



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 557456
SCH No. 2023080754

SUBJECT: **CT HOMES SINGLE FAMILY RESIDENTIAL UNIT:** SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) and MSCP MULTI- HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA) for construction of a new 2,677 square-foot (sf), two-story single-family residence with an attached garage, on a vacant 0.12-acre site. A total of 205 linear feet of concrete masonry unit (CMU) wall would be constructed on the north and south sides of the project site. The project would also include off-site construction of a 30-foot-wide private driveway connecting the project site to the southern terminus of Felton Street, 465 linear feet of a 6-inch public water main located beneath the proposed driveway and 321 linear feet of a 4-inch sewer lateral extending east from the project site totaling 0.315 acres of off-site development. Altogether the project area totals 0.435-acres. The project is addressed at 2385 Felton Street, San Diego, CA in the RS-1-1 (Residential Single Unit) zone of the Greater North Park Community Plan, Brush Management, Very High Fire Hazard Severity Zones, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area. (LEGAL DESCRIPTION: Lot 5 in block 46 of the subdivision of Pueblo Lloyd 1139 and 1140 map of New Diego of Eastern Addition, according to Map Thereof no. 295, APN 539-132-02.) APPLICANT: CT Dream Reality, LLC

Update: November 1, 2023. Clarifications and modifications have been made to the final document when compared to the draft Mitigated Negative Declaration (MND). These clarifications/modifications are shown in ~~strikeout~~ and underline format. Clarifications/modifications have been added to the Biological Resources Section and the Biological Technical Report to discuss the habitat assessment for foraging and nesting of Crotch's bumble bee on the project site. These clarifications/modifications would not result in project revisions or additional mitigation measures and would not be considered a substantial revision to the draft MND in accordance with the California Environmental Quality Act (CEQA), Section 15073.5 (b)(1). In accordance with the CEQA, Section 15073.5 (a), a lead agency is required to recirculate an MND when the document must be substantially revised, therefore recirculation is not required.

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 area(s): **Biological Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

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

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

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

QUALIFIED BIOLOGICAL CONSULTANT

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) # 557456 and /or Environmental Document # 557456, 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 GAME (CONCURRENCE)
US FISH AND WILDLIFE (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		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Construction CSV's	Construction Biological Monitoring
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO-1: BIOLOGICAL RESOURCES (RESOURCE PROTECTIONS 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 of San Diego's Biological Guidelines (2012), 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 City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (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 general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City 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 Cooper's hawk and Nuttall's woodpecker and any avian species that is 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 pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within three (3) calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report 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 shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report 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 & 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 pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st 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 onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests 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, State 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.

BIO-2: DIRECT IMPACTS TO SENSITIVE BIOLOGICAL RESOURCES

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF)

at a 1:1 mitigation ratio to mitigate for the loss of 0.202 acre of Southern Maritime Chaparral (Tier 1) located within the project area but outside of the Multi-Habitat Planning Area (MHPA) This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 1:1 ratio for mitigation that occurs inside the MHPA for impacts to Tier I habitat outside of the MHPA. Therefore, the resulting total mitigation required for direct project impacts to Southern Maritime Chaparral would be payment into the HAF for the purchase of 0.202 acre inside the MHPA at the current purchase price /acre established by the City of San Diego plus a 10 percent administrative fee.

VI. PUBLIC REVIEW DISTRIBUTION:

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

Federal

US Fish and Wildlife Service (23)

State

California Department of Fish & Wildlife (32)

State Clearinghouse (46A)

City of San Diego

Mayor's Office

Councilmember Stephen Whitburn, Council District 3

Development Project Manager: Chandra Clady

EAS: Jeff Szymanski

EAS: Kelli Rasmus

LDR: Kyle Goossens

LDR Landscape: Jill Chorak

MSCP: Kristen Forburger

MMC: Sam Johnson

City Attorney's Office (93C)

Other Organizations and Interested Parties

North Park Planning Board

San Diego Central Library

North Park Branch Library

Historical Resources Board (87)

Sierra Club (165)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182A)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

Ron Christman (215B)

Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S)
Richard Drury
Molly Greene
John Stump
Cindi Mishkin
Matthew Fisher
Kevin Johnston

Applicant

CT Homes, LLC

VII. RESULTS OF PUBLIC REVIEW:

- No comments were received during the public input period.
- Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- 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 Mitigated Negative Declaration and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



Jeff Szymanski
Senior Planner
Development Services Department

August 31, 2023

Date of Draft Report

November 6, 2023

Date of Final Report

Analyst: Kelli Rasmus

Attachments: Initial Study Checklist
Figure 1: Location Map
Figure 2: Site Plan
Figure 3: MHPA Boundary Line Adjustment

COMMENT LETTER

RESPONSE

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 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
 (858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
 CHARLTON H. BONHAM, Director



September 28, 2023

Jeff Szymanski
 Senior Planner
 City of San Diego
 1222 First Avenue MS 501
 San Diego, CA 92101
DSDEAS@SanDiego.gov

Subject: CT Homes Single Family Residential Unit (No. 557456), Mitigated Negative Declaration (MND), SCH #2023080754

Dear Jeff Szymanski:

A-1

The California Department of Fish and Wildlife (CDFW) received a Notice of Availability (NOA) of a draft Mitigated Negative Declaration (MND) from the City of San Diego (City) for the CT Homes Single Family Residential Unit (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments on the draft MND. The Wildlife Agencies engaged in prior Project scoping meetings with the City and Project Applicant on June 16, 2023, and June 28, 2023.

CDFW ROLE

A-2

CDFW is California's **Trustee** Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW also administers the Natural Community Conservation Planning (NCCP) program (Fish & G. Code § 2800 *et seq.*), a California regional habitat conservation planning program. The City of San Diego has an approved and permitted Subarea Plan (SAP) and Implementing Agreement (IA) under the subregional Multiple Species Conservation Program (MSCP). The Multi-Habitat Planning Area (MHPA) is the area

¹ CEQA is codified in the California Public Resources Code in section 21000 *et seq.* The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Conserving California's Wildlife Since 1870

A-1. Comment noted. The comment does not address the adequacy of the draft Mitigated Negative Declaration. No further response is required.

A-2. Comment noted. The City acknowledges CDFW as a Trustee Agency and summarizes CDFW's role in administering the NCCP and MSCP programs and the expectations that the MND adequately addresses all requirements and conditions of the City's MSCP Subarea Plan and Implementing Agreement. No response is necessary.

COMMENT LETTER

RESPONSE

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A-2
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from which a final hardline reserve becomes established in the City to adequately conserve covered species pursuant to the SAP. The MND for the proposed Project must ensure and verify that all requirements and conditions of the SAP and IA are met. The MND should also address biological issues that are not addressed in the SAP and IA, such as specific impacts to and mitigation requirements for wetlands or sensitive species and habitats that are not covered by the SAP and IA.

PROJECT DESCRIPTION SUMMARY

A-3

Location: The 0.435-acre Project site is located at 2385 Felton Street, within the Greater North Park Community of the City of San Diego (APN 539-132-02). The Project site is currently undeveloped mesa, surrounded by residential development to the north and open space/MHPA to the east, south, and west. The Project area is within a Very High Fire Severity Zone.

Objective: The Project proposes to construct a 2,643 square-foot, two-story single-family residence with an attached garage and concrete retaining walls along the north and south sides of the property (0.12-acre total). In addition, the Project proposes off-site improvements including construction of a 30-foot-wide driveway, sewer and water utilities infrastructure, and concrete retaining walls (0.315-acre total). Project activities include grading, construction, landscaping, and fuel modification activities including the establishment of a 30-foot-wide brush management zone and construction of a 6-foot-tall fire wall at the eastern end of the property boundary.

A-4

Biological Setting: Per the Biological Technical Report (BTR), the Project site consists of 0.202 acre of southern maritime chaparral, a Tier I habitat under the City's Biological Guidelines, 0.036 acre of non-native vegetation, and 0.196 acre of disturbed habitat which will all be directly impacted by the proposed Project (Merkel and Associates, Inc., 2023). A total of 0.164 acre of the Project development footprint occurs within the MHPA and as proposed would exceed the amount of development impacts authorized under the City's SAP; therefore, the City is proposing a Boundary Line Adjustment (BLA). Two sensitive plant species were detected within the Project area, namely, wart-stemmed ceanothus (*Ceanothus verrucosus*; California Rare Plant Rank (CRPR) 2.2) and Nuttall's scrub oak (*Quercus dumosa*; CRPR 1B.1). The southern maritime chaparral within the Project area contains suitable habitat for Crotch's bumble bee (*Bombus crotchii*; California Endangered Species Act (CESA)-candidate). As proposed, the Project will directly impact 29 Nuttall's scrub oak and five wart-stemmed ceanothus, which are both covered species under the City's SAP.

Under the proposed BLA, the Project will mitigate the loss of MHPA (0.164 acre) by payment into the City's Habitat Acquisition Fund (HAF) at a 4:1 ratio; these funds will be utilized to purchase land for MHPA preservation (0.656 acre). In addition, the Project will mitigate impacts to 0.202 acre of southern maritime chaparral, a Tier 1 habitat, at an additional 1:1 payment into HAF to facilitate acquisition of 0.202 acre of southern

A-3. Comment noted. This comment summarizes the location and objective of the project. No further response is required.

A-4. Comment noted. This comment summarizes the onsite sensitive habitat as well as describes mitigation for impacts to sensitive habitat/species impacted by project implementation as well as land lost to the MHPA with the Boundary Line Adjustment. No response is necessary.

COMMENT LETTER

RESPONSE

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A-4 cont'd maritime chaparral or Tier 1 habitat. Furthermore, impacts to wart-stemmed ceanothus will be mitigated at a 2:1 ratio through on-site restoration. Mitigation measures to avoid and/or minimize impacts to sensitive plants and wildlife species, nesting birds, and adjacent conserved lands are further identified in the MND.

