



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 673099
SCH No. N/A

SUBJECT: Ocean Front Residence: The project proposes an amendment to Coastal Development Permit (CDP) 681291 and Site Development Permit (SDP) 979531 to demolish an existing 1,147 square foot (SF) single-story single-family residence and construct a new 2767 SF two-story residence with 952 SF basement, 344 SF open underground parking, and 871 SF roof porch with lap pool. The existing detached 475 SF garage shall remain. The 0.17-acre site is located at 1615 Ocean Front Street, and contains Sensitive Coastal Bluffs. The project is located at in the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Airport Influence Area - Review Area 2 for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), FAA Part 77 Noticing Area (SDIA at 165 feet and North Island NAS at 195 feet elevation), Parking Impact Overlay Zone (Beach), Transit Priority Area, Residential Tandem Parking Overlay Zone, within the Ocean Beach Community Planning area in Council District 2. (LEGAL DESCRIPTION: Lots 9 & 10 in Block 66 of Ocean Beach, Map 279 in the County of San Diego.) APPLICANT: Scott Bernet

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL 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 Archaeologist
Native American monitor**

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) #669302 and /or Environmental Document #669302, 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.

None required.

4. MONITORING EXHIBITS

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

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Monitoring	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring	Tribal Cultural Resources Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections
Final MMRP	Request for Final	Final MMRP Inspections

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES

CUL-1: ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the

qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to

significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
- c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the

Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego

Mayor's Office

Councilmember Jennifer Campbell-District 2

City Attorney's Office

Development Services Department

Development Project Manager

Senior Planner, Land Development Review (LDR)-Environmental Analysis

Associate Planner, LDR-Planning

Assistant Engineer, LDR-Engineering

Associate Engineer - Geologist, LDR-Geology

Assistant Planner, LDR-Landscape

Planning Department

Facility Financing

Other Organizations, Groups, and Interested Individuals

Ocean Beach Planning Board

Ocean Beach Town Council, Inc.

Ocean Beach Merchants Association

The Peninsula Beacon

Historical Resources Board

Carmen Lucas

South Coastal Information Center

San Diego History Center

San Diego Archaeological Center

Save Our Heritage Commission

Ron Christman

Clint Linton

Frank Brown-Inter-Tribal Cultural Resources Council

Campo Band of Mission Indians

San Diego County Archaeological Society, Inc.

Native American Heritage Commission

Kumeyaay Cultural Heritage Preservation

Kumeyaay Cultural Repatriation Committee

Native American Distribution (225 A-S) (Public Notice and Location Map Only)

Richard Drury, Lozeau Drury LLP

Stacey Osborne, Lozeau Drury LLP

John Stump

Scott Bernet (Applicant's Point of Contact)

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



Jamie Kennedy
Senior Planner
Development Services Department

November 1, 2021

Date of Draft Report

Date of Final Report

Analyst: Jamie Kennedy

Attachments: Initial Study Checklist
Figure 1-Vicinity and Geologic Map
Figure 2-Site Plan and Site Section

INITIAL STUDY CHECKLIST

1. Project title/Project number: Ocean Front Residence / 673099
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: Jamie Kennedy / (619) 446-5445
4. Project location: 1615 Ocean Front Street, San Diego 92107
5. Project Applicant/Sponsor's name and address: Scott Bernet, 2031 2nd Ave. San Diego, CA 92101
6. General/Community Plan designation: Residential / Medium Density Residential, 15-29 dwelling units per acre (du/ac)
7. Zoning: RM-2-4 (Residential-Multiple Unit)
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project proposes an amendment to Coastal Development Permit (CDP) 681291 and Site Development Permit (SDP) 979531 to demolish an existing 1,147 SF single-story single-family residence and construct a new 2767 SF two-story residence with 952 SF basement, 344 SF open underground parking, and 871 SF roof porch with lap pool. The existing detached 475 SF garage shall remain.
9. Surrounding land uses and setting:

The 0.17-acre site is located at 1615 Ocean Front Street, surrounded by one-and two-story residences. The site contains Sensitive Coastal Bluffs. The project is located at in the Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), First Public Roadway, Airport Influence Area - Review Area 2 for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), FAA Part 77 Noticing Area (SDIA at 165 feet and North Island NAS at 195 feet elevation), Parking Impact Overlay Zone (Beach), Transit Priority Area, Residential Tandem Parking Overlay Zone, within the Ocean Beach Community Planning area in Council District 2.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None required.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In accordance with the requirements of Assembly Bill (AB) 52, the City of San Diego initiated AB 52 Notification on May 27, 2021, to lipay Nation of Santa Ysabel, Jamul Indian Village and San Pasqual Band of Mission Indians via email correspondence. On June 9, 2021, qualified

City staff received an email by the Tribal Representative from Jamul Indian Village concurring with the recommendation for Tribal Cultural Resources and Native American monitoring for this project. Monitoring for Tribal Cultural Resources and archaeological resources will be required for this project and are included in the MMRP of the MND. Consultation was closed on this project June 26, 2021.

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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" 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 checked="" 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.

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.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista?

No public views and/or scenic corridors are designated per the Ocean Beach Community Plan exist on the site or on Ocean Front Street. The project is adjacent to view cones on the coast near Coronado Avenue and Del Mar Avenue as identified on Figure 4.4 of the Ocean Beach Community Plan; however, the property is shielded from any impact of these views by existing adjacent two-story residential developments over parking. The project would not have a substantial adverse effect on a scenic vista.

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

The project site has no scenic resources including trees, rock outcroppings, or historic buildings within a state scenic highway. The demolition of a one-story single-family residence and construction of two-story single-family residence would not result in the physical loss, isolation, or degradation of any community identification symbols or landmarks that are identified by the General Plan or Ocean Beach Community Plan. The project would not substantially damage scenic resources.

- 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?

The project proposes demolition of a of a 1,147 SF single family residence and construction of a 2,767 SF single family residence in an urbanized area. The project would be compatible with the surrounding residential developments and is consistent with the community plan land use designation and zone. The Ocean Beach Community Plan land use designation is Medium Density Residential, 15-29 du/ac. The proposed project would comply with the maximum building height of 30 feet permitted by the zone. The project maintains a 5-foot buffer from the bluff top with only native groundcover less than 3 feet in height, to meet the Urban Design Element section 4.6.3 of the Ocean Beach Community Plan. The north side yard is also conditioned for maintaining landscape less than 3 feet in height. The project will comply with the San Diego Municipal Code (SDMC) 132.0403(b), which states, "A visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises, shall be preserved as a deed restriction as a condition of Coastal Development Permit approval." No such impacts, therefore, would occur.

