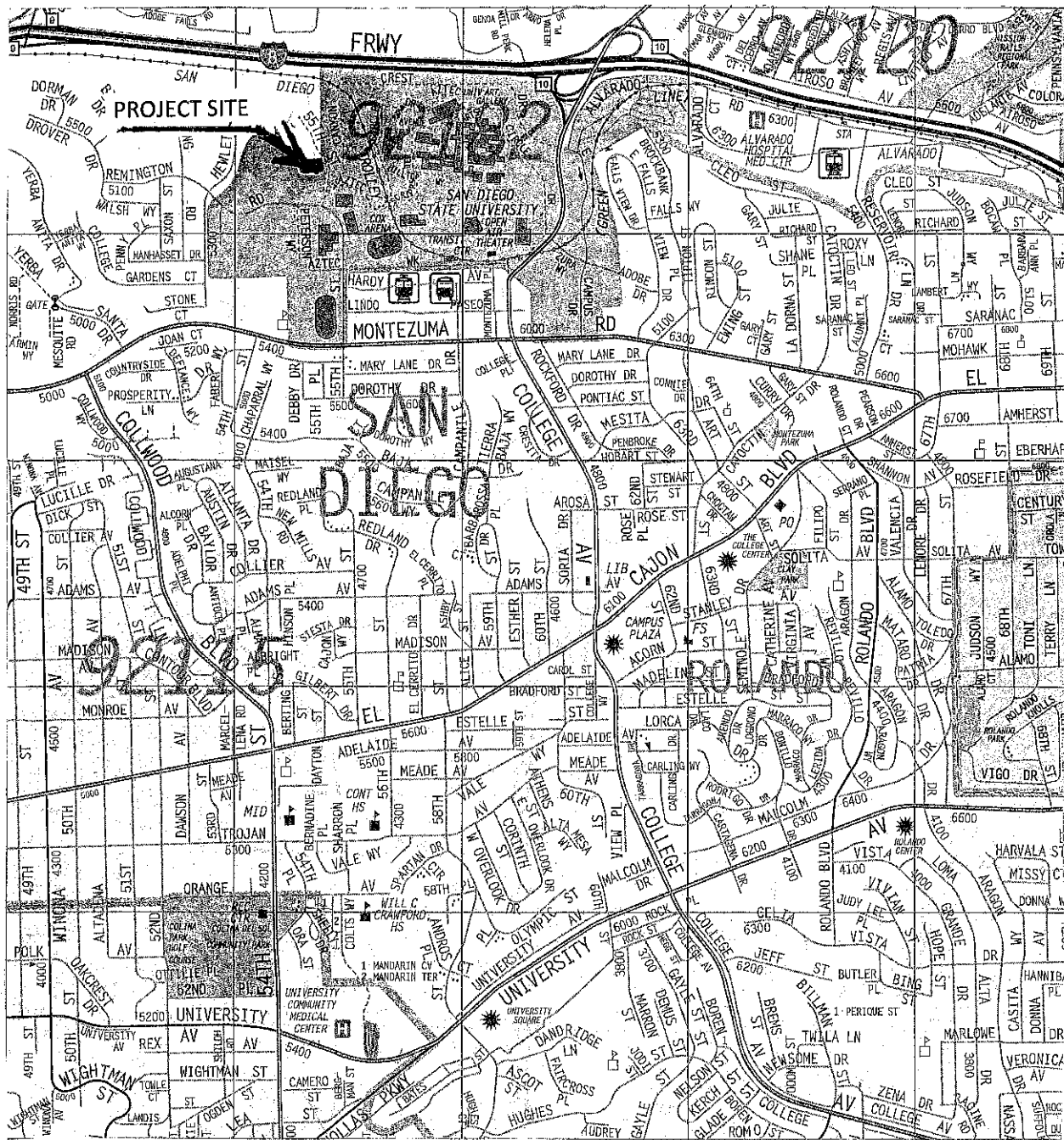
- ☐ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

XXI. Water Quality

- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☒ Site Specific Report: A Storm Water Management Investigation College View, 5420-22 55th Street, San Diego, California, prepared by GEOCON Incorporated, August, 23, 2019.
- ☒ Site Specific Report: A Preliminary Stormwater Design Letter College View Apartments Lots 108 and 109, APN 462-200-400, prepared by FUSCOE Engineering, April 3, 2020.

