

**FINAL FIFTH ADDENDUM TO THE 2006 FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE DOWNTOWN COMMUNITY PLAN,
CENTRE CITY PLANNED DISTRICT ORDINANCE AND 10TH
AMENDMENT TO THE CENTRE CITY REDEVELOPMENT PLAN**

SCH NO. 2003041001

**FOR THE PROPOSED
AMENDMENT NO. 2013-01 TO THE CENTRE CITY PLANNED
DISTRICT ORDINANCE**

October 2013

Prepared for: The City of San Diego
600 B St., Suite 400
San Diego, CA 92101

Preparation Administered by: Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

Prepared by: AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

ATTACHMENT G

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Background.....	1
1.3 CEQA Requirements	2
1.4 Previous Environmental Documents Incorporated by Reference	3
1.5 Project Description	4
1.6 Summary of Environmental Impacts and Explanation of the Decision not to Prepare a Supplemental or Subsequent EIR	6
1.7 Conclusion	6
2.0 DOWNTOWN FEIR CONSISTENCY DETERMINATION CHECKLIST	9
2.1 Aesthetics/Visual Quality	10
2.2 Agricultural Resources	12
2.3 Air Quality	13
2.4 Biological Resources	16
2.5 Historical Resources	17
2.6 Geology and Soils.....	19
2.7 Greenhouse Gas Emissions.....	20
2.8 Hazards & Hazardous Materials.....	22
2.9 Hydrology & Water Quality	25
2.10 Land Use and Planning.....	27
2.11 Mineral Resources	30
2.12 Noise	30
2.13 Population and Housing.....	33
2.14 Public Services & Utilities.....	34
2.15 Parks & Recreational Facilities.....	38
2.16 Transportation/Traffic.....	39
2.17 Mandatory Findings of Significance.....	42

Attachment A: Comment Letter and Response to Comment

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1 Regional Location and Vicinity	7
2 Industrial Buffer (IB) Overlay Zone Project Area.....	8

1.0 INTRODUCTION

This Addendum to the 2006 Final Environmental Impact Report (“2006 Downtown FEIR”, “2006 FEIR”, or “FEIR”) for the Downtown Community Plan (DCP), Centre City Planned District Ordinance (CCPDO) and 10th Amendment to the Centre City Redevelopment Plan (SCH No. 2003041001) prepared for the City of San Diego has been prepared in accordance with the California Environmental Quality Act Guidelines Section 15164. It updates the FEIR which was certified on March 14, 2006. The FEIR is available for review at the offices of Civic San Diego, which are located at 401 B Street, Suite 400, San Diego, CA 92101.

1.1 PURPOSE

This Addendum has been prepared to evaluate the potential environmental effects of the proposed Amendment 2013-01 to the CCPDO, which regulates land use and development within the Downtown Community Plan Area (DCP Area). Section 15164(a) of the California Environmental Quality Act (“CEQA”) Guidelines provides that the lead agency shall prepare an addendum to a previously certified environmental impact report (“EIR”) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Sections 15162-15163 calling for preparation of a Supplemental or Subsequent EIR have occurred. This Addendum conclusively demonstrates that none of the conditions described in CEQA Guidelines Section 15162-15163 have occurred.

1.2 BACKGROUND

On February 28, 2006, the San Diego City Council adopted the 2006 DCP and the CCPDO to provide a framework for downtown land development.

During the adoption of the 2006 DCP, issues of industrial and residential adjacencies were discussed, but specific regulatory frameworks for downtown industrial uses were not enacted due to the on-going preparation of the City of San Diego's General Plan (General Plan) update and the key discussions that were underway regarding potential City-wide policies that would be adopted as part of the future General Plan Economic Prosperity Element. Upon adoption of the DCP, policies reflecting the intent to address land use adjacencies were included and further expanded through the adoption of the 2008 General Plan.

In 2011, Civic San Diego (CivicSD) received an application for a residential mixed-use project located on the east side of Pacific Highway between Hawthorne and Ivy streets in the northern Little Italy neighborhood. Solar Turbines Industrial Complex (“Solar Turbines”) is located directly to the west of the site where the project was proposed. The main issue surrounding the proposed development was related to industrial and residential adjacencies and the potential impacts to the regulatory framework under which Solar Turbines operates. After an extensive review of the proposed development, it was determined that the project was not consistent with the goals and policies of the General Plan, DCP and CCPDO, and was therefore denied.

CivicSD is proposing amendments to the CCPDO establishing an Industrial Buffer (IB) Overlay Zone that would prohibit residential and other sensitive land uses in an area near the Solar Turbines Industrial

Complex (“Solar Turbines”) located at 2200 Pacific Highway (Amendment 2013-01 to the CCPDO). It includes an area that is as close as 100 feet and as far as 635 feet from the Solar Turbines site. The proposed Amendment 2013-01 would address land use adjacency issues and would implement relevant goals and policies of the General Plan and DCP. The IB Overlay Zone is further described in Section 1.5, Project Description.

1.3 CEQA REQUIREMENTS

Pursuant to section 15164(a) of the CEQA Guidelines, the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR “if some changes or additions are necessary, but none of the conditions described in Sections 15162-15163 calling for preparation of a subsequent or supplemental EIR have occurred”. These sections of the CEQA Guidelines would require a Subsequent or Supplemental EIR if any of the following conditions apply:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that none of the aforementioned conditions are met, Section 15164(a) states that a Subsequent or Supplemental EIR is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or
- Require that an addendum be prepared.

Based on the results of the FEIR Consistency Determination Checklist (“Consistency Determination”) prepared for the proposed Amendment 2013-01 to the CCPDO, none of the situations described in CEQA Sections 15162-15163 apply. Therefore, the decision was made to prepare an Addendum (see further discussion in Section 1.6).

1.4 PREVIOUS ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE

Consistent with Section 15150 of the CEQA Guidelines, the following documents were used in the Preparation of this Addendum and are incorporated herein by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency (Resolution R-04193) and by the City Council (R-302932) on August 3, 2007.

Second Addendum to the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Project Area for Amendments to the San Diego Community Plan, Centre City Planned District Ordinance, and Mitigation Monitoring and Reporting Program certified by the Redevelopment Agency (Resolution R-04508) and by the City Council (R-305761) on April 23, 2010.

Third Addendum to the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Project Area for Amendments to the Residential Emphasis District Amendments to the Centre City Planned District Ordinance certified by the Redevelopment Agency (Resolution R-04510) and by the City Council (R-305759) on April 21, 2010.

Fourth Addendum to the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution R-04544) and the City Council (R-306014) on August 3, 2010.