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

No substantial sources of light would be generated during project construction, as construction activities would occur during day light hours. Furthermore, the project would not be expected to cause substantial light or glare during operation. All lighting would be required to comply with all current outdoor lighting regulations, Land Development Code Section 142.0740 *Outdoor Lighting Regulations*. The project would comply with Municipal Code Section 142.0730 *Glare Regulations* that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project exterior would consist of fiber cement lap siding with vinyl windows, sliding glass doors, and post and wire railings and roof materials that would not create significant glare.

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

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

There is no land present on site or in the project vicinity used, zoned, or designated for agricultural, forest, or timberland uses. The Ocean Beach Community Plan designates the site as Medium-Density Residential (12-29 du/ac), the site is zoned Residential-Multiple Unit, and the project is consistent with the underlying land use and zone. No impact would occur.

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

See II. a). No impact would occur.

- 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))?

See II. a). No impact would occur.

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

See II. a). No impact would occur.

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

See II. a). 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?

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

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

The project is located in the Ocean Beach Community Plan and is consistent with the community plan designation and underlying zoning. The project would be consistent with growth forecasts developed by SANDAG and used in the RAQS. The demolition of a of a one-story single family residence and construction of a two-story single family residence with basement would not conflict with the goals and strategies in the RAQS or obstruct their implementation. No impact 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?

See III. a). The proposed project does not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study. San Diego County is non-attainment under Federal standards for Ozone (8-hour), and State standards for ozone (8-hour and 1-hour) and particulate matter (PM10 and PM2.5). The demolition of a of a one-story single family residence and construction of a two-story single family residence with basement is not expected to result in a cumulatively considerable net increase of ozone, Volatile Organic Compounds, particulate matter, or dust. No impact would occur.

- c) Expose sensitive receptors to substantial pollutant concentrations?

See III. a) and b). No impact would occur.

- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project would not be associated with the creation of objectionable odors affecting a substantial number of people. No impact would occur.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The site is presently developed with a single family residence and is located in an urban setting and is designated and zoned for residential use, surrounded by residences on all sides. There is no connectivity with other habitats, and the site is not in proximity to other biological resources. No sensitive plants or animals or sensitive habitat are on or adjacent to the site. Therefore, no adverse effects to any designated species would occur.

- 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?

The site does not contain any riparian, wetland, or other sensitive habitat identified in local or regional plans, policies, or regulations. The site is in an urban residential setting and surrounded by existing residences. No impact would occur.

- 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?

See IV. a) and b). No impact would occur.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

See IV. a). No impact would occur.

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

The project would not conflict with any local policies or ordinances protecting Biological Resources. The project is consistent with the City of San Diego Municipal Code (SDMC) Chapter 14 Article 3 Division 1 Environmentally Sensitive Lands Regulations, and the Land Development Code Coastal Bluffs and Beaches Guidelines. No trees exist on site. The project is not within the Multi-Habitat Planning Area (MHPA) and would not conflict with the Multiple Species Conservation Program (MSCP). 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?

See IV. e). The project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES - Would the project:

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

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

Archaeological Resources

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

The project site proposes a basement and underground parking. EAS consulted with staff's qualified archaeologist and given how much soil will be disturbed and the presence of archaeological sites in proximity to the site, archaeological and Native American monitoring will be included in the Mitigation, Monitoring, and Reporting Program (MMRP). Mitigation monitoring would reduce the potential for impacts to less than significant.

Built Environment

On June 1, 2017, Plan-Historic staff reviewed the property located at 1615 Ocean Front Street and determined the property is not historic. The determination is valid for 5 years from that date unless new information is provided that speaks to the building's eligibility for designation. No impact would occur to historic built environment resources.

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

See V. a).

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No formal cemeteries or human remains are known to exist on-site or in the vicinity. In the event that human remains are discovered during ground disturbing-activities associated with development of the project site, work shall halt in the area and the procedures set forth in the California Public Resources Code (Section 50987.98) and State Health and Safety Code (Section 7050.5). Therefore, the potential for impact would be less than significant.

VI. ENERGY – Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would incorporate energy standards to meet the California energy code-Title 24. The project also proposes to incorporate building design measures per the San Diego Municipal Code (SDMC) that incorporate energy conservation features (energy & water efficient buildings/low flow fixtures, efficient HVAC systems). In addition, the project would implement Climate Action Plan (CAP) strategies which are energy reducing (cool roof), in accordance with the California Green Building Standards Code.

Energy usage may incrementally increase during the construction of the project by use of construction equipment, but the project is not expected to result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources as a result of the project. Energy impacts would be minimal and less than significant.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project is consistent with the General Plan and Community Plan's underlying land use and zoning designations, and appropriately implements the CAP checklist. See also section VIII, Greenhouse Gas Emissions. Because the project does not conflict with or obstruct the CAP or any other plan for renewable or energy efficiency, no impact would occur.

VII. GEOLOGY AND SOILS – Would the project:

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.

According to the City of San Diego Seismic Safety Study, the project is located on Geologic Hazard Category 43, coastal bluffs, generally unstable, unfavorable jointing, local high erosion; and Zone 52, other level areas, gently sloping to steep terrain, favorable geologic structure, low risk.

The applicant submitted a Geotechnical Report, "Update Geotechnical Investigation, 1615 Ocean Front Street, San Diego, California," prepared by TerraCosta Consulting Group, dated November 8, 2016. The report finds no known active faults have been mapped, nor were any observed during our geotechnical investigation at, or near, the site. The nearest active fault, the Rose Canyon Fault Zone, trends north-northwest and has been mapped approximately 4 miles east-northeast of the site. The site is located in a moderately active seismic region of southern California.

The investigation did not reveal the presence of any adverse geologic conditions on the site, such as faulting, adverse bedding, or a high groundwater table, which would adversely affect the existing development. Therefore, the project would not rupture a known earthquake fault.

