

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mercado Apartments

Lead Agency: City of San Diego

Contact Name: Dawna Marshall

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Project Location: City of San Diego, County of San Diego

City

County

Project Description (Proposed actions, location, and/or consequences).

A request for a COASTAL DEVELOPMENT PERMIT to amend Coastal Development Permit No. 92-0490, and a SITE DEVELOPMENT PERMIT to demolish two existing, two-story apartment buildings (12 dwelling units), trash enclosure and a portion of the parking lot, and construct a 4-story, 92-unit, 100,169-square-foot 100% affordable housing development. The project includes 5,886 square-feet of outdoor courtyard and plaza space. The project amends the existing development permit to reduce the minimum required number of vehicular parking spaces within the project site from 194 to 94 parking spaces. The project is requesting an incentive to reduce dedication and street improvement requirements. Three waivers are being requested; reduced window height, direct access from the street and removal of the requirement for building setbacks. The site is located at 2001 Newton Street and consists of 0.98 acres within the 4.34-acre Site Assessor's Parcel Number 538-672-0400.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Land Use Impact: The project would potentially conflict with the City's Construction Noise Ordinance (SDMC Section 59.5.0404). Project construction activities would exceed the 75 dBA LEQ at a sensitive receptor (adjacent residential uses). Mitigation measure NOI-1 would be required to reduce this impact to below a level of significance.

Noise Impact: Construction noise related to demolition work would be approximately 78 dBA LEQ (12-hour) at occupied residences within the project parcel (dBF 2024). Construction noise from grading operations would be approximately 79 dBA LEQ at occupied residences within the project parcel. As such, project construction noise could exceed the City's 75 dBA LEQ Construction Noise Ordinance threshold at the on-site residences and mitigation measure NOI-1 would be required to reduce this potential impact to below a level of significance.

Mitigation measure NOI-1 requires the preparation and implementation of a construction noise management plan to control noise to 75 dBA LEQ at nearby noise-sensitive receptors. With implementation of mitigation measure NOI-1, noise levels from construction would be reduced to below 75 dBA LEQ (12-hour) (dBF 2024), and impacts would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Parking and noise.

Provide a list of the responsible or trustee agencies for the project.

None known