1.5 PROJECT DESCRIPTION

Project Location

The DCP Area includes approximately 1,500 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. The DCP Area is bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest (Figure 1). Major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. PDOs contain regulations with respect to land use, intensity, density, building massing, sun access, architectural design, parking, open space, landscaping, and other development characteristics. The proposed project consists of amendments to the CCPDO. The boundaries of the CCPDO are depicted in Figure 1. The CCPDO applies to all of the DCP Area with the exception of the Gaslamp Quarter and Marina PDO areas.

Proposed Project

The proposed project consists of an amendment to the CCPDO that would establish the Industrial Buffer (IB) Overlay Zone that would prohibit residential and other sensitive land uses in the area near the Solar Turbines Industrial Complex (“Solar Turbines”) located at 2200 Pacific Highway (Amendment 2013-01 to the CCPDO) The proposed amendment is intended to address land use adjacency issues by establishing a buffer around the site that would also prevent potential impacts to the regulatory framework under which Solar Turbines operates.

The IB Overlay Zone encompasses approximately 12 acres of developable land within the northern Little Italy Neighborhood. It includes land that is as close as 100 feet, and as far as 635 feet, from the Solar Turbines site. The boundaries of the proposed IB Overlay Zone are depicted in Figure 2. The IB Overlay Zone is bounded by the blocks east of Pacific Highway, south of Laurel Street, west of Kettner Boulevard, and north of Hawthorn Street; the block east of Pacific Highway, south of Hawthorn Street, west of California Street, and north of Grape Street is also included.

The proposed amendments to the CCPDO would prohibit residential land uses and other sensitive land uses associated with “Sensitive Receptors.” The proposed amendments to the CCPDO define “Sensitive Land Uses” as:

Land uses considered to be sensitive receptors include residential, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants, the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by

*federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.*¹

The purpose of the IB Overlay Zone is to facilitate the continued operation of the Solar Turbines Industrial Complex at its current location and encourage the economic development and employment opportunities it provides. Furthermore, the proposed IB Overlay would address potential impacts to the regulatory framework under which Solar Turbines operates by addressing issues related to the separation between industrial land uses and sensitive land uses within the areas surrounding the Solar Turbines site. The proposed amendments would further provide clear regulations and procedures for future development located within the IB Overlay, consistent with the following goals and policies of the General Plan, DCP and CCPDO:

2008 General Plan

- LU-I.14 – Create appropriate buffer zones to help alleviate or minimize potential hazards of certain types of land uses.
- EP-A.1 – Protect base sector uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting. When updating community plans or considering plan amendments, the industrial land use designations contained in the Land Use and Community Planning Element should be appropriately applied to protect viable sites for base sector and related employment uses.

2006 DCP and CCPDO

- Land Use and Housing Policy 3.3-P-2: Allow residential activity in all land use classifications (with exception of tidelands pursuant to the Port Master Plan and lands classified as Industrial). Allow for higher standard of review for residential development adjacent to industrial land use districts.
- Land Use and Housing Policy 3.3.-P-6: Within six months of adoption of the DCP, and in collaboration with adjacent community members, residents, and business owners, fund and hold planning/urban design meetings(s) to develop guidelines for land uses on properties within the Centre City Planned District adjacent to industrial areas, the working waterfront, and Barrio Logan.
- Economic Development Element Policy 11.3-P-6: Establish an inventory of targeted industry clusters and identify locational characteristics and determine the effects of CivicSD/City policy and regulation on the operation and continued success of these clusters; work closely with industry contacts to identify specific needs to be addressed.

¹ City of San Diego, General Plan Glossary (March 2008).

Copies of the proposed amendments in ~~strikeout~~/underline are available for review in the offices of CivicSD. The proposed amendments would apply to future projects located within the boundaries of the IB Overlay Zone, and a Downtown FEIR Consistency Determination will be conducted on future projects to assess whether project level impacts are fully addressed within this Addendum to the 2006 Downtown FEIR or if further environmental review is required. The 2006 Downtown FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. A Consistency Determination will be completed for future projects in accordance with suggested best practices outlined in CEQA Guidelines Section 15168.

1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND EXPLANATION OF THE DECISION NOT TO PREPARE A SUPPLEMENTAL OR SUBSEQUENT EIR

Based on the analysis in the Consistency Determination Checklist (see Section 2.0) prepared as part of this Addendum, the proposed amendments would not result in any new significant impacts not discussed in the FEIR, or result in any substantial increases in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives.

As discussed in Section 2.15, the proposed amendments to the CCPDO would address land use adjacency in the area around the Solar Turbines site. The proposed amendments would not increase the intensity of development. Rather they would prohibit residential and other sensitive land uses within the IB Overlay Zone to minimize potential environmental impacts. The proposed amendments are consistent with the goals and policies of the 2008 City of San Diego General Plan, the DCP, and CCPDO and would help implement these plans in a more comprehensive and definitive manner. The proposed amendments to the CCPDO would not result in new significant impacts not previously discussed in the FEIR, nor would they result in an increase in the severity of the previously identified impacts. Therefore, none of the situations described in CEQA Sections 15162-15163 apply.

1.7 CONCLUSION

In summary, the analysis concludes that none of the conditions described in Sections 15162-15163 of the CEQA Guidelines requiring preparation of a Subsequent or Supplemental EIR have occurred. Thus, this Addendum to the 2006 FEIR has been prepared in accordance with section 15164 of the CEQA Guidelines. The proposed amendments to the CCPDO do not introduce new significant environmental effects, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of infeasible mitigation measures or alternatives.