A-5 **Project History:** The Wildlife Agencies and City previously provided concurrence on the Project's proposed BLA in November 2019 via email. Minor infrastructure revisions to the Project that resulted in an addition 0.136 acre of encroachment into the MHPA required a subsequent BLA concurrence request and the Project was revisited at our June 16, 2023, MHPA BLA meeting. Following consultation with the City, CDFW provided concurrence on the updated Project BLA via email on August 10, 2023.

COMMENTS AND RECOMMENDATIONS

A-6 CDFW offers the comments and recommendations below to assist the City in avoiding, minimizing, and adequately mitigating Project-related impacts to fish and wildlife (biological) resources and to ensure the Project is consistent with the City's MSCP SAP.

Comments

A-7 1. Boundary Line Adjustment Consistency. Thank you for consulting with CDFW early in the CEQA process to resolve the Project's proposed BLA prior to the circulation of the MND. We appreciate the City updating the BTR and Revegetation Plan to address our comments.

A-8 2. Possible Impacts to Crotch's bumble bee. Based on the presence of suitable habitat within the Project area, there is a potential for Crotch's bumble bee and its habitat to be impacted by Project activities. Currently, Crotch's bumble bee is a candidate under CESA and is not covered by the City of San Diego MSCP Subarea Plan. Construction of the proposed housing and use of herbicide during restoration as described may cause direct mortality to Crotch's bumble bee, or injury of adults, eggs, and larva, burrow collapse, nest abandonment, and reduced nest success. Crotch's bumble bee is far-ranging, as they are generalist foragers and can utilize many different plant and vegetation communities. Suitable habitats present within the study area include but are not limited to southern maritime chaparral with requisite floral resources for nectaring, as well as small mammal burrows which provide potential nest sites.

CDFW recommends that a qualified biologist conduct surveys for this candidate species within the Project area during the bumble bee's flight period (March 1st through mid-October; Thorpe et al. 1983) to inform appropriate avoidance, minimization, and mitigation measures as necessary. CDFW requests that the City work with CDFW staff to develop appropriate survey protocol, using the latest available survey guidance from CDFW (Survey Considerations for

A-5. Comment noted. This comment describes the history of the project regarding BLA concurrence between the Wildlife Agencies and the City. No response is necessary.

A-6. Comment noted. No further response required.

A-7. Comment noted. This comment acknowledges that the City and CDFW worked together early in the CEQA process to resolve the project's proposed BLA prior to the circulation of the MND.

A-8. Comment noted. This comment offers information on Crotch's bumble bee, a candidate species under the California Endangered Species Act (CESA) and recommends that biological surveys for the candidate species be conducted within the project area during the bumble bee's flight period (March 1st through Mid-October) to gather data used to avoid or minimize impacts to the bumble bee during project implementation.

The MND/Initial Study (Section IV(a)) and the Biological Technical Report (BTR) have been updated to include a discussion of potential foraging and nesting habitats of Crotch's bumble bee on the project site. As discussed in these sections, a habitat assessment survey was performed by a Qualified Biologist for potential Crotch's bumble bee foraging and nesting habitat on the project site on October 23, 2023. Based on that survey, there is a moderate potential for foraging habitat due to the presence of flowering

vegetation within the Southern Maritime chaparral on the project site. Nesting habitat for Crotch's bumble bee occurs primarily underground, often in abandoned holes made by rodents or other cavities (brush piles, rock piles, etc). The habitat assessment conducted in October 2023 did not reveal any potential nesting habitat (i.e., abandoned burrows, abandoned bird nests, dense thatch). Site soils are not conducive to burrowing as they are highly compacted and include a relatively high proportion of 3 to 5-inch sized cobble. Dense, relatively tall, closed canopy chaparral vegetation covers much of the slope area where off-site improvements occur with project implementation. The remaining mostly disturbed flat area of the site includes bare ground but with the same, highly compacted soil conditions. Urban development occurs to the north and similar soil/chaparral conditions occur south, east, and west of the site. As such, the potential for nesting habitat on the project site is low.

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California Endangered Species Act (CESA) Candidate Bumble Bee Species). Once Project activities with the potential to impact Crotch's bumble bee begin, we recommend a qualified biologist monitor potential nest sites and floral resources for Crotch's bumble bee and record any observations using photographs and GPS points to report to the California Natural Diversity Database (CNDDDB). If the species is detected and take may occur, the qualified biologist shall notify CDFW immediately to avoid take and ensure compliance with CESA.

A-9

In addition, page 9 of the August 2023 Revegetation Plan for the Project mentions the use of herbicide for "hard to control weeds such as Brazilian pepper tree, giant reed, tamarisk, Bermuda grass, and pampas grass." CDFW recommends that any application of herbicide consider proximity to known Crotch's bumble bee nests (within 1km of the revegetation site) during the nesting season (approximately February 15-September 15), and to the extent feasible avoid the peak blooming season for potential foraging resources. If the species or a nest is found during revegetation activities, please notify and coordinate with CDFW for appropriate avoidance measures.

ENVIRONMENTAL DATA

A-10

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

CONCLUSION

A-11

Thank you for the opportunity to comment on the MND. CDFW appreciates the partnership with the City, and we look forward to working together in the future. Questions regarding this letter or further coordination should be directed to Alison Kalinowski, Environmental Scientist, by email at, Alison.Kalinowski@wildlife.ca.gov.

Sincerely,



David Mayer
Environmental Program Manager
South Coast Region

A-8 (cont'd)

Furthermore, a search of CNDDDB records shows that this species has been recorded from three locations within five miles of the site. One location was recorded in 1966 near Balboa Park in an area that has likely since been developed. A second location was recorded in 1995 within Florida Canyon just east of Balboa Park. A third and more recent location was recorded in 2019 on the north side of the San Diego River, approximately five miles northwest of the site. Further data searches on iNaturalist, show no sightings occur within the vicinity of the site or anywhere in the North Park Community.

To mitigate for the loss of 0.202-acre of Southern Maritime chaparral (Tier I) the project is required to pay into the City's Habitat Acquisition Fund (HAF) at a ratio of 1:1. Payment into the HAF for the loss of Tier I habitat would preclude impacts to foraging habitat for Crotch's bumble bee.

Due to the low potential of nesting habitat on the project site and the implementation of Mitigation Measure **BIO-2** to satisfy the loss of potential foraging habitat for Crotch's bumble bee, additional surveys for Crotch's bumble bee are unwarranted.

A-9. Comment noted. No known Crotch bumble bee nests are known within 1 km of the revegetation effort and based on the habitat assessment there is low potential for nesting habitat in the project area. If the species or a nest is found during revegetation activities, the monitoring biologist will notify and coordinate with CDFW for appropriate avoidance measures. The revegetation plan has been revised to add this potential coordination with CDFW should nesting habitat or species be found.

A-10. Comment noted. The comment does not address the adequacy of the Draft MND. No further response is required.

A-11. Comment noted. The comment does not address the adequacy of the Draft MND. No further response is required.

COMMENT LETTER

RESPONSE

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Jeff Szymanski, Senior Planner
City of San Diego
September 28, 2023
Page 5 of 5

ec: CDFW
Karen Drewe, San Diego – Karen.Drewe@wildlife.ca.gov
Melanie Burlaza, San Diego – Melanie.Burlaza@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov

Office of Planning and Research
State Clearinghouse – State.Clearinghouse@opr.ca.gov

United States Fish and Wildlife Service
Jonathan Snyder – Jonathan_D_Snyder@fws.gov

REFERENCES

California Department of Fish and Wildlife. June 2023. Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. Accessed from: <https://wildlife.ca.gov/Conservation/Survey-Protocols#377281281-invertebrates>.

City of San Diego. March 1997. Multiple Species Conservation Program, City of San Diego MSCP Subarea Plan.

City of San Diego. April 2018. San Diego Municipal Code Land Development Code Biology Guidelines.

Merkel and Associates, Inc. July 2023. Biological Technical Report for the CT Homes Felton Residence (APN 539-132-02).



San Diego County Archaeological Society, Inc.

Environmental Review Committee

10 September 2023

To: Ms. Kelli Rasmus
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
CT Homes Single Family Residential Unit
Project No. 557456


Dear Ms. Rasmus:

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

Based on the information contained in cultural resources survey report for the project, we agree that significant impacts to cultural resources are unlikely and that no further cultural resources work is necessary.

Thank you for including SDCAS in the public review environmental review process for this project.

Sincerely,


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

cc: Brian F. Smith & Associates
SDCAS President
File

B-1

B-1. Comment noted. The comment does not address the adequacy of the Draft MND. No further response is required.

INITIAL STUDY CHECKLIST

1. Project title/Project number: CT HOMES / 557456
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: Kelli Rasmus / (619) 557-7990
4. Project location: 2385 Felton Street, San Diego, CA 92104
5. Project Applicant/Sponsor's name and address: CT Homes, LLC 3033 Bunker Hill Street, San Diego, California 92109
6. General/Community Plan designation: Residential Low 5-9 du/ac
7. Zoning: RS-1-1 (Residential-Single 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), Neighborhood Development Permit (NDP) and MSCP Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA) for construction of a new 2,677 square foot (sf) two story single-family residence with an attached garage, a balcony above the main entrance facing west and a balcony running the length of the back of the house facing east on a vacant 0.12-acre site. A total of 205 linear feet of concrete masonry unit (CMU) wall would be constructed on the north, east and south sides of the project site. The project would also include off-site construction of a 30-foot-wide, 134-foot-long private driveway connecting the project site to the southern terminus of Felton Street, 465 linear feet of a 6-inch public water main installed beneath the proposed driveway and 321 linear feet of a 4-inch sewer lateral extending east from the property to the existing sewer main totaling 0.315 acres of off-site development. Altogether the project area totals 0.435-acres.