The project is required to comply with seismic requirements of the California Building Code and implements seismic design parameters as described in Section 6.2. The project would comply with City policies and regulations regarding Sensitive Coastal Bluffs. 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 involving faults would be less than significant.

- ii) Strong seismic ground shaking?

See V. a). i). The project would not involve significant vibration or ground shaking. The project is located in an area known for ground shaking from nearby active fault zones, The project would comply with seismic regulations and standards which would ensure the potential for impacts involving ground shaking would be less than significant.

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

See V. a). i). In 1982, the City of San Diego implemented the Sunset Cliffs Shoreline and Upper Cliffs Stabilization Project. As part of that project, a new rock revetment and mid-bluff seawall was constructed to prevent loss of property along this reach of the coastline, and vegetation has established above the seawall. The reconstructed bluff appears to have been conservatively designed with an intended minimum design life of 100 years. The improvements resulted in the

bluffs having a dramatically reduced rate of erosion and a factor of safety against failure of greater than 1.5. The investigation concludes the work performed on the property does not affect the gross stability of the bluff. Therefore, impacts from seismic-related ground failure would be less than significant.

- iv) Landslides?

See V. a) i) -iii). Impacts would be less than significant.

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

The site would be landscaped in accordance with the City's Municipal Code Landscape Regulations (§142.0401-142.0413) and Landscape Standards established in the Land Development Manual, which establish erosion control and landscaping guidelines. The site would be constructed in accordance with the City Storm Water Standards, which requires the implementation of storm water Best Management Practices (BMP's). All storm water and landscape requirements would be met, and therefore, the project would not result in substantial soil erosion or loss of topsoil. Refer also to VII. a. 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?

The Geotechnical Investigation concludes the work performed on the property does not affect the gross stability of the bluff. In addition, As noted, VII. a), proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant, and no mitigation measures are deemed necessary. Impacts would 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?

Soil, alluvium, or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. 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 less than significant.

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

The project site currently consists of a single-family residence that is served by the City of San Diego sewer system. So septic system is proposed, and no impact would occur.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Two geologic formations are present in the general area. Exposed in the lower bluff is the Point Loma Formation. The late to middle Pleistocene coastal bluff terrace deposits, overlies the Point Loma Formation at the site, and are locally overlain by overburden soils including alluvium and colluvium and man-placed fill soils.

The project site is underlain by the Point Loma Formation and Old paralic deposits unit 6, with a high potential for paleontological resources. In "high potential" formations, grading in excess of 1000 cubic yards at a depth of 10 feet or more would require monitoring in accordance with San Diego Municipal Code Section 142.0151, Paleontological Resources Requirements for Grading Activities. Per the submitted Development Plans, grading quantities will not exceed this threshold; therefore, no monitoring is required, and potential impacts to paleontological resources would be 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?

The City adopted the Climate Action Plan (CAP) in December 2015. With implementation of the CAP, the City aims to reduce emissions 15% below the baseline to approximately 11.1 million metric tons of carbon dioxide equivalent (MMT CO2E) by 2020, 40% below the baseline to approximately 7.8 MMT CO2E by 2030, and 50% below the baseline to approximately 6.5 MMT CO2E by 2035. The City's CAP Consistency Checklist, adopted July 12, 2016, is the City's significance threshold utilized to ensure project-by-project consistency with the underlying assumptions in the CAP and to ensure that the City would achieve its emission reduction targets identified in the CAP.

The CAP Consistency Checklist includes a three-step process to determine if the project would result in a GHG impact. Step 1 of the CAP Checklist demonstrates the project is consistent with the existing General Plan and Community Plan designations and the underlying zones. Therefore, the project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions. This includes project features consistent with the energy and water efficient buildings strategy and low flow fixtures. Thus, the project is consistent with the CAP. Step 3 of the CAP Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone.

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

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

See VIII. a). The CAP checklist demonstrates the project is consistent with the CAP. Therefore, no impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

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

- 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?

See IX. a). No significant risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. The project would not create a significant hazard to the public or environment. Impacts would be less than significant.

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

See IX. a) and b). Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. In addition, the project is not located within one-quarter mile of a school. No impact would occur.

- 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?

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTCS) EnviroStor database, the California State Water Resources Control Board Geotracker database, and other sources of potential hazardous materials site available on the California EPA website. Based on the searches conducted,

no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese List. Therefore, the project would not create a hazard to the public or the environment.

- 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?

The project is located in Airport Influence Area - Review Area 2 for San Diego International Airport (SDIA), Airport Approach Overlay Zone (SDIA), FAA Part 77 Noticing Area (SDIA at 165 feet and North Island NAS at 195 feet elevation). The project would not exceed the height required for notification to the FAA or applicability of Supplemental Development Regulations in the Airport Approach Overlay Zone. Section XIII indicates noise impacts would be less than significant. No safety hazard or excessive noise impact would occur for people in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would not interfere with the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project site is currently developed and surrounded by existing development. The site is not adjacent to any wildlands and would not interfere with any wildlands. Brush management will not be required for this project. Landscaping would consist of lo-height native ground cover under 3 feet in height. The proposed project would not expose people or structures to a significant risk of loss, or injury, or death involving wildland fires. No impact would result.

X. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The project would comply with all water quality standards during and after construction, including the City of San Diego Storm Water Standards Manual, and would implement appropriate storm water Best Management Practices (BMPs). Implementation of the measures would reduce potential environmental impacts related to water quality to below a level of significance.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project does not require the construction of wells or the use of groundwater. The project site is currently developed, and the proposed development would connect to the existing City of San Diego water utilities. No impact would result.

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

The project applicant submitted "Drainage Report 1615 Ocean Front San Diego" prepared by Coffey Engineering, Inc. September 3, 2021. The flow patterns will remain relatively the same as pre-construction conditions. The rear yard bluff will remain untouched, and replicate the pre-construction drainage pattern. The site will feature a slightly larger discharge to Ocean Front Street in proposed conditions, from 0.17 cubic feet per second (cfs) to 0.24 cfs. Consequently, there is less runoff directed to the bluffs, from 0.25 cfs to 0.18 cfs. There are no anticipated impacts to adjacent properties, as storm water runoff from the habitable area discharges directly to the frontage street. Therefore, impacts would be less than significant.

- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Pre- and post-construction flow conditions both result in a discharge rate of 0.42 cfs. Redirection of the flow away from the bluff toward Ocean Front Street would not increase hazard with respect to flooding on- or off-site.

- 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

The project would be required to comply with all storm water quality standards during construction, and appropriate Storm Water Source Control and Site Design Best Management Practices (BMPs) for Standard Projects in accordance with the City of San Diego Storm Water Standards Manual. While the project would involve some development of impervious surface, the drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Therefore, impacts would be less than significant.

- iv) impede or redirect flood flows?

See X c) i). Compared to existing conditions, the project would redirect some runoff flows away from the sensitive bluff and toward the frontage street. The total volume of discharge would remain 0.42 cfs. The flow patterns will remain relatively the same as pre-construction conditions, and there are no anticipated impacts to adjacent properties. This redirection of surface flow is not a significant change to the overall area drainage patterns and would not be a significant impact to hydrology.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project is not located in a flood hazard area. The demolition of a one-story single family residence and construction of a two-story single family residence with basement would not increase the risk of release of pollutants or increase risk of project inundation. No such impact would occur.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project is subject to Standard Project Stormwater requirements, in compliance with the City of San Diego's Storm Water Standards Manual and the submitted Storm Water Applicability Checklist. The project would not conflict with any plan for the implementation of surface or ground water quality. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

The project is consistent with the Ocean Beach Community Plan and development regulations of the underlying zone. The project is surrounded by one-and two-story residential development of similar scale to the proposed project. The project would not physically divide an established community.

- 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?

See XI. a). The project would not conflict with any applicable plan, policy, or regulation adopted for avoiding or mitigating an environmental effect. The project will be implemented consistent with the Ocean Beach Community Plan and the City of San Diego Historical Resources Guidelines. No impact would occur.

XII. MINERAL RESOURCES – Would the project:

- a) Result in the loss of availability of a known mineral resource that would be

of value to the region and the residents
of the state?

The project would not result in the loss of availability of a significant mineral resource as identified the Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production - Consumption Region, 1996. The project site is not located in the MRZ 2 classification area, is too small for economically feasible extraction, would not preclude other mining operations, and is not currently being mined. Therefore, the project would not result in a potentially significant impact to mineral resources.

- 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?

Refer to XII. a) above. The project area has not been delineated on a local General Plan, Community Plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. The project would not result in the loss of availability of a local important mineral resource recovery site. No impact would result.

XIII. NOISE – Would the project result in:

- 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?

Short-term noise impacts would occur from the demolition, grading and construction activities from 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 City's Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

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

- b) Generation of, excessive groundborne vibration or groundborne noise levels?

Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. Potential effects from construction noise would be reduced to below a level of significance through compliance with Section 59.5.0404 of the City's

Municipal Code. Therefore, the project would not expose people to excessive generation of ground borne vibration or noise levels. Impacts would be less than significant.

- 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?

See IX. e). and XIII. a). Noise impacts would be less than significant.

XIV. POPULATION AND HOUSING - Would the project:

- 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)?

The project does not include an intensification of the housing density or include construction of any roads or other infrastructure that would induce growth. The project would not induce substantial population growth in the area.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project would demolish a one-story single-family residence and construct a two-story single-family residence and would not displace a substantial number of existing people or housing units. Impacts would be less than significant.

XV. PUBLIC SERVICES

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

The project site is located in an urbanized area where fire protection services are already provided. San Diego Fire-Rescue Department Station 15 is located about 1 mile northeast of the project site; and Station 22 is located approximately 1 mile southeast of the project site. The project would not affect existing levels of fire protection services, and therefore would not require the alteration of an existing or the construction of fire protection facilities.

- ii) Police protection;

The project site is located in an urbanized area where police protection services are already provided. The project site would be served by the Western Division of the San Diego Police Department. The project would not adversely affect existing levels of police protection services to the area and would not require the construction of new or expanded governmental facilities. Impacts to police protection would be less than significant.

iii) Schools;

The project is within the San Diego Unified School District. The project is served by one elementary school approximately 0.5 miles from the site. The project is consistent with the community plan and implementing zone and would not require the construction of a new school or the expansion of existing schools. No impact would occur.

iv) Parks;

The project is located adjacent to the Sunset Cliffs Coastal Trail. The project is consistent with the adopted community plan; it would not require the construction of a new park or the expansion of existing park or trail facilities. No impact would occur.

v) Other public facilities?

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

XVI. RECREATION

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

The project proposes demolition of a single family residence and construction of a single family residence. The project would not result in an increase the use of parks or recreational facilities such that substantial deterioration of such facilities would occur or be accelerated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The project does not propose recreational facilities nor require the construction or expansion of such facilities. No impact would occur.

XVII. TRANSPORTATION-

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?

The project is consistent with the General Plan and Ocean Beach Community Plan land use and zoning designations. The project would not change existing circulation patterns on area roadways. The project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in vehicle miles travelled. Therefore, impacts are considered less than significant, and no mitigation measures are required.

- b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?

All discretionary approvals require projects to be assessed per the City's CEQA significance thresholds for vehicle miles travelled (VMT). The project is a small project defined as generating less than 300 daily unadjusted driveway trips. The project does not exceed the VMT threshold, and impacts to VMT are presumed to be less than significant.

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

The project has been reviewed by City of San Diego Engineering and Planning staff. The project is consistent with the community plan and zoning designation. The project would not substantially increase hazards due to a design feature or incompatible uses.

- d) Result in inadequate emergency access?

The project would not result in inadequate emergency access. The project consists of demolition of a one-story single family residence and construction of a two-story single family residence with basement, and is located within an urban neighborhood with a developed street network and adequate access to emergency infrastructure. No impact would result.

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

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

No tribal cultural resources as defined by Public Resources Code Section 5020.1(k) have been identified on the project site. The project site is not listed or eligible for listing in the California

Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

Assembly Bill 52 (AB 52) requires as part of CEQA, evaluation of tribal cultural resources, notification of tribes, and opportunity for tribes to request a consultation regarding impacts to tribal cultural resources when a project is determined to require a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA. In compliance with AB 52, the City notified all tribes that have previously requested such notification for projects within the City of San Diego on May 27, 2021.