Figure 1 - Regional Location and Vicinity

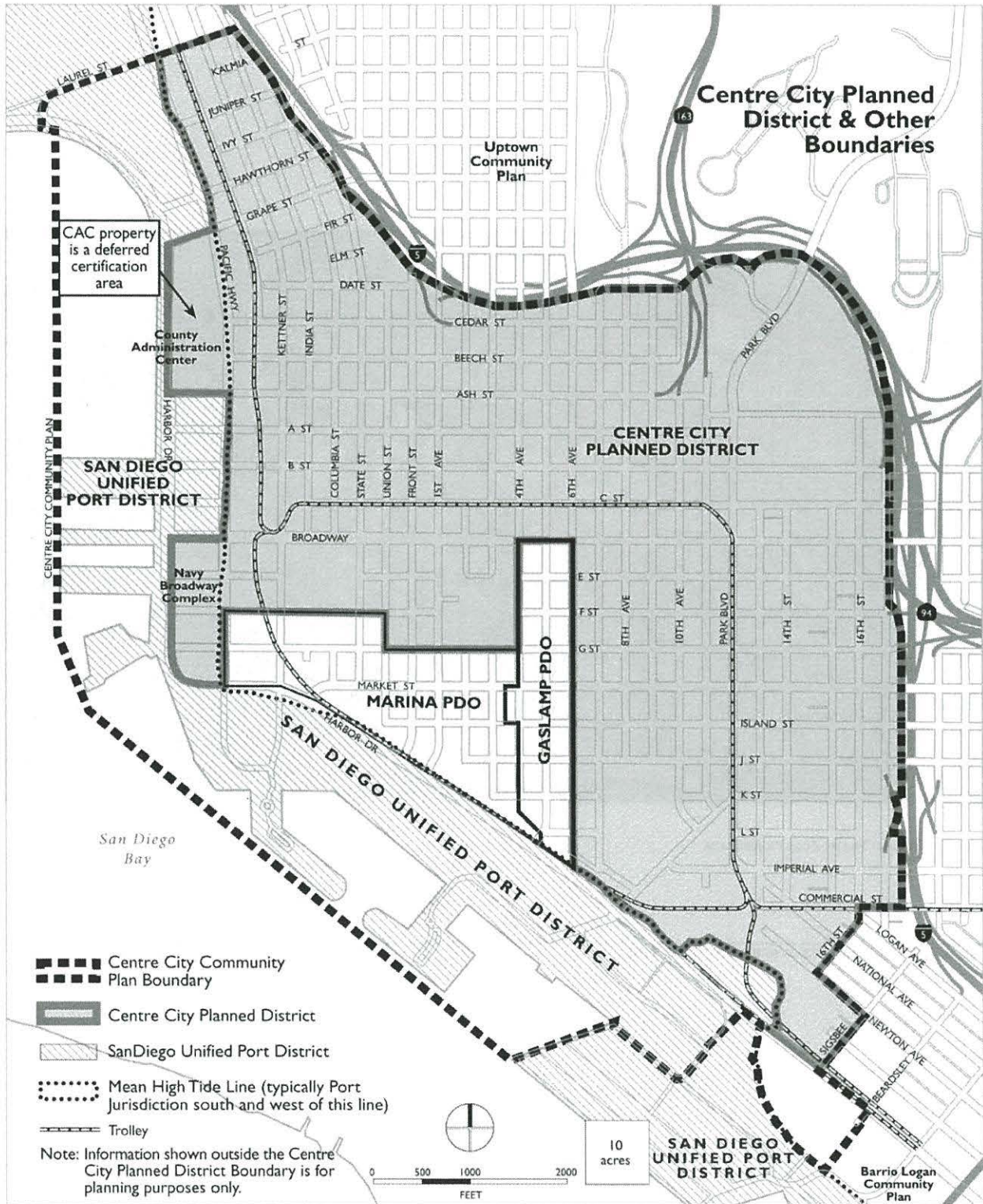


Figure 2 - Industrial Buffer (IB) Overlay Zone Project Area



Industrial Buffer (IB) Overlay Zone Project Area

2.0 DOWNTOWN FEIR CONSISTENCY DETERMINATION CHECKLIST

This section includes a completed Downtown FEIR Consistency Determination Checklist that evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the FEIR and the Addendum referenced in Section 1.4 (Previous Environmental Documents Incorporated by Reference). The checklist indicates how the impacts of the proposed amendments relate to the conclusions of the previous environmental documents. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. The proposed amendments to the CCPDO, as described in Section 1.5 (Project Description), would prohibit residential and other sensitive land uses within the IB Overlay Zone. These amendments would not change the established and intended character of the northern Little Italy neighborhood, as envisioned by the approved planning documents, and analyzed by the 2006 Downtown FEIR. The changes to permitted land uses within the IB Overlay Zone would not add new or additional land uses to those that are already permitted in the base zone and other overlay zones that are established by the CCPDO; rather it would prohibit potentially incompatible land uses, including residential and other sensitive land uses that are currently permitted. Furthermore, these amendments would not change the intensity of development established in the DCP and analyzed in the 2006 Downtown FEIR.

Therefore, the majority of the environmental analysis completed in the following checklist focuses on the establishment of an IB Overlay Zone through amendments to the CCPDO since the potential for these changes to result in environmental impacts was not fully covered in the 2006 Downtown FEIR. Because the approval of the proposed project does not coincide with a specific development project or identify the timing of development projects that may be implemented, future environmental review of specific development projects with the potential for physical impacts will be required pursuant to the California Environmental Quality Act (CEQA) at the time when they are proposed.