Grading for the proposed project would include 466 cubic yards of cut to a maximum depth of 3-5 feet and is associated with construction of the proposed driveway, residential unit and trenching for the proposed water and sewer laterals. All onsite run-off will be managed and captured by numerous design features including permeable pavement, retention and filtration zones, earthen berms, small rock rip rap and landscaping with water infiltrating root systems.

Access to the project site would be from the proposed off-site driveway that extends south from the terminus of Felton Street. Landscaping on the project site would consist of native plant species associated with Southern Maritime Chaparral which surrounds the project site. Landscaping and irrigation would be provided in conformance with the City's landscape regulations, and the City of San Diego Land Development Manual. No invasive plant species shall be planted in or adjacent to the MHPA.

9. Surrounding land uses and setting:

The 0.12-acre site is located at 2385 Felton Street north of Juniper Street, east of 33rd Street, south of Laurel Street and west of 34th Street. The project site is in a residential area surrounded by single-family homes. It is situated on a relatively flat mesa abutting a portion of an unnamed open space canyon that extends from Nutmeg Street to Juniper Street that connects to Juniper Canyon. This open space area, and a portion of the project site lies within the City's MHPA.

The project site is a previously graded vacant lot with native and non-native vegetation species growing in various areas on the site. Off-site improvements associated with the project would enable the single-family residence to be served by existing public services and utilities.

The proposed project is consistent with the General Plan which identifies the site for residential; additionally, the project is consistent with the North Park Community Plan which designated the site for low density residential use. Lastly, the project is consistent with the requirements of the RS-1-1 (Residential- Single Unit) within the North Park Community Plan and is located within the Brush Management and Very High Fire Hazard Severity Zones, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area.

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

California Department of Fish and Wildlife (Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA) concurrence received August 10, 2023
United States Fish and Wildlife Service MHPA BLA concurrence August 9, 2023

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 provided formal notifications to the Lipay Nation of Santa Ysabel, the Jamul Indian Village, and the San Pasqual Band of Mission Indians which are traditionally and culturally affiliated with the project area; requesting consultation on March 16, 2021, for a 30-day period ending on April 15, 2021. No requests for project consultation were received from any of the Native American Tribes within the notification period, and therefore consultation was concluded.

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- 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.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, 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"/>

Per the City of San Diego CEQA Significance Determination Thresholds (City's Thresholds) projects that would block public views from designated open space areas, roads, or parks to significant visual landmarks and scenic vistas may result in a significant impact.

The construction of the 2-story single-family residence is within the allowable development footprint of the lot and would be conditioned to meet required setback and height requirements pursuant to the City of San Diego's Land Development Code (LDC). The project site abuts a portion of an unnamed open space canyon that extends from Nutmeg Street to Juniper Street that connects to Juniper Canyon. Juniper Canyon is not designated as a scenic vista in the North Park Community Plan. Furthermore, there are currently no views into the unnamed canyon from walkways adjacent to the proposed project site that would be blocked with project development. Views on the site from nearby public walkways would change from a disturbed sparsely vegetated lot into a residentially developed lot similar to the surrounding homes. The project would not have a substantial adverse effect on a scenic vista. No impact would occur.

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"/>
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As described in response I (a) above, the project is situated within a developed residential neighborhood. The site is not adjacent to a historic building and is not adjacent to a significant landmark. The project is not located within or adjacent to a state scenic highway and would be required to meet all setback and height requirements. No impact would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the City's Thresholds, projects that severely contrast with the surrounding neighborhood character may result in a significant impact. To meet this threshold one or more of the following conditions must apply: the project would have to exceed the allowable height or bulk regulations and the height or bulk of the existing patterns of development in the vicinity of the project by a substantial margin; have an architectural style or use building materials in stark contrast to adjacent development where the adjacent development follows a single or common architectural theme (e.g. Gaslamp Quarter, Old Town); result in the physical loss, isolation or degradation of a community identification symbol or landmark (e.g., a stand of trees, coastal bluff, historical landmark) which identified in the General Plan, applicable community plan or local coastal program;

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be located in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive eight, bulk signage or architectural projections; and/or the project would have a cumulative effect by opening up a new area for development or changing the overall character of the area.

The project was reviewed by staff and found to be compatible with the surrounding development and permitted by the North Park community plan and zoning designation. The proposed 2-story single family residence is located in an urbanized area containing residential units of varying architectural styles but similar in scale in terms of square footage and height. The project would not degrade the existing visual character or quality of the site and its surroundings. No impacts would occur.

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| d) Create a new source of substantial light or glare which 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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Per the City's Thresholds, projects that would emit or reflect a significant amount of light and glare may have a significant impact. To meet this significance threshold, one of the following must apply:

- a. The project would be moderate to large in scale, more than 50 percent of any single elevation of a building's exterior is built with a material with a light reflectivity greater than 30 percent (see LDC Section 142.07330(a)), and the project is adjacent to a major public roadway or public area.
- b. The project would shed substantial light onto adjacent, light-sensitive property or land use, or would emit a substantial amount of ambient light into the nighttime sky. Uses considered sensitive to nighttime light include, but are not limited to, residential, some commercial and industrial uses, and natural areas.

The project would comply with the outdoor lighting standards contained in SDMC Section 142.0740 (Outdoor Lighting Regulations) that requires all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Additionally, in accordance with the Land Use Adjacency Guidelines outlined in the City's MSCP Sub Area Plan, lighting of all developed areas adjacent to the MHPA would be directed away from the MHPA, Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

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

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| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide | <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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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?

Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. Unique farmland is land, other than prime farmland, that has combined conditions to produce sustained high quality and high yields of specialty crops. Farmland of Statewide Importance may include tracts of land that have been designated for agriculture by State law. In some areas that are not identified as having national or statewide importance, land is considered to be Farmland of Local Importance. The Farmland Mapping and Monitoring Program (FMMP) maintained by the California Department of Conservation (CDC) is the responsible state agency for overseeing the farmland classification. In addition, the City's Thresholds state that in relation to converting designated farmland, a determination of substantial amount cannot be based on any one numerical criterion (i.e., one acre), but rather on the economic viability of the area proposed to be converted. Another factor to be considered is the location of the area proposed for conversion.

The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not convert farmland to nonagricultural uses. No impact would occur.

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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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The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use; in return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Williamson Act is only applicable to parcels within an established agricultural preserve consisting of at least 20 acres of Prime Farmland, or at least 40 acres of land not designated as Prime Farmland. The Williamson Act is designed to prevent the premature and unnecessary conversion of open space lands and agricultural areas to urban uses.

Refer to response II (a), above. There are no Williamson Act Contract lands on or within the vicinity of the project. The project is consistent with the existing land use and the underlying zone. The project would not conflict with any properties zoned for agricultural use or be affected by a Williamson Act Contract. Therefore, no impacts would occur.

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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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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. The project site is zoned for residential use; no designated forest land or timberland occurs within the boundaries of the project. No impact would occur.

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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 response II (c) above. The project would not convert forest land to non-forest uses, as surrounding properties are developed, and land uses are generally built out. No impact would occur.

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

Refer to responses II (a) and II (c) above. No existing farmland or forest land are located in the proximity of the project site. No changes to any such lands would result from project implementation. No impact would occur.

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

- | | | | | |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

According to the City's Thresholds, a project may have a significant air quality impact if it could conflict with or obstruct implementation of the applicable air quality plan. The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O3).

The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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growth projections, the project might conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project proposes construction of a two-story single-family residence within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, North Park Community Plan, and the underlying zoning for single-family residential development. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impacts would occur.

b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City's Thresholds state that a significant impact may occur if a project violates any air quality standard or contributes substantially to an existing or projected air quality violation.

Short-term Emissions (Construction)

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material hauling trucks; and construction related power consumption.

Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or off site.

Fugitive dust emissions are generally associated with land clearing and grading operations. Construction operations are subject to the requirements established in Regulation 4, Rules 52, 54, and 55 of the SDAPCD rules and regulations. The project would include standard measures as required by the City grading permit to minimize fugitive dust and air pollutant emissions during the temporary construction period. Therefore, impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short-term emissions would be less than significant.

Long-term Emissions (Operational)

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The proposed project is construction of a single-family residence which would cause minimal stationery source emissions. The project is consistent with the site's designated use and underlying zone and is compatible with the surrounding development. As identified in the City's Thresholds, projects that would typically result in significant air quality impacts would include projects that produce 9,500 Average Daily Trips (ADT). The scope and size of the project as described in the project description does not exceed the City's Significance Determination Thresholds for Air Quality and project emissions over the long-term are

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant, and no mitigation is required.

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| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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As described in III (b) above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. The project is consistent with the land use designation and would not violate an air quality plan. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The City's Thresholds state that for a project proposing placement of sensitive receptors near an existing odor source, a significant odor impact will be identified if the project site is closer to the odor source than any existing sensitive receptor where there has been more than one confirmed or three confirmed complaints per year (averaged over a three- week period) about the odor source. Moreover, for projects proposing placement of sensitive receptors near a source of odors where there are currently no nearby existing receptors, the determination of significance should be based on the distance and frequency at which odor complaints from the public have occurred in the vicinity of a similar odor source at another location.

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would convert an existing garage to an ADU on an existing residential site. Residential units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number of people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				

The 0.12-acre parcel is located in a residential area surrounded by single-family homes. It is situated on a relatively flat mesa abutting a portion of an unnamed open space canyon that extends from Nutmeg Street to Juniper Street and connects to Juniper Canyon. An additional 0.315-acre of off-site improvements associated with the project, would enable the single-family residence to be served by existing public services (water and sewer) and provide access to the site from the southern terminus of Felton Street. The entire project area including both on-site and off-site improvements totals 0.435-acres. The project area consists of a previously graded vacant lot and adjacent slopes containing Southern Maritime Chaparral, non-native vegetation, and disturbed habitat. A portion of the project area (0.164-acres) occurs within the City's Multiple Species Conservation Plan (MSCP) Multi-Habitat Planning Area (MHPA) and would be completely impacted as part of the project. As such a boundary line adjustment (BLA) to the MHPA in this area is required for project implementation.