On June 9, 2021, qualified City staff received an email by the Tribal Representative from Jamul Indian Village concurring with the recommendation for Tribal Cultural Resources and Native American monitoring for this project. Monitoring for Tribal Cultural Resources and archaeological resources will be required for this project and are included in the MMRP of the MND. Consultation was closed on this project June 26, 2021.

- 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.

See XVIII. a). The monitoring that has been recommended for the project for Tribal Cultural Resources will be incorporated into the MMRP of this MND, which will reduce the potential for impacts to less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- 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?

Adequate water, wastewater, drainage, power, and communication services are available to serve the site. No impact would occur.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

See XIX. a). No impact 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?

See XIX. a). The project would result in standard residential consumption and would not exceed wastewater treatment requirements. No impact 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?

The project did not meet the City's CEQA Significance Determination Thresholds for cumulative impacts to solid waste; therefore, preparation of a waste management plan was not required. The project would be served by a landfill with sufficient capacity to accommodate the project. Therefore, no such impacts would be expected to occur.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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

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?

The 2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (SDHMP) is the San Diego region's plan toward greater disaster resilience in accordance with section 322 of the Disaster Mitigation Act of 2000. The project would not conflict with the goals, objectives, and actions of the SDHMP. The project site is in a previously developed area, with existing public service infrastructure serving the site. In addition, the project was reviewed by the City staff. No negative impact to ingress and egress on adjacent streets would result. Therefore, the proposed project would not

substantially impair an adopted emergency response or evacuation plan. Impacts would be less than significant.

- 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?

The project is located in an urbanized neighborhood of similar residential development and is not located in a Very High Fire Hazard Severity Zone. Brush Management Regulations in not required for this project. Due to the presence of the coastal bluff, proposed plant material was reviewed and found to be native or drought tolerant. Therefore, the project would not exacerbate wildfire risk. No impact would occur.

- 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?

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

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

The project area is within developed land and an urban residential neighborhood. The project would comply with the City's Landscape Regulations and Land Development Code. No new infrastructure is proposed. The project would not expose people or structures to significant risk from flooding or landslide as a result of runoff, and post-fire instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE -

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

The site is located in an established urban neighborhood with residential uses and would not degrade habitat or threaten rare plants or animals. The analysis has determined that, although there is potential for significant impacts to Cultural Resources and Tribal Cultural Resources, implementation of Section V of the Mitigation, Monitoring, and Reporting Program (MMRP) would reduce potential impacts to below a level of significance. With implementation of the MMRPs, the project would not degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory.

- 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)?
-

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

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

Refer to Section V. and XVIII. Tribal Cultural Resources. Implementation of the project's MMRP would ensure the project would not have significant environmental effects on human beings, either directly or indirectly.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan
- Community Plans: Ocean Beach Community Plan

II. Agricultural Resources & Forest Resources

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

III. Air Quality

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

IV. Biology

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

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

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

VI. 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: Update Geotechnical Investigation, 1615 Ocean Front Street, San Diego, California," prepared by TerraCosta Consulting Group, November 8, 2016

VII. Greenhouse Gas Emissions

- City of San Diego Climate Action Plan
- Site Specific Report: CAP Checklist

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 (SDIA)
- Site Specific Report:

X. Hydrology/Drainage

- Flood Insurance Rate Map (FIRM)
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- Site Specific Report: Drainage Report 1615 Ocean Front San Diego, prepared by Coffey Engineering, Inc. September 3, 2021

XI. Land Use and Planning

- City of San Diego General Plan
- Community Plan: Ocean Beach
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- ALUCP Determination: "Airport Land Use Commission Consistency Determination – Construction of a detached Residential Unit at 4675 Del Monte Avenue, City of San Diego," prepared by San Diego County Regional Airport Authority, March 5, 2021.
- Other Plans:

XII. Mineral Resources

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

XIII. Noise

- City of San Diego General Plan
- Community Plan: Ocean Beach
- San Diego International Airport - Lindbergh Field 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:

XV. Population / Housing

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

XVI. Public Services

- City of San Diego General Plan
- Community Plan: Ocean Beach

XVII. Recreational Resources

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

XVIII. Transportation / Circulation

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

XIX. Utilities

- Site Specific Report:

XX. Water Conservation

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

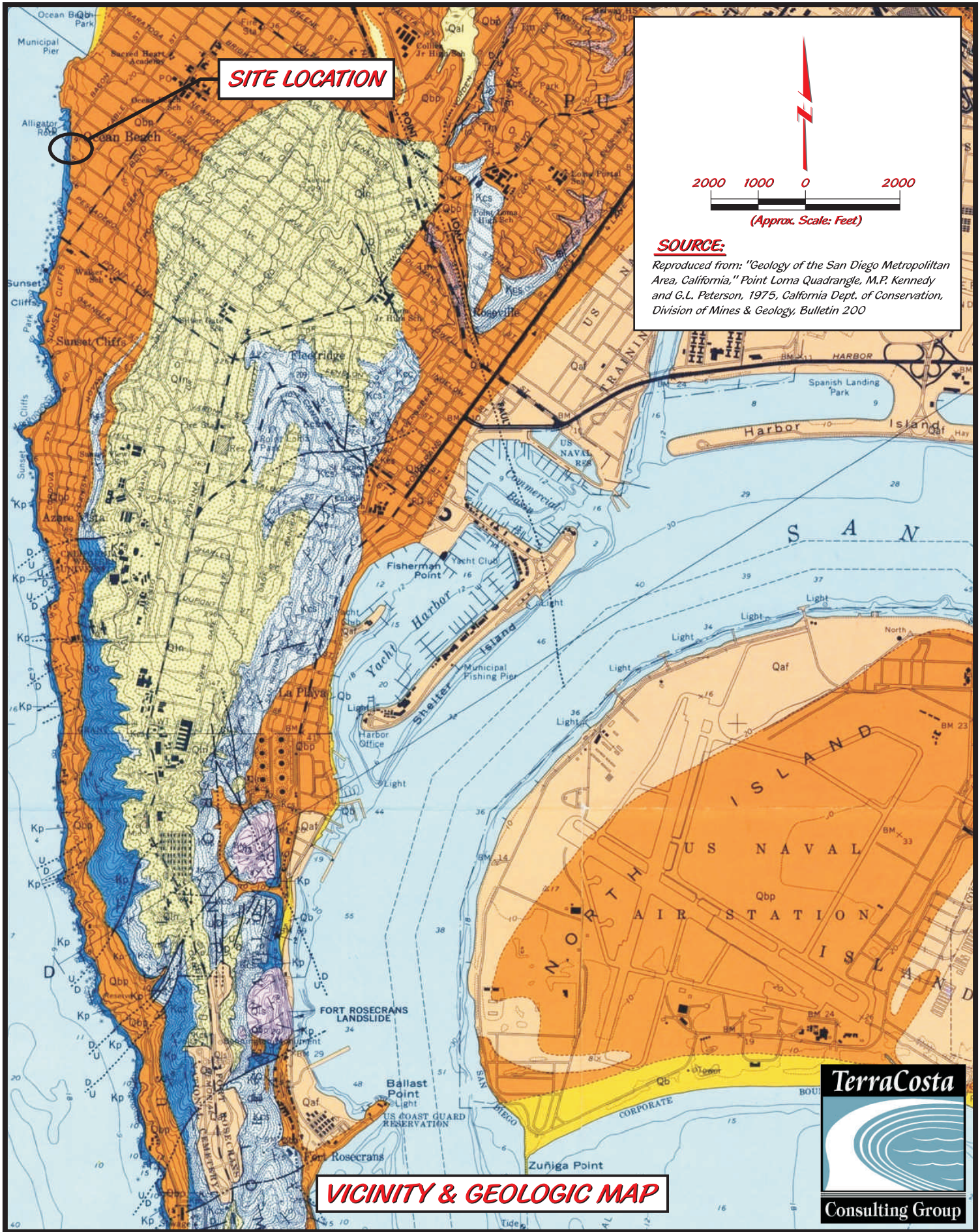
XXI. Water Quality

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

XXII. Wildfire

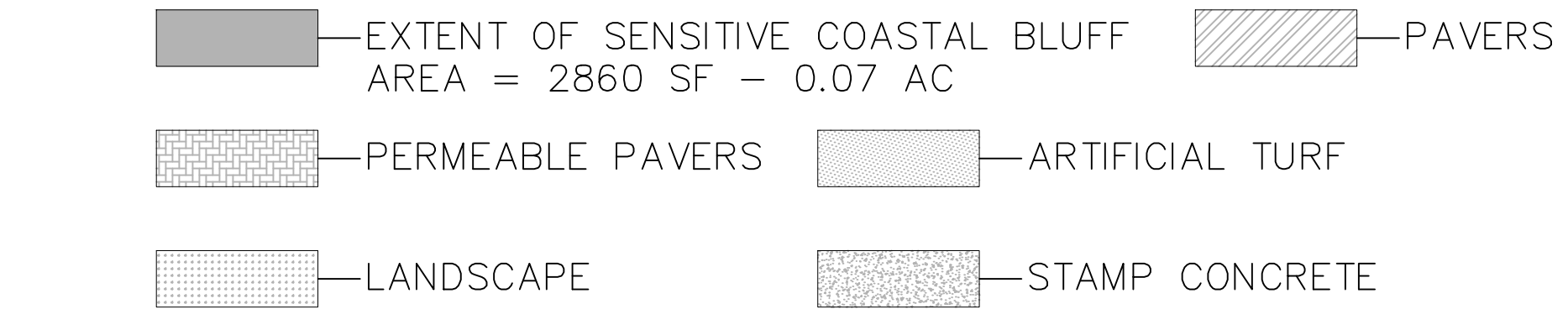
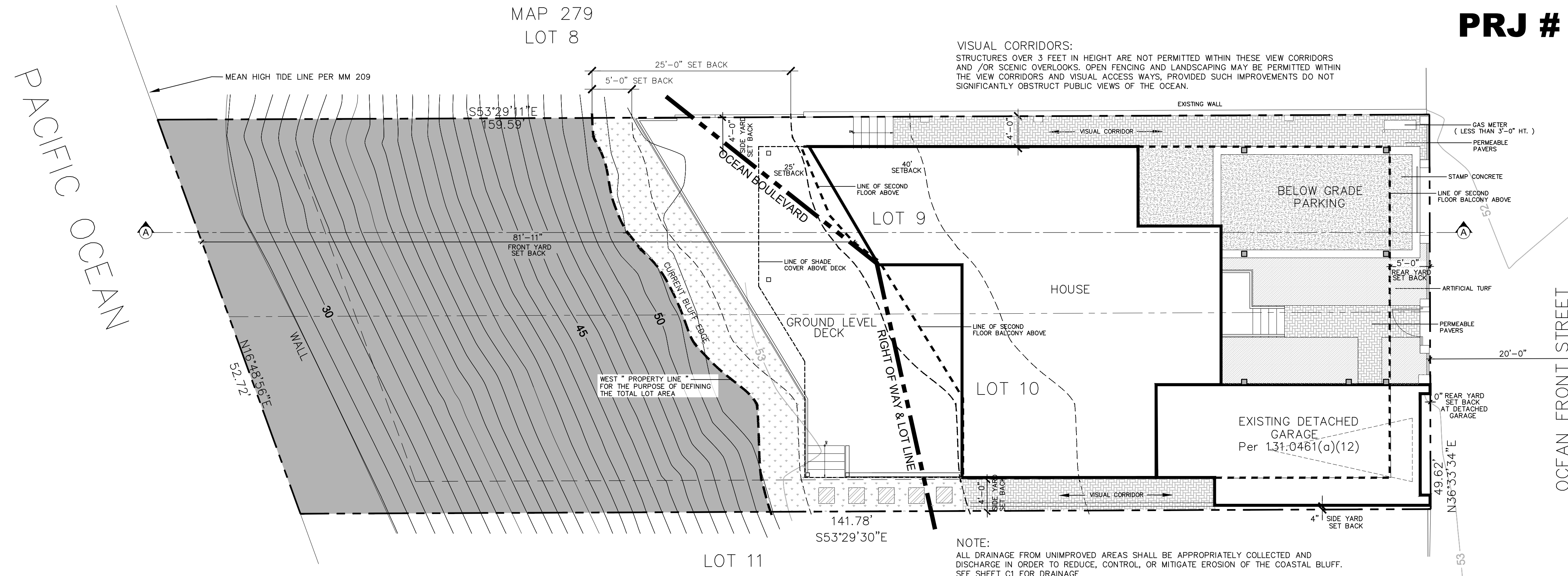
- City of San Diego General Plan
- Community Plan: Ocean Beach
- Very High Fire Severity Zone Map, City of San Diego
- City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)
- Site Specific Report:

Revised: April 2021

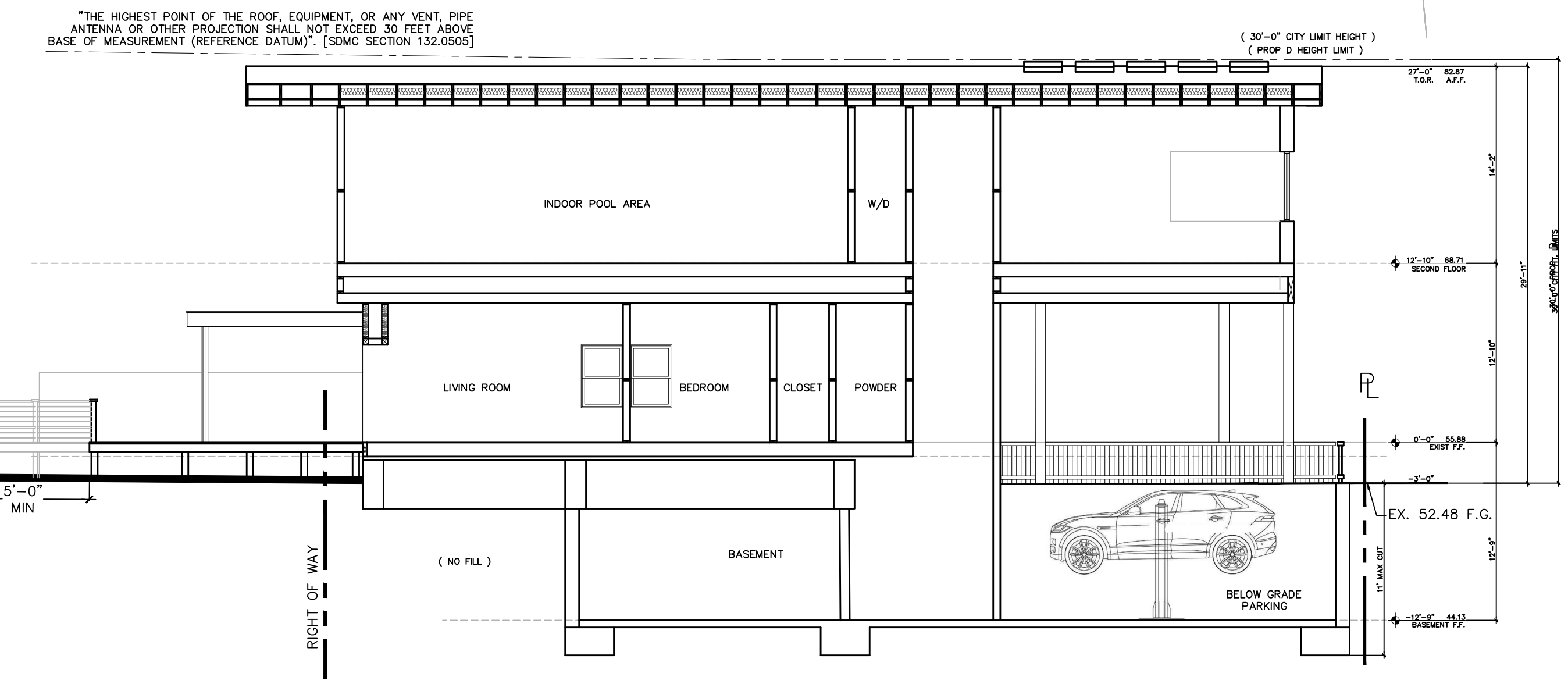


MAP 279
LOT 8

PRJ # 673099



NOTE:
THE "BLUFF EDGE" IS ESTABLISHED/DETERMINED BY THE PROJECT GEOTECHNICAL REPORT
NOTE:
THE EXISTING WATER AND SEWER SERVICE WILL REMAIN



SITE PLAN AND SITE SECTION
SCALE: 1/8" = 1' - 0"

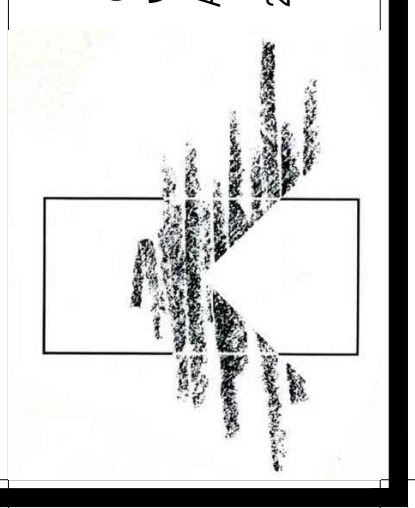
SHEET INDEX	
A1.1	TITLE SHEET / SITE PLAN / SITE SECTION
A1.2	EXISTING LAND SURVEY
A2.1	DEMOLITION AND NEW FIRST FLOOR PLAN
A2.2	NEW BASEMENT AND SECOND FLOOR PLAN
A2.3	NEW ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS AND SECTIONS
A3.3	EXTERIOR SECTIONS
SW	STORM WATER / BMP NOTES
L1.0	PLANTING PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
C1	GRADING AND DRAINAGE PLAN

PROJECT TEAM	
CONSULTANT:	SCOTT BERNET ARCHITECTS
ADDRESS:	2031 SECOND AVE. SAN DIEGO CA, 92101
PHONE #:	619.237.9433
GEOTECHNICAL:	TERRA COSTA CONSULTING GROUP
ADDRESS:	4455 MURPHY CANON RD. SUITE 100 SAN DIEGO CA, 92123
PHONE #:	858.573.6900
SURVEYOR:	BERGREN & ASSOCIATES
ADDRESS:	6046 CORNERSTONE CT. W #116 SAN DIEGO CA, 92121
PHONE #:	858.824.0034
OWNER:	JOHN LORMON
ADDRESS:	1615 OCEAN FRONT STREET SAN DIEGO CA, 92107
PHONE #:	619.764.5085
COASTAL DEVELOPMENT PERMIT #	681291
SITE DEVELOPMENT PERMIT #	979531
PROJECTS #	542828
	568733