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
2.1 AESTHETICS/VISUAL QUALITY						
<p>(a) Substantially disturb a scenic resource, vista, or view from a public viewing area, including a State scenic highway or view corridor designated by the Community Plan?</p> <p>According to the FEIR, views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado and the downtown skyline are afforded by public viewing areas within and around downtown, and along view corridor streets within the planning area. Several view corridor streets that are within or adjacent to the project area are identified in the CCPDO, including segments of Laurel Street, Juniper Street, Ivy Street, Hawthorn Street, and Grape Street, all of which extend from Kettner Street west to the Bay. The FEIR concludes that build-out of the DCP Area would not significantly impact these designated view corridors. The DCP includes goals and policies, which are implemented by provisions contained in the CCPDO to protect view corridor setbacks on specific streets that are identified as view corridors to maintain views and avoid impacts of future development.</p> <p>Additionally, the FEIR concludes that there no designated scenic resources within the DCP Area except for a small portion of State Designated Scenic Highway 163, as it enters the downtown. However, this designated Highway segment is not in close proximity to the project area.</p> <p>The proposed amendments to the CCPDO do not include any components that would substantially disturb the existing visual character of the DCP Area including the designated view corridors and the small portion of the State Designated Scenic Highway 163. Although the FEIR concludes that there would be impacts on views of San Diego</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Bay and the San Diego-Coronado Bay Bridge, this impact would result from buildout of the East Village sub-district of the DCP. The proposed Amendment 2013-01 to establish the IB Overlay Zone would only apply to a specified portion of the CCPDO area and would not alter the conclusion of the FEIR.</p> <p>In addition, the proposed amendments do not include modifications that would allow greater intensity of development other than that which is assumed in the FEIR. Future proposed projects would still be required to adhere to all policies pertaining to scenic resources and view corridor stepbacks. As such, the proposed Amendment 2013-01 to the CCPDO would not result in direct or cumulative impacts on the scenic resources of the DCP Area.</p>						
<p>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? The proposed amendments do not include any components that would result in the development of structures that would be substantially incompatible with the bulk, scale, color and/or design of surrounding development within the DCP Area. The amendments to the CCPDO do not include any changes to the allowable Floor Area Ratio (FAR), bulk regulations, or design standards and guidelines set forth in the CCPDO or the DCP. Future proposed projects would still be required to adhere to all design standards and guidelines, and would also be subject to the Design Review process. Therefore, the proposed Amendment 2013-01 to the CCPDO would not result in direct or cumulative visual impacts on surrounding development, consistent with the conclusions of the FEIR.</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(c) Substantially affect daytime or nighttime views in the area due to lighting? The City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. The CCPDO also includes the Little Italy Sun Access (LISA) Overlay to ensure adequate natural light in public spaces. Some properties within the proposed IB Overlay Zone would also be subject to the requirements of the LISA Overlay. All future development would be subject to the City's Light Pollution Law and, where applicable the LISA Overlay, and would also be required to comply with any other regulations set forth in the FEIR and the CCPDO. The proposed Amendment 2013-01 does not include changes to lighting policies or regulations. Therefore, the direct and cumulative impacts to daytime and nighttime views due to lighting would not be significant, consistent with the findings of the FEIR.</p>					X	X
2.2 AGRICULTURAL RESOURCES						
<p>(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? The project area is located in a developed, urban environment that does not contain land designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. As such the FEIR concluded that environmental impacts to agricultural resources would not be significant. Therefore, no direct or cumulative significant impact to agricultural resources would occur as a result of the proposed Amendment 2013-01 to the CCPDO.</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The project area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act contract pursuant to Section 51201 of the California Government Code. As such the FEIR concluded that environmental impacts to agricultural resources would not be significant. Therefore, significant direct or cumulative impacts to land zoned for agricultural use or land subject to a Williamson Act contract lands would not occur as a result of the proposed Amendment 2013-01 to the CCPDO.</p>					X	X
<p>2.3 AIR QUALITY</p>						
<p>(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? The DCP Area is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by state and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM₁₀) and less than 2.5 microns (PM_{2.5}) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the state air quality standards for ozone. According to the FEIR, development pursuant to the DCP would not conflict with regional air quality planning, and would be consistent with the RAQS.</p> <p>The proposed amendments to the CCPDO do not include modifications that would allow for different intensity of development within the DCP Area other than those assumed in the FEIR. Although the proposed amendments to the CCPDO would result in changes to permitted land uses within the project area, the changes would</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
prohibit residential and other sensitive land uses within the IB Overlay Zone to help address land use compatibility with surrounding land uses. The proposed amendments are intended to reduce potential air quality impacts to sensitive receptors, as described in Section 2.3(b). Therefore, no significant direct or cumulative impacts would occur and no significant impacts to an applicable air quality plan would occur.						
<p>(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? The proposed amendments to the CCPDO are intended to address the compatibility of existing industrial/manufacturing operations occurring on the Solar Turbines site with adjacent uses. The proposed Amendment 2013-01 would prohibit siting sensitive receptors in an area within close proximity to the Solar Turbines site. This would allow the existing industrial operations on the site to continue while also addressing the potential impacts to the regulatory framework under which Solar Turbines operates. As such, the proposed amendment to the CCPDO is intended to reduce the potential exposure of any new sensitive receptors to substantial air contaminants that could occur from the existing operations at the Solar Turbines site.</p> <p>The FEIR also concludes that construction activities associated with future development in the DCP Area could expose sensitive receptors to substantial emissions of particulate matter and requires implementation of mitigation measures at the project-level to reduce these impacts to a less than significant level. As such, the FEIR includes Mitigation Measure AQ-B.1-1 to reduce the impact of cumulative impacts from dust and</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>construction equipment engine emissions during construction.</p> <p>According to the FEIR, emissions from automobile and truck trips generated from increases in the intensity of development would not result in direct air quality impacts, but could combine with other emissions in the SDAB and create a cumulative air quality impact. The FEIR recognizes that Federal, state, and local laws include mandated regulations as well as recommend measures to be incorporated by subsequent development within the Air Basin.</p> <p>The proposed amendments do not include modifications that would allow for greater intensity of development other than that which has been previously assumed in the FEIR, nor would any new or additional uses be allowed. On the contrary, the proposed amendments would further reduce the potential exposure of sensitive receptors to substantial air contaminants.</p>						
<p>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions that may endanger human health? The proposed amendments to the CCPDO are consistent with the analysis and conclusions of the FEIR related to the generation of substantial air containments. The FEIR assumes that existing major stationary sources would continue, and no new major stationary sources would be permitted by the DCP or CCPDO. At the same time, the FEIR acknowledges that new residential and other sensitive receptors could be expected to develop near to existing stationary sources of emissions. The proposed IB Overlay is intended to address land use compatibility by reducing the possibility that sensitive receptors could be exposed to air</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>contaminants. However, according to the FEIR, sensitive receptors could be sited within a proximity of existing emissions generators that has the potential for health risk; although health risk is dependent on intensity of the emission generation and the relationship to the particular sensitive receptor in terms of distance and meteorological factors.</p> <p>The proposed Amendment 2013-01 to the CCPDO is intended to reduce potential impacts from air quality emissions to sensitive receptors in the area around the Solar Turbines site. The proposed amendments would not generate any new or additional air contaminants in and of themselves and would not endanger human health. Any new development within the proposed IB Overlay Zone would be required to comply with the requirements of the General Plan, DCP, CCPDO, and other applicable regulations and guidelines, including the mitigation identified in the FEIR. Therefore, the proposed amendments would not result in significant direct or cumulative impacts greater than those assumed in the FEIR.</p>						