Direct Impacts

Based on the project-specific Biological Technical Report (BTR) (Merkel & Associates 2023), the project site contains two sensitive plant species including Nuttall's scrub oak (*Quercus dumosa*) and wart-stemmed ceanothus (*Ceanothus verrucosus*). Two sensitive wildlife species, Cooper's hawk (*Accipter cooperii*) and Nuttall's woodpecker (*Picoides nuttallii*) were detected and/or observed on the project site as well. Although not observed during the field surveys, there is a moderate potential of occurrence for Crotch's bumble bee in the project area. The Crotch's bumble bee became a candidate species for listing under the California Endangered Species Act in June of 2019. It is not a covered species under the City of San Diego's MSCP.

Project construction including grading for the single-family dwelling, associated brush management features, the proposed driveway and sewer and water laterals would result in the removal of 29 Nuttall's scrub oak (CNDDDB Special Plant, CRPR 1B.1 Species, MSCP Covered Species) and 5 wart-stemmed ceanothus (CNDDDB Special Plant, CRPR 2.2. MSCP Covered Species) within the Southern Maritime Chaparral located within the project area. All but one Nuttall's scrub oak and one wart-stemmed ceanothus were found outside the parcel boundary but within the off-site improvement areas in the MHPA. This is 16 percent and 22 percent, respectively, of the number of plants detected within the nearby area. The loss of these 34 shrubs would not be considered significant given the natural distribution, rarity, and the level of coverage that has been afforded to these species by the MSCP. It should be noted that these species are relatively abundant within the Southern Maritime Chaparral habitat that is protected within the MHPA in the local area.

Additionally, as a condition of approval, a revegetation/restoration plan for the area within Southern Maritime Chaparral habitat disturbed with off-site improvements is required. The wart-stemmed ceanothus is included in the planting palette to satisfy conditions of coverage requirements specified in the City's MSCP Subarea Plan (1997). A total of 15 plants will be planted on-site with a requirement for 10 surviving individuals (2:1 individual plant replacement ratio) at the end of the 60-month maintenance/monitoring period.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The only suitable habitat for Nuttall's woodpecker within the project site consists of 4-5 dead medium sized Eucalyptus trees. Although Nuttall's woodpecker was observed foraging in these Eucalyptus trees, no nesting cavities were observed on these trees during the biological survey. Direct impacts to sensitive bird wildlife species with project implementation would be less than significant.

The site may provide foraging habitat for the Crotch's bumble bee. Bumble bees including this species are generalist foragers and have been reported visiting a wide variety of flowering plants to feed on. Example plant genera that the Crotch's bumble bee have been reported to feed on include but are not limited to milkweed (*Asclepias* spp.), pincushion (*Chaenactis* spp.), lupine (*Lupinus* spp.), burclover/alfalfa (*Medicago* spp.), phacelia (*Phacelia* spp.), and sage (*Salvia* spp.) as well as snapdragon (*Antirrhinum* spp.), phacelia (*Phacelia* spp.), clarkia (*Clarkia* spp.), bush poppy (*Dendromecon* spp.), California poppy (*Eschscholzia californica*), and buckwheat (*Eriogonum* spp.). Of these plants, buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*) and black sage (*Salvia mellifera*) are represented on the site. Based on the above information, the bumble bee has a moderate potential to forage on-site, primarily within the southern maritime chaparral habitat based on the presence of suitable foraging plant species. As discussed in Section IV(b), to mitigate for the loss of 0.202-acre of Southern Maritime chaparral (Tier I) the project is required to pay into the City's Habitat Acquisition Fund (HAF) at a ratio of 1:1. Payment into the HAF for the loss of Tier I habitat would preclude significant impacts to Crotch's bumble bee.

Crotch's bumble bee nests primarily underground, often in abandoned holes made by rodents or occasionally abandoned bird nests or other cavities (e.g., brush piles, rock piles, fallen logs, holes in building foundations, rubble or abandoned furniture, etc.). A habitat assessment conducted in October 2023 did not reveal any potential nesting habitat (i.e., abandoned burrows, abandoned bird nests, dense thatch). Site soils are not conducive to burrowing as they are highly compacted and include a relatively high proportion of 3 to 5-inch sized cobble. Dense, relatively tall, closed canopy chaparral vegetation covers the east-facing slope proposed for the location of the sewer. The remaining mostly disturbed flat area of the site includes bare ground but with the same, highly compacted soil conditions. Urban development occurs to the north and similar soil/chaparral conditions occur south, east, and west of the site. As such, the site is also considered to lack adjacency to high-quality foraging or nesting habitat.

A search of CNDDDB records shows that this species has been recorded from three locations within five miles of the site. One location was recorded in 1966 near Balboa Park in an area that has likely since been developed. A second location was recorded in 1995 within Florida Canyon just east of Balboa Park. A third and more recent location was recorded in 2019 on the north side of the San Diego River, approximately five miles northwest of the site. Further data searches on iNaturalist show no sightings occur within the vicinity of the site or anywhere in the North Park Community. Based on the above information, Crotch's bumble bee has a low potential to nest within the project area or nearby and impacts to the Crotch's bumble bee would be less than significant.

Indirect Impacts

Development adjacent to the MHPA must ensure that indirect impacts to the MHPA are minimized. The City's MSCP Subarea Plan outlines the requirements for Land Use Adjacency Guidelines (LUAGs) to address indirect effects related to drainage, toxics, lighting, noise, barriers, invasive plant species, brush management, and grading/land development. Additionally, indirect impacts could occur as a result of fugitive dust. Because the project would include development within and adjacent to MHPA,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the LUAGs would be included as a condition of project approval. Indirect impacts to sensitive wildlife and plant species would be precluded with implementation of the MHPA LUAGs. Project specific compliance is described in Land Use, Section XI (b). Furthermore, implementation of **BIO-1** would reduce potential indirect impacts to sensitive biological resources during construction to a less than significant level.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Based on the project specific BTR, three upland vegetation types are located on the project site including Southern Maritime Chaparral (Tier I), non-native vegetation (Tier IV) and disturbed habitat (Tier IV). The entire project site (0.435 acres) would be impacted by project implementation through grading for the single-family residence and associated access driveway and trenching for service utility pipelines. Grading and trenching associated with project implementation would result in the loss of 0.202 acres of Southern Maritime Chaparral, 0.036 acres of non-native vegetation and 0.197 acres of disturbed habitat, (**Table 1, Direct Impacts to Vegetation Communities/Land Cover Types**). All impacts from brush management would be constrained to the limits of the property parcel boundary.

**Table 1
DIRECT IMPACTS TO VEGETATION COMMUNITIES/LAND COVER TYPES**

Vegetation Community/Land Cover Type	Existing	Project Impact	Inside MHPA (a)	Outside MHPA
Southern Maritime Chaparral (Tier I)	0.202 ac	0.202 ac	0.124 ac	0.078 ac
Non-native Vegetation (Tier IV)	0.036 ac	0.036 ac	0.014 ac	0.022 ac
Disturbed Habitat (Tier IV)	0.197 ac	0.197 ac	0.026 ac	0.171 ac
TOTAL	0.435 ac	0.435 ac	0.164 ac	0.271 ac

SOURCE: Merkel & Associates, Inc.

(a) Impacts to 0.164 acres of within the MHPA will require payment into the HAF associated with the boundary line adjustment. All impacts to Tier I habitat is considered outside the MHPA after the boundary line adjustment occurs. Refer to Land Use section XI(b) for further discussion about payment into the HAF associated with the boundary line adjustment to the MHPA.

Direct impacts to Tier I Southern Maritime Chaparral (0.202 ac) are considered significant due to the sensitivity of this upland vegetation community and would be mitigated at a 1:1 acre ratio. There are no opportunities to restore Tier I habitat on-site since the entire parcel would be developed and the remaining off-site improvements for public services (e.g., sewer line) occurs on City paper streets and would not be appropriate for establishing chaparral habitat. Because mitigation for impacts to Tier 1 habitat is not able to occur on or adjacent to the project site, mitigation would be achieved by

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monetary contribution to the City of San Diego’s Habitat Acquisition Fund (HAF) pursuant to the City’s Biology Guidelines.

To determine the mitigation ratio of 1:1, it is assumed that all impacts to Tier I habitat would occur outside of the MHPA due to the proposed BLA associated with project implementation. According to the City of San Diego’s Biology Guidelines, impacts to Tier I habitat that occur outside of the MHPA require mitigation at a 1:1 ratio if mitigation occurs inside the MHPA. Monetary contribution into the City’s HAF would provide funds to acquire lands for preservation located in focused acquisition areas identified inside the MHPA. Mitigation requirements associated with direct impacts to biological resources are discussed in Section V of the Mitigated Negative Declaration. Implementation of mitigation measures **BIO-1** and **BIO-2** would reduce impacts to sensitive vegetation communities to a less-than-significant level.

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| c) Have a substantial adverse effect on federally protected wetlands (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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There are no drainages or wetland features on or adjacent to the project site that would be impacted by the project. No fill or direct removal or hydrological interruption of federally or state protected jurisdictional features (wetlands and non-wetland waters) would be needed to implement the proposed project. No impact 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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According to the project BTR, the project site is situated above an isolated canyon that offers no direct connectivity to other large contiguous open habitats. Due to the lack of connectivity to large core open space/natural areas, close proximity to residences, and timing (daylight hours) of project construction impacts, the project would not significantly impact wildlife movement or use of a wildlife corridor. Impacts to wildlife corridors would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed above, 0.164 acres of the project site occurs within the City's MHPA, and 100 percent of the MHPA within the project site is proposed to be developed by the project. The proposed project would encroach into the MHPA beyond the allowable development area pursuant to Sections 143.0142 and 131.0250(b) of the Land Development Code, requiring a MHPA boundary line adjustment (BLA). The proposed BLA associated with the project is required to preclude impacts to local ordinances. No impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please see response IV(e) above. Project impacts associated with development within and adjacent to the MHPA would be precluded through project compliance and implementation of the LUAGs and the proposed MHPA BLA. Impacts to provisions of approved local, regional, or state habitat conservation plans would be less than significant.