XXII. Wildfire

- ☒ City of San Diego General Plan
- ☒ Community Plan: College Area
- ☒ Very High Fire Severity Zone Map, City of San Diego
- ☒ City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)
- ☐ Site Specific Report:



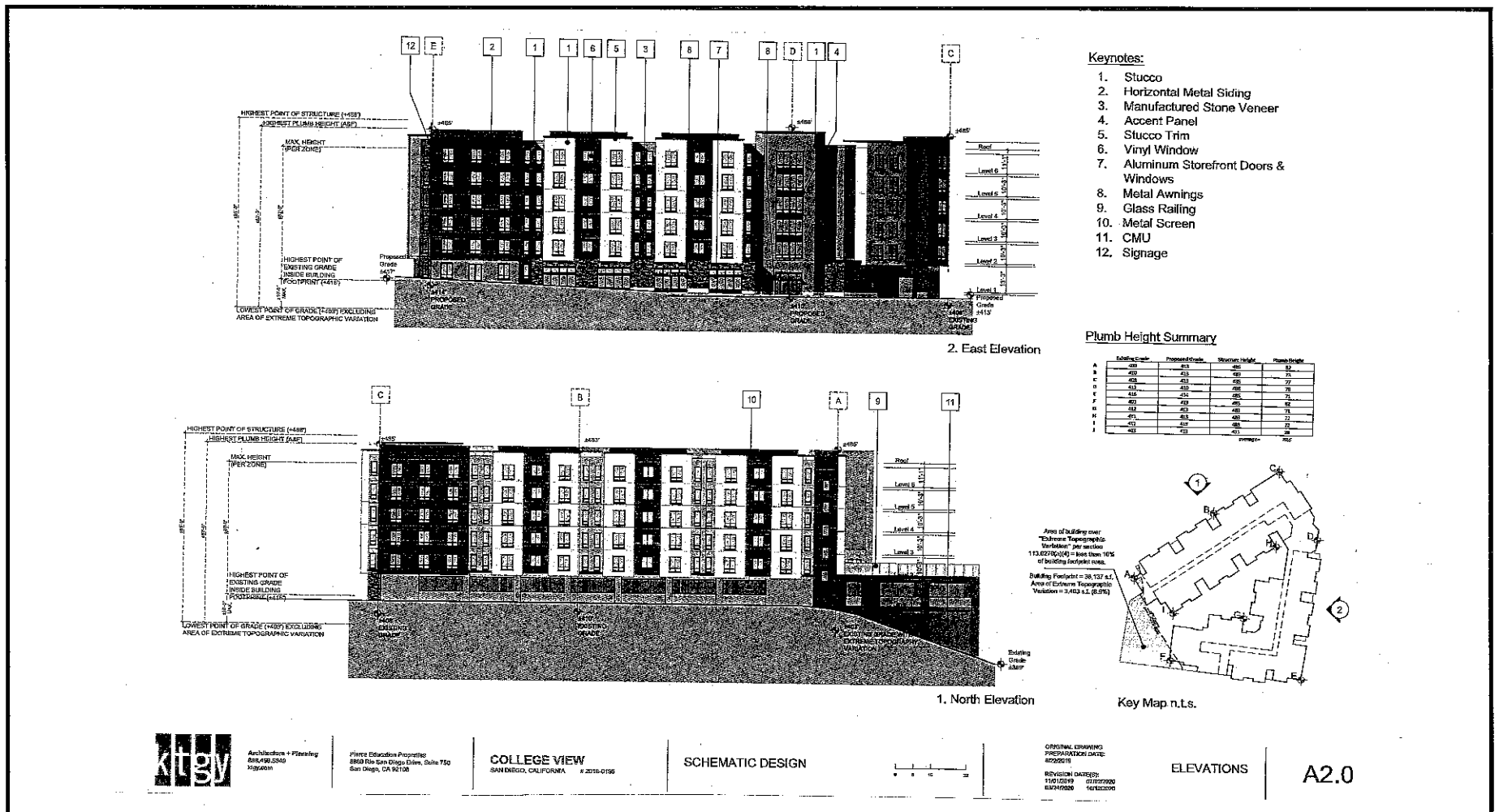
Location Map

College View Apartment SDP/NDP/PDP/Project No. 646497

City of San Diego – Development Services Department

FIGURE

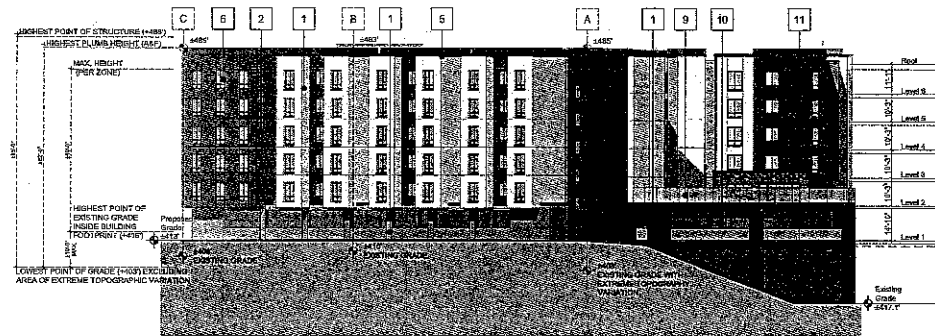
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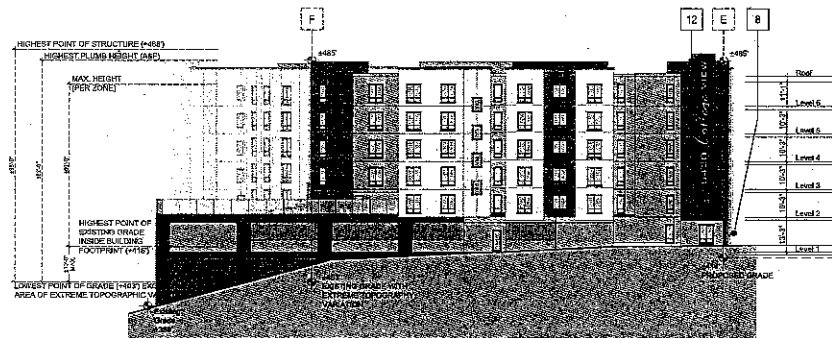
East and North Elevations

College View Apartment SDP/NDP/PDP/ Project No. 646497
City of San Diego – Development Services Department

**FIGURE
No. 3a**



4. West Elevation



3. South Elevation

Keynotes:

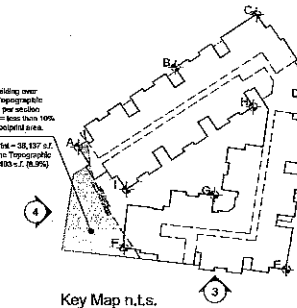
1. Stucco
2. Horizontal Metal Siding
3. Manufactured Stone Veneer
4. Accent Panel
5. Stucco Trim
6. Vinyl Window
7. Aluminum Storefront Doors & Windows
8. Metal Awnings
9. Glass Railing
10. Metal Screen
11. CMU
12. Signage

Plumb Height Summary

Building Grade	Proposed Grade	Structure Height	Plumb Height
A	435	435	12
B	430	430	15
C	425	425	17
D	415	420	14
E	410	415	15
F	405	410	16
G	400	405	17
H	395	400	18
I	390	395	19
J	385	390	20
Average			16.5

Area of Building over
"Extreme Topographic
Variation" per section
112,877sq.ft. = less than 10%
of building footprint area.

Building Footprint = 38,137 s.f.
Area of Extreme Topographic
Variation = 3,433 s.f. (8.9%)



Key Map n.t.s.

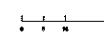


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COLLEGE VIEW
SAN DIEGO, CALIFORNIA #2119-0196

SCHEMATIC DESIGN



ORIGINAL DRAWING
PREPARATION DATE:
4/20/2019

REVISION DATE(S):
11/15/2019 07/22/2020
03/22/2020

ELEVATIONS

A2.1



West and South Elevations

College View Apartment SDP/NDP/PDP/ Project No. 646497
City of San Diego – Development Services Department

**FIGURE
No. 3b**