2.4 BIOLOGICAL RESOURCES						
<p>(a) Substantially effect, 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 local, state, or federal agencies? The project area is located in a developed, urbanized area of downtown, and there are no sensitive plants or animal species, habitats, or wildlife migration corridors within the area. The FEIR concludes that there would not be a significant impact to biological resources. Therefore, no significant direct or cumulative impact associated with this issue is anticipated to occur.</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state, or federal agencies? The proposed amendments to the CCPDO do not include any changes to policies or regulations that would alter the conclusions of the FEIR. As identified in the FEIR, the DCP Area is not within a subregion of the San Diego County Multiple Species Conservation Program, and does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state, or federal agencies. Therefore, significant direct or cumulative impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities would not occur as a result of the implementation of the proposed amendments.</p>					X	X
2.5 HISTORICAL RESOURCES						
<p>(a) Substantially impact a significant historical resource, as defined in § 15064.5? The proposed amendments to the CCPDO would not change any existing policies related to historical resources. No changes would occur to increase the intensity of development. In addition, no new or additional uses would be permitted as a result of the proposed amendments, other than those that are already analyzed in the FEIR. The proposed amendments would only restrict residential and other sensitive land uses within the IB Overlay Zone. As such, the proposed amendments to the CCPDO would not result in any additional impacts beyond what was already analyzed in the FEIR.</p> <p>There are no properties within the project area known to be listed on the National Register of Historic Places or the California Register of Historic Places. There is one property that is listed</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>on the San Diego Register within the proposed IB Overlay Zone, located at 2308 Kettner Blvd. The proposed Amendment 2013-01 would not, in and of itself, result in any impacts to historical resources. However, future development projects may result in impacts occurring from demolition, destruction, or alteration of significant structures.</p> <p>The FEIR concludes that future development within the DCP Area and CCPDO could have a significant impact on historical resources. Since the FEIR analyzes the “program” level impacts associated with the DCP and CCPDO, and no specific development project was analyzed, nor is a specific project being proposed as part of proposed Amendment 2013-01, project-level mitigation measures identified as part of the FEIR are still applicable. The FEIR includes Mitigation Measures HIST-A.1-1, HIST-A.1-2, and HIST-A.1-3 that are required for applicable development projects to address impacts to historical resources. As such, the proposed Amendment 2013-01 to the CCPDO would not result in any new or additional impacts beyond those already analyzed in the FEIR.</p>						
<p>(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? The FEIR concludes that impacts to archaeological resources would be significant and requires mitigation and the project level to help reduce these impacts. However, no additional ground would be disturbed beyond that identified in the FEIR; and therefore the proposed amendments to the CCPDO do not include changes with a potential to adversely affect significant archaeological resources. However, project level mitigation to address impacts to archaeological resources is identified in the FEIR, and all future projects would still be required to</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
comply with Mitigation Measure HIST-B.1.1. However, since no project is being proposed at this time as part of the proposed amendments to the CCPDO, mitigation is not currently a requirement of the proposed action. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? The FEIR concludes that impacts to paleontological resources and unique geological features would be significant. However, the proposed amendments to the CCPDO do not include any additional site disturbing activities beyond what was analyzed in the FEIR. No specific project is being proposed as part of the amendments to the CCPDO and does not include any changes with a potential to adversely affect paleontological resources. However, any future projects would still be required to comply with the project level mitigation identified in the FEIR to address impacts to paleontological and unique geologic features. Mitigation Measure PAL-A.1-1 would be required for applicable development projects. Therefore, there are no potential direct or cumulative impacts related to this issue.					X	X
2.6 GEOLOGY AND SOILS						
(a) Substantial health and safety risk associated with seismic or geologic hazards? Since the project area is located in a seismically active region, a seismic event could cause significant seismic groundshaking. However, the FEIR indicates that conformance with, and implementation of, all seismic-safety development requirements, including City requirements for the Downtown Special Fault Zone, the seismic design requirements of the Uniform Building Code (UBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
potential impacts associated with seismic and geologic hazards are not significant. Since the proposed amendments would not significantly alter the type of land uses or intensity of development allowed, nor impede conformance with, or implementation of, the abovementioned seismic safety development requirements, the impacts of the proposed amendments would be consistent with the conclusions assumed in the FEIR, and no potential direct or cumulative impacts related to this issue are anticipated.						
2.7 GREENHOUSE GAS EMISSIONS						
<p>(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? California’s Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006, codified the State’s greenhouse gas (GHG) emissions target by requiring the State’s GHG emissions to be reduced to 1990 levels by 2020. To achieve these GHG reductions outlined in AB 32, there will have to be widespread reductions of GHG emissions across the California economy. Some of the reductions will come in the form of changes in vehicle emissions and mileage, changes in the sources of electricity, and increases in energy efficiency by existing facilities as well as other measures. The remainder of the necessary GHG reductions will come from requiring new facility development to have lower carbon intensity than “Business-as-Usual” (BAU), or existing, conditions.</p> <p>Neither CivicSD nor the City of San Diego has adopted thresholds of significance for GHG emissions. However, according to the Technical Memorandum entitled “Addressing Greenhouse Gas Emissions from Projects Subject to CEQA” the City is utilizing, for the interim, the 900 metric ton (MT) threshold presented by CAPCOA</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(CAPCOA 2008). The memorandum identifies Project types and Project sizes that are estimated to emit 900 MT of GHGs per year. Projects that are greater than or equal to the Project sizes listed in the memorandum must perform a GHG analysis. The analysis should include, at a minimum, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.</p> <p>The proposed IB Overlay Zone is not associated with a specific development project or tied to the timing of development or infrastructure projects that may be implemented in the future. Therefore, it is infeasible at this stage to determine if individual future projects would exceed the screening criteria of the memorandum. Future environmental review of specific development projects with the potential for physical environmental impacts would be required pursuant to the California Environmental Quality Act (CEQA) at the time when they are proposed. However, approval of the proposed IB Overlay Zone would not result direct or cumulative impacts related to GHG emissions.</p>						
<p>(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? Implementation of the proposed IB Overlay Zone would not conflict with regulations adopted to reduce the GHG emissions. Future projects developed in accordance with the proposed amendments would continue to comply with the City of San Diego interim reduction thresholds, which are based on the AB 32 reduction threshold, and would also be consistent with the recommendations within Policy CE-A.2 of the City of San Diego's General Plan Conservation Element. Therefore, the proposed project does not</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
conflict with any applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. This impact is considered not significant.						
2.8 HAZARDS & HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to on-site hazardous materials? The proposed amendments to the CCPDO would not allow for any greater intensity of development than was analyzed in the FEIR. The proposed amendments would establish a new IB Overlay Zone that would prohibit residential and other sensitive land uses; there would not be any additional land uses that would be permitted than those that are already allowed within the CCPDO. The amendments would not result in any changes that increase the routine transport, use, or disposal of hazardous materials within the DCP Area beyond that analyzed in the FEIR. Therefore, no direct or cumulative impacts associated with this issue are expected to occur.					X	X