V. CULTURAL RESOURCES - Would the project:

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

Archaeological Resources

A cultural survey of the site was conducted by Brian F. Smith and Associates in 2017, and then again in 2021 for the proposed project. According to the survey, the project area is considered moderately sensitive for cultural resources based on the number of recorded resources within the vicinity. Few archaeological sites have been recorded in the area as most documented resources are historic structures. The records search and literature review suggest that both historic and prehistoric

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources have a potential of being present in the project vicinity. However, the potential for prehistoric sites on the property is low given the disturbance to the property in the 1980s and the absence of bedrock or other landforms that are typically associated with prehistoric use areas.. Based on the findings of the survey, no cultural materials were found on the project site. Furthermore, the project site is highly disturbed and has been previously cleared and graded. As the project site is an infill project on a parcel surrounded by residential development, it is likely that if surrounding sites did exist at one time, they would have been destroyed. Therefore, given the results of the records search, the fact that no archaeological sites, features or artifacts were identified during the field reconnaissance, and the nature of the infill development, no significant impacts would occur with project implementation.

Built Environment

The City of San Diego’s criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource.

The project site is currently undeveloped and does not contain existing structures and as such, the project does not have the potential to result in impacts to historic structures. Therefore, no impact to the historic built environment would occur as a result of the project.

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| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Please see V. a), impacts to archaeological resources would not occur.

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| c) Disturb any 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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Based upon response V. a) the potential for Native American or other human remains on the project site is low.. As the project site is an infill project on a parcel surrounded by residential development and no known formal or informal cemetery sites are mapped on or near the project site it is unlikely that disturbance of human remains would occur with project implementation. 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 project would be required to meet mandatory energy standards of the current California energy code. Construction activities might require operation of heavy equipment but would be temporary

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and short-term in duration. Additionally, long-term energy usage from the building would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

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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 proposed project is consistent with the General Plan and the North Park Community Plan land use designations. The project is required to comply with the City's Climate Action Plan (CAP) by implementing energy reducing design measures, therefore the project would not obstruct a state or local plan for renewable energy or energy efficiency. No impacts would result.

VII. GEOLOGY AND SOILS – Would the project:

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| a) Directly or indirectly cause 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"/> |

No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant.

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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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It is possible that seismic activity as a result of earthquakes on major active faults located throughout Southern California could affect the project site. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional hazards would remain 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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Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The potential for soil liquefaction at the subject site is low due to the geologic structure and the Geologic Hazard Category Designation Type 52 (other level areas,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gently sloping to steep terrain, favorable geologic structure, Low risk). The proposed project consists of construction of a two-story single-family residence. The project would be required to comply with the California Building Code that would reduce impacts to people or structures to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

iv) Landslides?

The project is located on a flat mesa overlooking finger canyons in a Geologic Hazard Category Designation Type 52 which is considered low-risk for landslides. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts would be reduced to an acceptable level of risk. Impacts would be less than significant.

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

The project would result in grading and soil movement on approximately 0.435 acres of the project site associated with on-site and off-site construction. The project would be required to comply with all erosion control and water quality protection regulations in the City's Grading Ordinance protecting water quality from sedimentation effects, as well as the storm water quality regulations outlined in Stormwater Quality Management Plan. Although some soil disturbance would be required during construction, compliance with local and state regulations related to erosion control would ensure there would not be a substantial loss of top soil or erosion. Impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

As discussed in Section VII (a) and VII (b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts are expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The project consists of the construction of a single-family residence on a disturbed vacant lot. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts are expected to 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines) and does not propose any septic systems. In addition, the project does not require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

f) 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 "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain with Very Old Paralic Deposits which have moderate probability of containing important paleontological resources. The City's Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating and if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating). The project proposes 466 cubic yards of cut and 23 cubic yards of fill. Therefore, the grading thresholds would not be exceeded in a moderate or highly sensitive formation. Therefore, impacts would remain less than significant.

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's Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. The project is consistent with the General Plan and the North Park Community Plan's land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist, the project is consistent with the applicable strategies and actions of the CAP. Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG's to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the projects direct and cumulative GHG emissions would have a less than significant impact.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. The project is consistent with the existing General Plan and Community Plan land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist for the project, the project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts are considered less than significant.

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"/> |
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The project would construct a single-family two-story residence on a disturbed vacant lot. Although minimal amounts of such substances may be present during construction activities, 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 materials on or through the subject site is not anticipated. Therefore, 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"/> |
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Refer to response VIII (a) above. No health risks related to the storage, transport, use or disposal of hazardous materials would result from the implementation of the project, 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"/> |
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Refer to response IX (a) above. Future risk of releases of hazardous substances would not occur as a result of project operations because it is anticipated that future on-site operations of an ADU would not require the routine use or transport of acutely hazardous materials. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Further, the project would be required to comply with all federal, state and local requirements associated with hazardous materials; therefore, impacts would be less than significant.

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

A hazardous waste site records search was completed in March 2023 using Geo Tracker and EnviroStor, online websites which disclose hazardous clean-up sites pursuant to Government Code section 65962.5: <http://geotracker.waterboards.ca.gov/>; <https://www.envirostor.dtsc.ca.gov/public/> The records search identified that no hazardous waste sites exist onsite or in the surrounding area. No impacts would result.

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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is consistent with the General Plan, community plan, and zoning designations. The project is within the San Diego International Airport's Airport Influence Area, Review Area 2 as depicted in the 2014 Airport Land Use Compatibility Plan (ALUCP). However, the project site is not within a designated Accident Potential Zone (APZ) or Safety Zone as identified in the ALUCP and would, therefore, not subject people working or residing within the project area to a significant safety hazard. The proposed development would not penetrate the FAA notification surface and is nor proposed at greater than 200 feet above grade, therefore, the proposal is not required to notify the Federal Aviation Administration (FAA) per Municipal Code Section 132.1520(c). The use and density are considered consistent with the ALUCP and would not result in a safety hazard for people residing or working in the area. Therefore, a less than significant impact would occur.

f) 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"/>
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The project would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place on-site. No impacts would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This project is adjacent to a combination of MHPA and developed urbanized area, on a lot that is currently vacant within the Very High Fire Hazard Severity Zone. Given the constraints of the project site, Brush Management Zone 1 has been reduced from 35 feet to 30 feet and Brush Management Zone 2 has been reduced from 65 feet to 0 feet in accordance with Land Development Code Section

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142.0412(C)(2). Due to Zone 2 being reduce to 0 feet, the project has incorporated the following compliance measures and structural upgrade as alternative compliance measures to achieve an equivalency of a fully defensible space per Land Development Code Section 142.0412:

- 6-foot-tall CMU fire wall at the east property line
- Fire retardant deck and concrete flat work
- Fire rated eaves and perimeter wall construction
- Non-combustible perimeter fencing (vinyl)

Implementation of these Brush Management guidelines would help avoid exposure of people or structures to a significant loss involving wildfire. Further discussion of wildfire impacts can be found in Section XX below. A less-than-significant impact would occur.

HYDROLOGY AND WATER QUALITY - Would the project:

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|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project would comply with the City's Storm Water Regulations during and after construction, and appropriate best management practices (BMP's) would be utilized. Compliance with the City's Storm Water Regulations as well as Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project does not require the construction of wells or the use of groundwater. Furthermore, the project would include pervious design features and appropriate drainage. Therefore, the project would not introduce a significant amount of new impervious surfaces that could interfere with groundwater recharge. The project as designed was reviewed by qualified City staff and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project is located in a residential neighborhood where all infrastructures exist. The project would connect to the existing public water system. Impacts would be less than significant.

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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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Proper landscaping would prevent substantial erosion onsite. No streams or rivers are located on or adjacent to the site, all runoff would be routed to the existing storm drain system and would therefore not substantially alter existing drainage patterns. The project would be required to implement BMPs to ensure that substantial erosion or siltation on or off-site during construction activities would not occur. Impacts would be less than significant.

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| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Refer to response X (c)(i) above. The project would not substantially increase the rate or amount of surface runoff which would result in flooding on or off site. Impacts would be less than significant.

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| iii) 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; or | <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 City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

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| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project construction would occur within a disturbed previously graded site with additional off-site improvements. The project would not impede or redirect flood flows. The project would be required to comply with all City storm water standards during and after construction ensuring that project runoff is directed to appropriate drainage systems. Impacts would be less than significant.

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| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project site is not located within a flood hazard zone, and it is not likely that a tsunami or seiche could impact the site due to the site elevation. Therefore, impacts would be less than significant.

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| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <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 City storm water standards during and after construction. Appropriate best management practices would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage

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systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Additionally, the project does not require the construction of wells or the use of groundwater. Therefore, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Impacts would be less than significant.

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"/> |
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The project would construct a two-story single-family residential unit on a vacant disturbed lot in an urban area with similar residential development. The project is consistent with the General Plan and the North Park Community Plan’s land use designation (Low Density Residential, 5-9 du/ac). The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. No impacts would occur.