LEGEND	
---	EXISTING COASTAL BLUFF EDGE
---	OCEAN BOULEVARD RIGHT OF WAY PER EXHIBIT 2 01/17/2020
---	COASTAL SETBACK LINE (25 FT AND 40 FT)
---	LINE OF SECOND FLOOR PLAN
---	BUILDING SETBACK LINE
---	LINE OF SHADHAGE

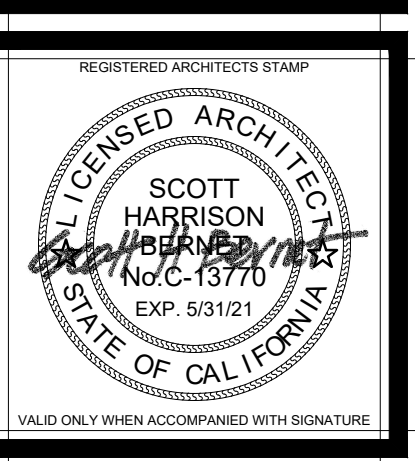
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Scott Bernet Architects
A Professional Corporation
2031 Second Ave. San Diego, CA 92101 619.237.9433 fax 619.237.9499



**1615 OCEAN FRONT ST.
REMODEL AND ADDITION**
SAN DIEGO, CA. 92107

PRJ # 673099



PROJECT: OCEAN FRONT ST
DATE: 03-17-21
PROJECT MANAGER: LUIS HDEZ
SHEET NUMBER: A1.1
1 OF 10

DATA SUMMARY:	HOUSE SUMMARY	LEGAL DESCRIPTION:	REQUIREMENTS	VICINITY MAP	LOCATION MAP
<p>1. SUMMARY OF REQUEST: AN AMENDMENT TO COASTAL DEVELOPMENT PERMIT 681291 AND SITE DEVELOPMENT PERMIT 979531 TO DEMOLISH AN EXISTING 1,147 SF, SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 2,767 SF TWO STORY RESIDENCE WITH A 952 SF BASEMENT, 344 SF OPEN UNDERGROUND PARKING, 871 SF ROOF PORCH WITH LAP POOL, AN EXISTING DETACHED 475 SF GARAGE TO REMAIN LOCATED AT 1615 OCEAN FRONT STREET.</p> <p>2. STREET ADDRESS: 1615 OCEAN STREET, SAN DIEGO CALIFORNIA 92107</p> <p>3. SITE AREA/ZONING: TOTAL SITE AREA (GROSS): 7,480 SF NET SITE AREA: 4,641 SF ZONE: RM 2-4</p> <p>OVERLAYS: COASTAL COASTAL HT. LIMIT, AIRPORT APPROACH AIRPORT INFLUENCE AREA, FAA PART 77, FIRST PUBLIC ROADWAY RESIDENTIAL TANDEM PARKING</p> <p>* 131.0443(E)(2)(B) < 50'-0"</p>	<p>4. COVERAGE DATA: TOTAL BUILDING AREA: .042 AC. 1,853 SF (RESIDENCE FIRT FLOOR 1378 SF) (EXISTING GARAGE 475 SF)</p> <p>TOTAL DECK'S AND STAIRS: .025 AC. 1,082 SF TOTAL LANDSCAPE: .029 AC. 1,257 SF TOTAL HARDSCAPE/PAVED: .010 AC. 449 SF</p> <p>5. DENSITY (RESIDENTIAL): MAX NO. DWELLING UNITS ALLOWED PER ZONE: 1/1750 SF (2 UNITS) NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 1 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0 TOTAL NUMBER OF UNITS PROVIDED ON SITE: 1</p> <p>6. YARD/SETBACK: FRONT YARD: REQUIRED: 15 / 20 FT. PROPOSED: 81'-11" FT. STREET SIDE YARD: REQ: N/A PROP: N/A INTERIOR YARD: REQ: 4 FT.* PROP: N-4'-0" REAR YARD: REQ: 5 FT. PROP: S-4'-0"/O'-4" (E) PROP: O'-0" / 5'-0"</p> <p>7. PARKING: TOTAL # OF SPACES REQUIRED BY ZONE: 2 SPACES TOTAL # OF SPACES PROVIDED ON SITE: 2 SPACES</p>	<p>LOT 9 & 10 IN BLOCK 66 OF OCEAN BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. ACCORDING TO MAP THEREOF No. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28, 1987, ALSO KNOWN AS 1615 OCEAN FRONT ST. SAN DIEGO, CA. 92107 ASSESSOR'S PARCEL NUMBER: 448-161-02 TYPE OF CONSTRUCTION: V-B OCCUPANCY CLASSIFICATION: R3 GEOLOGICAL HAZARD CATEGORY: 52 & 43</p> <p>PROPOSED PROJECT: BASEMENT (NON GFA): 952 SF UNDERGROUND PARKING (NON GFA): 344 SF FIRST FLOOR RESIDENCE: 1,378 SF EXISTING GARAGE: 475 SF 1,853 SF</p> <p>SECOND FLOOR RESIDENCE: 1,389 SF</p> <p>ROOF PORCH (NON GFA): 871 SF ROOF PORCH W/ 2 SIDES > 40% PERMANENTLY OPEN PER 113.0234(b)(1) NON GFA</p> <p>TOTAL GFA 3,242 SF (.70 FAR)</p> <p>PARKING ACTUAL PARKING: 819 SF</p>	<p>+ BUS STOPS: NO EXISTING BUS STOPS. + BUILDING NUMBERS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. + OFF-STREET PARKING: NONE. + GRADE: NO CHANGE TO EXISTING GRADE. + BUILDING HEIGHT: 30 FT. MAX. BUILDING HT. + FIRE HYDRANT: 60 FT. +/- @ CORNER OF OCEAN FRONT ST. AND DEL MAR AV. (SEE SURVEY A1.2).</p>		
					<p>REVISION 15: REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1:</p> <p>PREPARED BY: NAME: SCOTT BERNET ARCHITECTS ADDRESS: 2031 SECOND AVE. SAN DIEGO CA, 92101 PHONE #: 619.237.9433 PROJECT ADDRESS: 1615 OCEAN FRONT ST. SAN DIEGO, CA 92107 PROJECT NAME: 1615 OCEAN FRONT ST.</p>