(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR. According to the FEIR, there are not sites within the project area that are listed on the State of California Hazardous Waste and Substances Sites List. However, there are several sites on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing that are located in the project area. However, the FEIR concludes that compliance with existing mandatory federal, state, and local regulations would ensure that significant hazards					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
to public and the environment do not occur. The proposed amendments to the CCPDO are intended to further address potential impacts to sensitive land uses associated with industrial land uses at the Solar Turbines site. Since the proposed amendments do not include modifications that would allow for different intensity of development other than those assumed in the FEIR, nor include any changes in land use that would in any way violate or impede adherence to the existing mandatory regulations, impacts related to the creation of significant hazards to the public or the environment would not be significant, consistent with the analysis of the FEIR. Therefore, there are no potential direct or cumulative impacts related to this issue.						
<p>(c) Substantial safety risk to operations at San Diego International Airport? According to the currently adopted version of the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire DCP Area is located within the SDIA Airport Influence Area. The FEIR identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses. Since the proposed amendments to the CCPDO do not include modifications that would allow for greater intensity of development other than those assumed in the FEIR, nor include any land use changes or other components that would in any way violate or impede adherence to these policies. Potential impacts related to the creation of substantial safety risks at San Diego International Airport would not be significant, consistent with the analysis in the FEIR. Therefore, there are no potential direct or cumulative impacts related to this issue.</p> <p>However, the Airport Land Use Commission of the San Diego County Regional Airport Authority is</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>currently in the process of updating the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport and released a Draft ALUCP and an associated Draft EIR in July 2013. The ALUCP includes Safety Zone 2E and Safety Zone 3SE that overlap the proposed IB Overlay Zone. The safety zones included in the Draft ALUCP are intended to minimize the risk of an off-airport aircraft accident or emergency landing by regulating land uses within the safety zones and setting limits on the density of residential development and the intensity of nonresidential development within each safety zone. Any changes to permitted land uses or allowable density or intensity of development identified in the Draft ALUCP are independent of proposed Amendment 2013-01 to the CCPDO. The Draft EIR for the ALUCP indicates that the density standards of the proposed ALUCP would reduce the potential number of dwelling units that could be built in the Little Italy area by 696 units (Page 4-154). The proposed ALUCP would also reduce the amount of commercial space that could be developed, and thereby would displace employment opportunities. In response to the proposed ALUCP, CivicSD submitted comments on the Draft EIR on September 10, 2013 that request clarifications to the development assumptions used and the resulting conclusions in the Draft EIR, including the potential reduction in the amount of residential units in Little Italy.</p> <p>The adoption of the ALCUP would ultimately require future discretionary actions from the City Council to either (1) amend the City's land use plans and regulations (including the DCP and CCPDO) to be consistent with the ALUCP, or (2) override the ALUCP. These actions would be independent of the proposed Amendment 2013-01 to the CCPDO, for which this Addendum is being</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
prepared. Subsequent environmental review will be required for any discretionary action that is taken by the City Council in relation to the ALUCP.						
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? The FEIR concludes that development that occurs in accordance with the DCP would not adversely affect implementation of the City of San Diego's Emergency Operations Plan. The proposed amendments do not propose any features that would affect an emergency response or evacuation plan or alter the findings of the FEIR. Therefore, implementation of the proposed amendments is not anticipated to result in substantial impairment of an adopted emergency plan or an emergency evacuation plan. Therefore, there are no potential direct or cumulative impacts related to this issue.					X	X
2.9 HYDROLOGY & WATER QUALITY						
(a) Substantially degrade groundwater or surface water quality? According to the FEIR, adherence to existing State and local water quality controls would ensure that the urban runoff generated by new development would not degrade groundwater or surface water quality. However, the FEIR concluded that the water quality of San Diego Bay is already impacted, and the addition of any pollutants in urban runoff discharged to the Bay would result in a cumulatively significant impact. Proposed amendments to the CCPDO would not allow for greater intensity of development other than that which is assumed in the FEIR. The proposed amendments would establish a new IB Overlay Zone that would prohibit residential and other sensitive land uses, and no new land uses would be permitted, other than those that are already allowed within the CCPDO. Future proposed projects subject to the proposed amendments would still be required to adhere to all policies pertaining to groundwater and surface					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
water quality. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
<p>(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? Proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR related to runoff flow rates or volumes. The FEIR concludes that development would not substantially increase impervious surfaces and associated runoff flow rates or volumes. Since the proposed amendments do not include components that would substantially increase impervious surfaces beyond the level assumed by the FEIR, impacts associated with increased runoff flow water or volumes would not be significant, consistent with the analysis of the FEIR.</p>					X	X
<p>(c) Substantially impede or redirect flows within a 100-year flood hazard area? The project area is not located within a 100-year floodplain. Similarly, the proposed Amendment 2013-01 to the CCPDO would also not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, direct or cumulative impacts associated with these issues are not significant.</p>					X	X
<p>(d) Substantially increase erosion and sedimentation? The hydrology of the DCP Area would not be substantially altered over the long term by implementation of the proposed amendments to the CCPDO, as the amendment would not allow for greater intensity of development, or allow any new land-uses, other than that which is assumed in the FEIR. As such, the planning area would maintain a similar quantity of impervious surfaces as currently exists. However, the FEIR indicates that the potential for erosion and sedimentation could increase during any short-term site preparation,</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
excavation and other construction activities and concludes that the mandatory preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term impacts associated with erosion and sedimentation are not significant. Since the proposed amendments do not include components that would in any way impede preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), impacts associated with erosion and sedimentation are not significant. Therefore, no direct or cumulative significant impacts associated with this issue would occur.						
2.10 LAND USE AND PLANNING						
(a) Physically divide an established community? The proposed amendments to the CCPDO would not result in the development of uses, facilities or infrastructure that would physically disrupt or divide an established community. The proposed amendments would not allow for any greater intensity of development or permit any new or additional uses other than that which is assumed in the FEIR. Land use changes would occur to prohibit sensitive land uses within the IB Overlay Zone, thereby addressing land use adjacency issues, and preserving the current regulatory framework under which Solar Turbines operates. Therefore, no significant direct or cumulative impacts associated with this issue would occur.					X	X