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| b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the General Plan and the North Park Community Plan’s land use designation which allows up to 5-9 dwelling units per acre. However, due to the presence of sensitive biological lands on the project site, and in accordance with Section 126.0402(b) of the Land Development Code, a Neighborhood Development Permit is required. Furthermore, the project as designed deviates from the City’s established public facility standards and regulations. Therefore, in accordance with Section 142.0612 (b)(2) of the Land Municipal Code, a Site Development Permit is also required for the project.

A portion of the project site (0.164 acres) lies within the boundary of the City’s MHPA and 100 percent of the 0.164 acres would be developed. The proposed project would encroach into the MHPA beyond the allowable development area pursuant to Sections 143.0142 and 131.0250(b) of the Land Development Code, requiring a MHPA boundary line adjustment (BLA). As a condition of approval of the BLA, the owner/permittee shall make payment to the (HAF) at a 4:1 ratio for the loss of 0.164 acre of MHPA land associated with the (BLA) with project implementation. This fee is based on ratios agreed upon by the City of San Diego in collaboration with the United States Fish and Wildlife Service and California Department of Fish and Wildlife. Therefore, the resulting total payment into the HAF as a condition of approval for the BLA would be for the purchase of 0.656 acres inside the MHPA at the current purchase price/acre established by the City of San Diego plus a 10 percent administrative fee. The BLA would preclude impacts to land use regulations and no impacts would occur.

A MHPA BLA is subject to approval by the City and wildlife agencies in accordance with meeting the six MHPA BLA functional equivalency criteria, as provided in the Regional MSCP Plan (August 1998). These criteria include: 1) effects on significantly and sufficiently conserved habitats; 2) effects to

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covered species; 3) effects on habitat linkages and function of preserve areas; 4) effects on preserve configuration and management; 5) effects on ecotones of other conditions affecting species diversity; and 6) effects to species of concern not on the covered species list. According to the BTR, purchase of a suitable exchange property (i.e., a property that is currently outside but directly adjacent to the MHPA) that meets the six MHPA BLA criteria for the purpose of a boundary adjustment would not be cost feasible nor prudent given the small area (i.e., 0.164 acre) required for the adjustment. In addition, the property owner does not own any properties where the MHPA can be adjusted in exchange for the 0.164-acre MHPA boundary adjustment onsite.

For these reasons, payment into the HAF was determined to be the most biologically beneficial condition of approval for the loss of 0.164-acres removed from the MHPA with the BLA. In addition to the BLA HAF payment, an additional HAF payment at a mitigation ratio of 1:1 for direct impacts to Tier I habitat (0.202 acre) (see IV (b) above) is also required. Total payment into the HAF for condition of approval of the BLA (0.656 acres) as well as mitigation for impacts to Tier I habitat (0.202 acres) is for 0.858 acres inside the MHPA at the current purchase price/acre established by the City of San Diego plus a 10 percent administrative fee.

Additionally, the project would be required to conform to the City of San Diego’s Land Use Adjacency Guidelines. Conformance with the adjacency guidelines is discussed in detail for each potential indirect effect below. All indirect impacts to sensitive biological resources would be less than significant after compliance and implementation of the LUAGs.

Drainage

During construction, the project would employ the use, as applicable, of structural and nonstructural best management practices (BMPs), Best Available Technology, and sediment catchment devices downstream of paving activities to reduce potential drainage impacts associated with construction. Additionally, the project design would be required to comply with the Standard Urban Stormwater Management Plan and Municipal Stormwater Permit criteria of the State Water Resources Control Board and City.

Once the project is built, all onsite run-off would be managed and captured by numerous design features consisting of permeable pavement, retention zones, earth berms, small rock rip rap and landscaping with water infiltrating root systems. These features, as shown on the plans, are designed to capture, contain, dissipate to a minimum, and infiltrate any development storm water runoff, therefore, avoiding any erosional impacts to the adjacent MHPA.

Toxics

No trash, oil, parking, or other construction/development related material/activities would be located outside approved construction limits. No staging/storage areas for equipment and materials would be located within or adjacent to the MHPA that is outside the project impact footprint. All construction related debris would be removed off site to an approved disposal facility. A note would be provided in/on the construction documents that states: “All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.”

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Noise

Uses in or adjacent to the MHPA should be designed to minimize noise impacts . Construction related noise from such sources as clearing, grading, and construction vehicular traffic could result in temporary noise related impacts to noise-sensitive avian species and must be curtailed during the breeding season of sensitive species including the coastal California gnatcatcher which breeds from March 1 to August 15, although it should be noted that no suitable habitat (i.e. Coastal Sage Scrub) for the coastal California Gnatcatcher occurs onsite, as previously mentioned. All excessive high noise generating activities would be limited to the period of August 15 to March 1 (i.e., outside the bird breeding season). Noise associated with the anticipated future residential use is not expected to be of sufficient volume or duration to interfere with wildlife utilization of the MHPA.

Lighting

Lighting adjacent to the MHPA would be directed away/shielded and would be consistent with City Outdoor Lighting Regulations per LDC Section 142.0740.

Barriers

The interface between the anticipated future single-family residential use and the MHPA would include a 5-foot tall, vinyl fence on a retaining wall on the southern boundary of the site and a 6-foot tall concrete masonry unit (CMU) fire wall along the eastern boundary. Based on the anticipated future use of the project site for a single-family residence, signage is not proposed.

Invasives

Current and future owners of the project would be conditioned to follow SDMC Landscape Standards and not use invasive species, which would prevent their introduction to areas adjacent to the MHPA. This would prevent the spread of invasive species to the MHPA.

During construction, however, invasive, non-native plants could be transported to the site on construction equipment or vehicles (e.g., seeds on undercarriages) and could colonize areas disturbed by construction activities, and those species could potentially spread into the MHPA. Additionally, invasive plant species already present on site could spread into the MHPA during grubbing and grading activities. To avoid/minimize the transport of invasive plant species, vehicles and equipment brought to the site would be washed at an appropriate off-site location/facility prior to entering the site, and no construction activities would be located outside approved construction limits. Furthermore, all construction related debris would be removed off site to an approved disposal facility.

Brush Management

All brush management included in the proposed project is constrained to the limits of the property boundary. Brush Management Zone 1 has been reduced from 35 feet to 30 feet and Brush Management Zone 2 has been eliminated based on the inclusion of approved alternative brush management compliance measures and structural upgrades. No native vegetation would be retained within the limits of the property boundary. Zone 1 would consist of hardscape and irrigated ornamental vegetation. Brush management outside the property boundary, where native Southern Maritime Chaparral occurs would not be impacted by the development.

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Grading/Land Development

All proposed manufactured slopes for the project are included within the development footprint and would not extend into MHPA.

Fugitive Dust

Fugitive dust produced by construction activities could disperse onto adjacent vegetation in the MHPA. A cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals dependent on these plants (e.g., seed-eating rodents). Fugitive dust also may make plants unsuitable as habitat for insects and birds. Construction of the project would adhere to applicable construction dust control measures prescribed by the City.

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"/> |
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There are no known mineral resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. No impact would occur.

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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"/> |
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See XII. a), no impacts would occur.

XIII. NOISE – Would the project result in:

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| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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"/> |
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The City’s Thresholds identify that a significant impact would occur if:

Traffic generated noise impacts could result in noise levels that exceed a 45 weighted decibel (dbA) Community Noise Equivalent Level (CNEL) interior of 65 dbA CNEL exterior for single- and multi-family land uses, 75 dbA exterior for office, churches, and professional uses, and 75 dbA exterior for commercial land uses.

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Short-term (Construction)

Short-term noise impacts would be associated with onsite grading and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City’s Municipal Code (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City’s noise ordinance, project construction noise levels would be reduced to less than significant.

Long-term (Operation)

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, therefore impacts would be less than significant.

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| 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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Potential effects from construction noise would be reduced through compliance with the City restrictions. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. Impacts would be less than significant.

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| c) For a project located within the vicinity of a private airstrip or 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 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 located in the San Diego International Airport’s Airport Influence Area, Review Area 2 as depicted in the 2014 Airport Land Use Compatibility Plan (ALUCP). The Influence Area is divided into Review Area 1 (closer proximity) and Review Area 2. According the ALUCP, new development within Review Area 2 is not subject to noise compatibility requirements set forth in Section 132.1505 of the San Diego Municipal Code. As such, the project would not expose people working in the area to excessive aircraft noise levels. No impact would occur.

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XIV. POPULATION AND HOUSING – Would the project:

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| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project is consistent with the underlying zone and is consistent with the North Park Community Plan's land use designation of low-density residential use. The project site is located in an established residential neighborhood and is surrounded by MHPA open space and single-family residential uses. The project would include the extension of water and sewer services to the project site but would not result in the extension of infrastructure to other areas outside of the project site. Additionally, the project would provide a new access driveway into the project site from the southern terminus of Felton Street however, this access would only be provided between the project site and Felton Street and would not provide access to new areas outside of the project site. As such, the project would not substantially increase housing or population growth in the area. No impact would occur.

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

The project site is currently undeveloped. No displacement of existing housing would be required for project construction. As such, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

XV. PUBLIC SERVICES

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| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
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The San Diego Fire-Rescue Department (SDFD) provides all fire, emergency medical, lifeguard and emergency management services throughout the City. The closest fire station to the project site is Station 14 at 4011 32nd Street, approximately 1.5 miles to the north. The proposed project is consistent with the planned residential land use designation of the site pursuant to the North Park Community Plan. The project would not adversely affect existing levels of fire protection services in the area and would not require the construction of new or expanded facilities. No impact would occur.

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| ii) Police protection; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The City of San Diego Police Department (SDPD) would serve the proposed project. The project site is located within the SDPD's Mid City Division. Providing police protection to the project would not

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require the expansion of existing facilities within the Mid City Division because the project consists of one residential dwelling unit and would not increase demand on existing facilities. No impact would occur.

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| iii) Schools; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project is consistent with the planned residential land use designation of the site pursuant to the North Park Community Plan. The addition of students associated with one single-family residence would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools. No impact would occur.

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| iv) Parks; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists. No impact would occur.

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| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. No impact would occur.

XVI. RECREATION

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| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project is consistent with the underlying zoning and land use designation pursuant to the General Plan and the North Park Community Plan. The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing park facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no impacts would occur.

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

XVII. TRANSPORTATION-

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| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
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The project consists of the development of a single-family home on a vacant lot at the southern terminus of Felton Street. The project includes the construction of an access driveway off of Felton Street but would not alter the area roadway network. The project would not alter or adversely affect public transit, bicycle, or pedestrian facilities. The project would not conflict with adopted policies regarding the provision of these services. No impact would occur.

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| 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"/> |
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On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State's CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. In December 2018, the California Resources Agency certified and adopted revised CEQA Guidelines, including new section 15064.3. Under the new section, vehicle miles traveled (VMT), which includes the amount and distance of automobile traffic attributable to a project, is identified as the "most appropriate measure of transportation impacts." As of July 1, 2020, all CEQA lead agencies must analyze a project's transportation impacts using VMT. The City of San Diego Transportation Study Manual (TSM) dated September 29, 2020 is consistent with the CEQA guidelines and utilizes VMT as a metric for evaluating transportation-related impacts. Based on these guidelines, all projects shall go through a screening process to determine the level of transportation analysis that is required.

The project proposes to grade a portion of the project site for anticipated future development of one single-family home, equestrian area, biofiltration basins, and access driveways. The proposed project is located adjacent to an existing single-family residential neighborhood. A "Small Project" is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures. A single-family home would generate 10 new vehicle trips. Based upon the screening criteria identified above, the project qualifies as a "Small Project" and is screened out from further VMT analysis. Therefore, as recommended in the City of San Diego TSM, the project would be presumed to have a less-than-significant VMT impact.

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

The project complies with the North Park Community Plan and is consistent with the land use and underlying zoning in a residential neighborhood. The proposed residence does not include any design features that would substantially increase hazards. No impacts would occur.

- d) Result in inadequate emergency access?

Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site would be provided from the driveway entrance on Felton Street. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts would occur.

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

Please refer to response V.a. under Cultural Resources above. Based on the field survey and records search of the site, no cultural materials were found on the project site. Furthermore, the project site is highly disturbed and has been previously cleared and graded. As the project site is an infill project on a parcel surrounded by residential development, it is likely that if surrounding sites did exist at one time, they would have been destroyed. No significant impacts 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 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.

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

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

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.

The City of San Diego, as lead agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) would not be potentially impacted through project implementation as the site has been previously graded and is located within an urban area. In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification on March 16, 2021, for a 30-day period ending on April 15, 2021, to Lipay Nation of Santa Ysabel, Jamul Indian Village, and San Pasqual Band of Mission Indians via email correspondence. No requests for project consultation were received from any of the Native American Tribes within the notification period, and therefore consultation was concluded.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is not anticipated to generate significant amount of wastewater or stormwater. As discussed in VI (a), the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The 2020 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City’s residents, businesses, interest groups, and public officials. The UWMP assesses the current and future water supply and needs for the City. The 2020 UWMP emphasizes a crossfunctional, systems approach that is intended to better guide and integrate any subsequent water resources studies, facilities master planning, and various regulatory reporting and assessment activities at the City, regional and state levels beyond a basic profiling of the City’s water system. (City of San Diego 2020). The project does not meet Senate Bill 610 requirements for the project to prepare a water supply assessment. Implementation of the project would not result in new or

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). Therefore, the project would not require new or expanded entitlements. No impacts would occur.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) 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 demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not exceed the capacity of the existing storm water system and require the construction of new or expanded treatment facilities which would cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. No impacts would occur.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction debris and waste would be generated from construction of the project. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the proposed wireless communication facility is not anticipated to generate additional solid waste. Furthermore, the project would be required to comply with the City's Municipal Code for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

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

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor would it generate or require the transportation of hazardous waste materials, other than minimal amounts generated during construction. All demolition activities would comply with City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

XX. WILDFIRE – If located in or near state responsibility area or lands classified as very high fire hazard severity zones, 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"/> |
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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 North Park Community

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan land use designation. The project site is located adjacent to existing single-family residences to the north and east and native vegetation in finger canyons to the south and west. The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. 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"/>
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This project is adjacent to a combination of MHPA and developed urbanized area, on a lot that is currently vacant within the Very High Fire Hazard Severity Zone. Due to its location adjacent to undeveloped open space, the project would have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The anticipated residential use would be constructed consistent with applicable standards, including the California Building Code and City Fire Code standards. Additionally, the project would implement Brush Management Zones. Given the constraints of the project site, Brush Management Zone 1 has been reduced from 35 feet to 30 feet and Brush Management Zone 2 has been reduced from 65 feet to 0 feet in accordance with Land Development Code Section 142.0412(C)(2). Due to Zone 2 being reduce from 65-feet to 0 feet, the project has incorporated the following compliance measures and structural upgrade as alternative compliance measures to achieve an equivalency of a fully defensible space per Land Development Code Section 142.0412:

- 6-foot-tall CMU fire wall at the east property line
- Fire retardant deck and concrete flat work
- Fire rated eaves and perimeter wall construction
- Non-combustible perimeter fencing (vinyl)

Compliance with existing building and fire codes and implementation of Brush Management Zones would ensure that the project would not result in significant impacts associated with exacerbated wildfire risk. Therefore, impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located in a residential neighborhood with similar development. The site is currently serviced by existing infrastructure which would service the site after construction is completed. No new construction of roads, fuel breaks, emergency water sources, power lines, or other utilities would be constructed that would exacerbate fire risk, therefore impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to response XX (b) above. The project site is relatively flat and is not located within a seismic hazard zone for potential slope instability or within a landslide hazard zone. Additionally, the project would comply with the City's appropriate Best Management Practices (BMP) for drainage and would not expose people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, a less than significant impact would occur.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As detailed in this Initial Study Checklist, the project would result in significant impacts to biological resources, including sensitive vegetation communities. These impacts would be reduced to a less-than-significant level based on incorporation of mitigation measures **BIO-1** and **BIO-2**.

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"/>
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As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Biological Resources, which may have cumulatively considerable impacts. As such, mitigation measures (i.e., **BIO-1** and **BIO-2**) have been incorporated into the project to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project would not contribute to potentially significant cumulative environmental impacts. Impacts would be less than significant with mitigation incorporated.

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

As discussed throughout this Initial Study, no hazardous conditions on the project site or in the surrounding area were identified that could adversely affect human beings. It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less than significant.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan
- Community Plans: North Park 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 Technical Report for CT Homes Felton Residence-Merkel & Associates, Inc., 2023**

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: **Phase I Cultural Resource Survey For The 2385 Felton Street Project- Brian F. Smith and Associates, 2021**

VI. Geology/Soils

- City of San Diego Seismic Safety Study
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- Site Specific Report:

VII. Greenhouse Gas Emissions

- Site Specific Report: Climate Action Plan Consistency Checklist, June 2017

VIII. Hazards and Hazardous Materials

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

IX. Hydrology/Drainage

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

X. Land Use and Planning

- City of San Diego General Plan
- Community Plan- North Park Community Plan
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination:
- Other Plans:

XI. Mineral Resources

- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps
- City of San Diego General Plan: Conservation Element
- Site Specific Report:

XII. Noise

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

XIII. Paleontological Resources

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

XIV. Population / Housing

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

XV. Public Services

- City of San Diego General Plan
- Community Plan

XVI. Recreational Resources

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

XVII. Transportation / Circulation

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

XVIII. Utilities

- Site Specific Report:

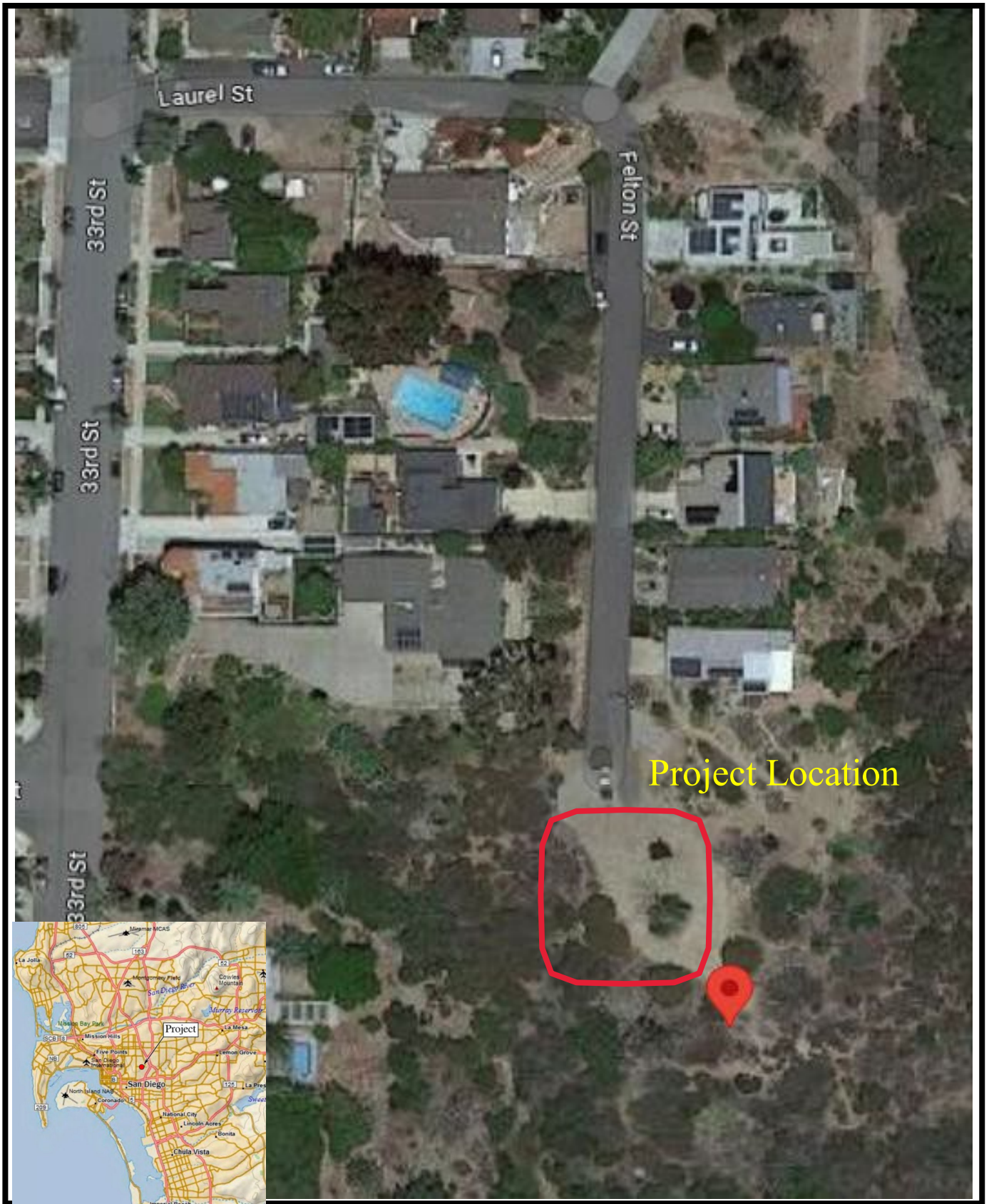
XIX. Water Conservation

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

XX. Water Quality

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

Revised: April 2021



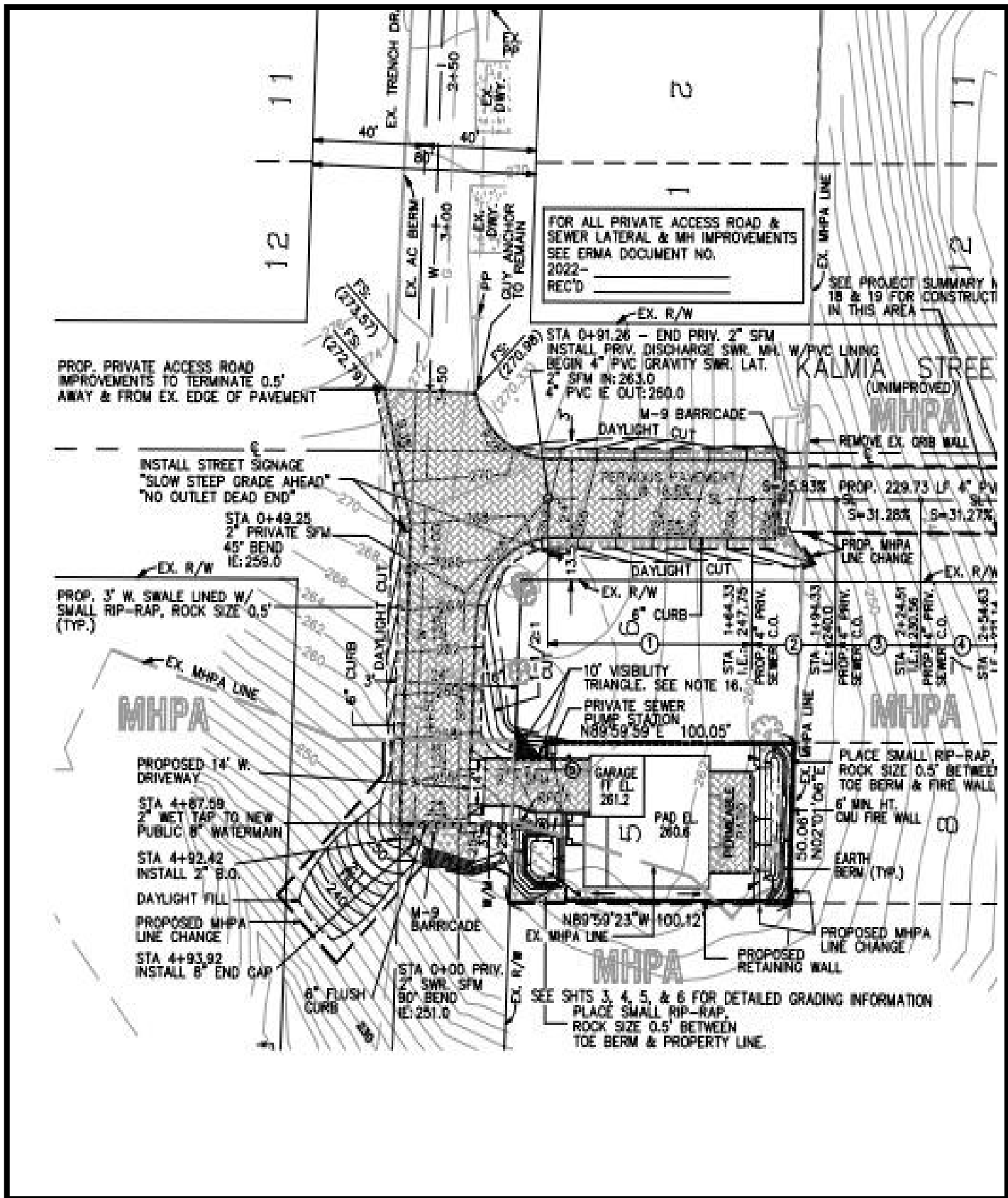
Location Map

CT Homes/Project No. 557456

City of San Diego – Development Services Department

FIGURE

No. 1

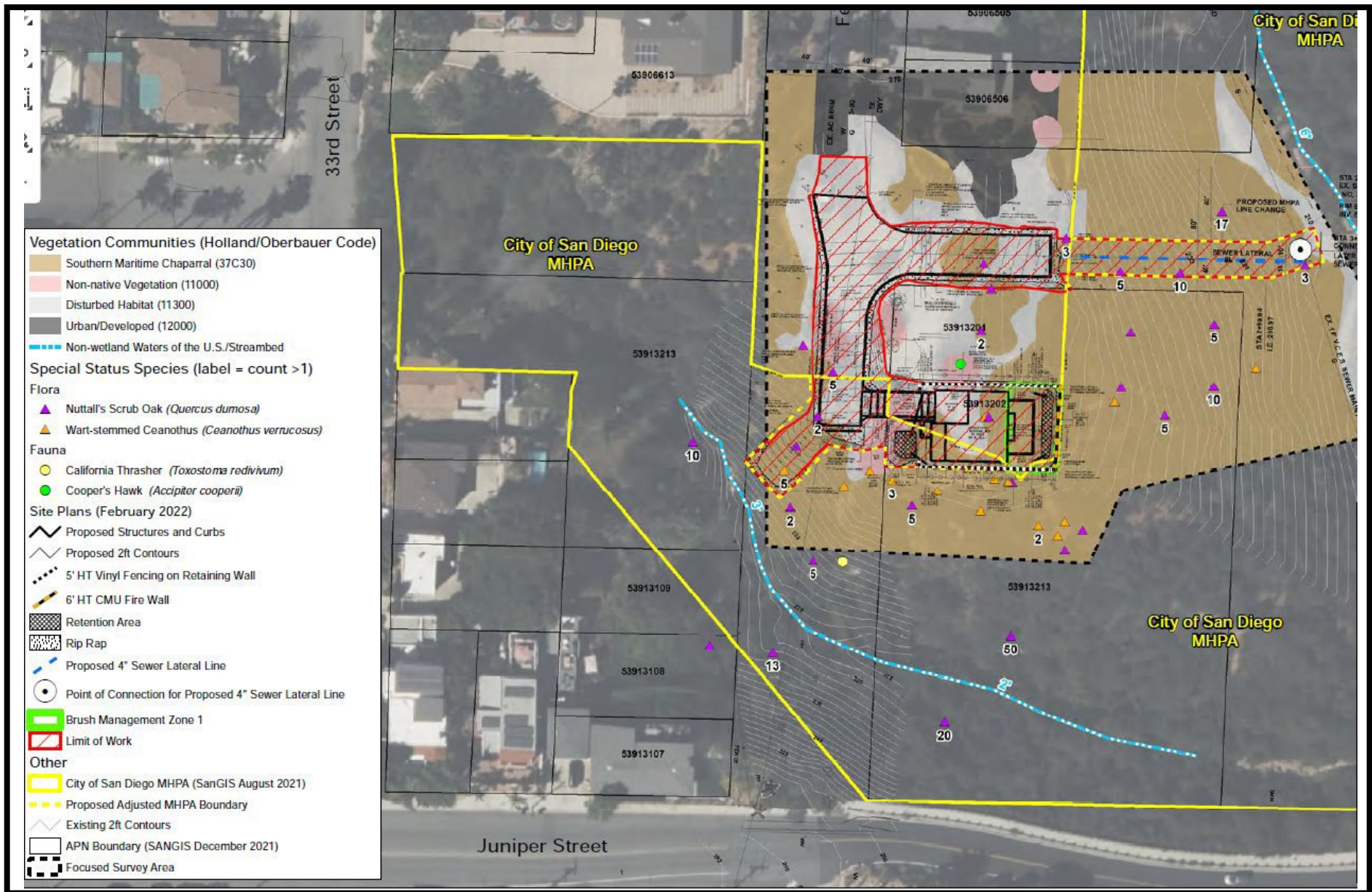


Site Development Plan

CT Homes/Project No. 557456

City of San Diego – Development Services Department

FIGURE
No. 2



MHPA Boundary Line Adjustment Areas

CT Homes / Project No. 557456

City of San Diego – Development Services Department

FIGURE

No. 3