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, CCPDO or other applicable land use plan, policy, or regulation? The proposed amendments to the CCPDO would establish the IB Overlay Zone that would prohibit residential and other sensitive land uses. This proposed amendment would address land use compatibility issues in the area surrounding the Solar Turbines site and would prevent substantial impacts to the regulatory framework under which					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>Solar Turbines operates. The IB Overlay Zone would also implement the relevant goals and policies of the General Plan and DCP in a more specific manner. Applicable goals and policies of the General Plan and DCP are identified in Section 1.5, Project Description.</p> <p>In addition, the entire DCP Area is within the SDIA Airport Influence Area, as described in the currently adopted version of the Airport Land Use Compatibility Plan (ALCUP) for SDIA (2004). In addition, portion of the property that is within the proposed IB Overlay Zone is within the Airport Approach Overlay Zone (AAOZ) identified in the current ALUCP for SDIA. (See Section 2.7 (c) for a discussion on the update to the ALUCP.) The AAOZ establishes development regulations, included by reference in the CCPDO and City of San Diego Land Development Code, which limit the development of compatible land uses to a maximum 2.0 FAR and limit building heights to thirty-six (36) feet within the Airport Approach Path. Although much of the area is within the Airport Approach Path, other areas within the proposed IB Overlay Zone have a maximum FAR of 5.5 or 6.0, depending on the block, as identified by Figure H included in the CCPDO.</p> <p>An analysis of the development potential within the IB Overlay, assuming the standards described above and that development projects would include only residential uses, shows that up to 862 dwelling units would be allowed under current development regulations. However, the proposed IB Overlay Zone would prohibit residential and other sensitive land uses, and implementation would result in a theoretical loss in development potential of up to 862 dwelling units in the area.</p> <p>The loss of residential development potential</p>						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
resulting from implementation of the proposed IB Overlay Zone can be accommodated in other areas zoned for residential and mixed use in the rest of the DCP area, and therefore would not substantially conflict with an applicable land use plan, policy, or regulation. (It should also be noted that the goals and polices of the DCP and CCPDO encourage mixed use development, and the assumptions used in this analysis may overestimate the residential development that is likely to occur without the IB Overlay Zone.)						
(c) Substantial incompatibility with surrounding land uses? The proposed amendments to the CCPDO would establish a new IB Overlay Zone that would prohibit residential and other sensitive land uses; there would not be any new or additional land uses that would be permitted other than those that are already allowed within the CCPDO. These amendments are specifically intended to address the incompatibility of sensitive land uses in the area around the Solar Turbines site, while also addressing the potential impacts to the regulatory framework under which Solar Turbines operates, by preventing the development of land uses with sensitive receptors within the overlay zone. The IB Overlay Zone would also implement the relevant goals and policies of the General Plan and DCP in a more specific manner. Applicable goals and policies of the General Plan and DCP are identified in Section 1.5, Project Description. The proposed amendment would not allow for any greater intensity of development than was analyzed in the FEIR, and therefore, no direct or cumulative impacts related to this issue would occur.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? The FEIR concludes that development in accordance with the FEIR would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generated by transients who are displaced from downtown into surrounding canyons and vacant land. The proposed amendments to the CCPDO would not allow for greater intensity or allow any additional uses than were assumed in the FEIR. In addition, no specific project with the potential for physical impacts related to sanitation and litter problems generated by displaced transients is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the DCP Area which may occur from the proposed project would be speculative and no further analysis of their impacts is required.</p>					X	X
2.11 MINERAL RESOURCES						
<p>(a) Substantially reduce the availability of important mineral resources? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR. The FEIR concludes that the viable extraction of mineral resources is limited in the DCP Area due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no direct or cumulative impacts associated with this issue would occur.</p>					X	X
2.12 NOISE						
<p>(a) Substantial noise generation? The FEIR indicates that development within the DCP Area could generate both temporary noise impacts caused by construction activities and long-term noise</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>impacts caused by entertainment and industrial sources. The FEIR concludes that adherence to existing sections of the City of San Diego Municipal Code at the individual project level would ensure that noise impacts caused by construction activities are not significant.</p> <p>Since the proposed amendments do not include any regulations or measures that would in any way violate or obstruct implementation of the applicable sections of the City of San Diego Municipal Code, the impacts of the amendments would not be significant, consistent with the analysis of the FEIR.</p> <p>The proposed amendments do not include modifications that would allow for greater intensity of development other and would not result in an increase in noise generation caused by increased traffic levels than that which is assumed in the FEIR. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.</p>						
<p>(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)? The proposed amendments to the CCPDO would establish a new IB Overlay Zone that would prohibit residential and other sensitive land uses. As a result of the proposed amendments, residential development would not be permitted in the IB Overlay Zone, and therefore no outdoor residential open space would be required and no public parks and plazas would be created.</p> <p>The FEIR indicates that exterior traffic noise in public parks and plazas is a significant impact and requires mitigation at the project level to help reduce this impact; however, impacts would not be fully mitigated. Since no project proposing outdoor residential open space or public parks and plazas</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
pursuant to the proposed amendments is being analyzed at this time, mitigation is therefore not currently a requirement of the proposed action. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
(c) Substantial interior noise within habitable areas of residences, hospitals, and hotels (e.g., levels in excess of 45 dBA CNEL)? The proposed amendments to the CCPDO would establish a new IB Overlay Zone that would prohibit sensitive land uses. No new or additional land uses would be permitted other than those that are already allowed within the applicable zones of the CCPDO. As a result of the proposed amendments, residential development, and other sensitive land uses, would not be permitted in the IB Overlay Zone. Therefore, the proposed amendments would not result in substantial interior noise within habitable rooms because no new habitable residences, hospitals, or hotels would be allowed as a result of proposed Amendment 2013-01 than were analyzed by the FEIR. In addition, the FEIR identifies that the source of noise levels in excess of 45 dBA CNEL were traffic noise and aircraft noise, both of which would still apply in the IB Overlay Zone. The proposed amendments to the CCPDO would not increase traffic noise since no new or additional development would be permitted and would not change aircraft noise. Furthermore, as discussed in the FEIR adherence to Title 24 of the California Code and the Building Code, would assure that interior noise levels in habitable rooms of residential development and hotels would not exceed 45 DBA CNEL. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
2.13 POPULATION AND HOUSING						
<p>(a) Substantially induce population growth in an area? The FEIR concludes that build-out of the Downtown Community Plan would not induce substantial population growth that results in adverse physical changes. The proposed amendments to the CCPDO would prohibit sensitive land uses, including residential uses, within the IB Overlay Zone that would be established. The proposed amendments would not allow for greater intensity of development other than that which is assumed in the FEIR. Therefore, the proposed amendments would not induce substantial population growth that would result in adverse physical changes beyond the level assumed in the FEIR and no direct or cumulative impacts associated with this issue would occur.</p>					X	X
<p>(b) Substantial displacement of existing housing units or people? The proposed amendments to the CCPDO do not include any policies or regulations that could result in the substantial displacement of existing housing units or people. Although the proposed establishment of the IB Overlay Zone would prohibit sensitive land uses, including residential uses, any existing housing units, or residential developments that are already entitled, would not be affected by the proposed amendments. Additionally, there are few if any existing residential or sensitive land uses that are currently within the IB Overlay Zone.</p> <p>However, implementation of Amendment 2013-01 to the CCPDO would prohibit the establishment of residential or sensitive land uses in the area within the proposed IB Overlay Zone. An analysis of the maximum possible residential development potential under the current applicable development regulations shows that up to 862 dwelling units could potentially be built</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>within the proposed IB Overlay Zone area. (The assumptions and a further description are included in 2.9 (b).) However, this is only theoretical development capacity and does not include any existing residential or entitled development projects.</p> <p>Therefore, displacement of housing units and/or persons would not occur as a result of the proposed amendments, and the construction of replacement housing would not be required. Direct and cumulative impacts associated with this issue would not occur.</p>						
2.14 PUBLIC SERVICES & UTILITIES						
<p>(a) Substantial adverse physical impacts associated with the provision of new schools? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR. No housing units or changes that would generate students are proposed. As a result, the proposed amendments would not directly contribute to the need for schools in the Downtown Planning Area; therefore, no significant direct or cumulative impacts would occur. The FEIR concludes that the additional student population anticipated at buildout of the downtown would require the construction of at least one additional school. As indicated in the FEIR, the specific future location of a new school is unknown at present time. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the DCP Area which may occur from future construction of schools would be speculative and no further analysis of their impacts is required.</p>					X	X
<p>(b) Substantial adverse physical impacts associated with the provision of new libraries? The proposed amendments to the CCPDO would prohibit the development of residential and other sensitive land uses with the IB Overlay Zone that</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>would be established. In addition, the amendments would not change the allowable development intensity assumed in the FEIR. As such the proposed amendments do not include components that would directly generate significant additional demand necessitating the construction of new library facilities.</p> <p>Although the amendments to the CCPDO would restrict the development of new housing in the IB Overlay Zone, it would not alter the conclusions of the FEIR. The FEIR concludes that, cumulatively, development in the downtown would generate the need for a new Main Library and possibly several smaller libraries within the downtown.</p> <p>Nevertheless, the specific future location of these facilities (except the Main Library) is unknown at present time. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required.</p>						
<p>(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR, nor include components that would generate increased demand necessitating the construction of new fire protection/emergency facilities beyond that analyzed in the FEIR. Therefore, no significant direct or cumulative impacts would occur.</p>					X	X
<p>(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
the FEIR, nor propose construction of any facilities or improvements that would generate substantial increased demand necessitating the construction of new law enforcement facilities in the DCP Area beyond that analyzed in the FEIR. The FEIR analyzes impacts to law enforcement service resulting from the cumulative development of the downtown and concludes that the construction of new law enforcement facilities would not be required. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of CEQA, analysis of the physical changes in the downtown planning area, which may occur from future construction of law enforcement facilities, would be speculative and no further analysis of their impacts is required.						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. In addition, water pipe improvements that may be needed to serve projects in the project area are categorically exempt from environmental review under CEQA as stated in the FEIR. The proposed amendments to the CCPDO would not result in any changes that would increase the development intensity beyond that which was assumed in the FEIR. Therefore, impacts associated with this issue would not be directly or cumulatively significant.					X	X
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. The proposed amendments do not include policies or regulations that would alter the conclusions of the FEIR, nor include components that would result in the construction of any facilities					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
or improvements that would generate substantial additional demand necessitating the construction of new storm water facilities in the Downtown Planning Area. Therefore, no significant direct or cumulative impacts would occur.						
<p>(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? The proposed amendments to the CCPDO would not allow any increase in the intensity of development than was already assumed in the FEIR. By establishing the IB Overlay Zone, the proposed amendments would restrict sensitive land uses, including residential. No new land use designations would be permitted as part of the proposed amendments. In addition, pursuant to SB 610 and SB 221, a Water Supply Assessment (WSA) report is required for any development meeting the criteria established by SB 610. Completion of a WSA would assure that long-term water supply will be considered as part of future projects.</p> <p>The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR, and do not include components that would result in the construction of any facilities or improvements that would generate additional substantial demand for water necessitating the need for new or expanded entitlements. Therefore, direct and cumulative impacts associated with this issue are considered not significant.</p>					X	X
<p>(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, sewer improvements</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR, nor include components that would result in the construction of any facilities or improvements that would generate additional substantial demand for wastewater transmission or treatment facilities. Therefore, direct or cumulative impacts associated with this issue would not be significant.						
(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? The proposed amendments to the CCPDO do not include policies or regulations that would alter the conclusions of the FEIR, nor include components that would generate substantial additional demand for new landfill facilities beyond that analyzed in the FEIR. However, the FEIR concludes that cumulative development within the downtown would increase the amount of solid waste sent to the Miramar Landfill and contribute to the eventual need for an alternative landfill. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis of the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. Therefore, direct or cumulative impacts of the proposed project are not considered significant.					X	X
2.15 PARKS & RECREATIONAL FACILITIES						
(a) Substantial increase in 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 proposed amendments to the CCPDO do not include policies or regulations that would alter the					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
conclusions of the FEIR. The FEIR discusses impacts to park and recreational facilities and the maintenance thereof and concludes that buildout of the Downtown Community Plan would not result in significant impacts associated with this issue. The proposed amendments would not allow for the construction of any uses or improvements that would generate additional demand for parks and recreational beyond those assumed in the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the proposed project. No significant direct or cumulative impacts associated with this issue would occur.						
2.16 TRANSPORTATION/TRAFFIC						
(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? The traffic impact analysis of the FEIR is a long-range, "macro-scale" study. That is, the study considers forecast 2030 roadway systems and traffic volumes. Trip generation is based on the general land use designations of the Downtown Community Plan and does not assume any specific trip generation from any specific property due to the uncertainty associated with the ultimate type and intensity of use that may occur. In addition, the FEIR states that projects generating greater than 2,400 ADT would result in potentially significant impacts to the level of service (LOS) of a roadway segment or intersection, and requires implementation of mitigation measures at the project level to mitigate the impact. Any additional automobile trips generated by future development within the DCP Area would, in combination with the traffic generated by other downtown development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of downtown roadway segments and					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>intersections, and streets within neighborhoods surrounding the Plan area at buildout of the Community Plan. The FEIR includes mitigation measures to address these impacts, but they may or may not be able to fully mitigate these cumulative impacts.</p> <p>The proposed amendments to the CCPDO do not change the land use designations identified in the Centre City PDO, and would not allow an increase in allowable development intensity. Furthermore, it would prohibit residential and other sensitive land uses within the IB Overlay Zone. As such, no substantial changes to the number of anticipated vehicle trips in the DCP Area are expected. The proposed amendments would have no impact on the transit, non-motorized circulation, or access, conclusions of the FEIR. Therefore, no direct or cumulative impacts associated with LOS of a roadway segment or intersection would occur as a result of the implementation of the proposed amendments.</p>						
<p>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? As described in section (a) above, the proposed amendments, would not contribute to traffic impacts greater than those analyzed in the FEIR and therefore the impact of the project on freeway segment LOS or ramp delays would be nearly identical to those identified in the FEIR. In addition, the proposed amendments to the CCPDO do not include modifications that would allow for greater intensity of development other than that which is assumed in the FEIR. In addition, residential and other sensitive land uses would be prohibited in the IB Overlay Zone that would be established; no new or additional permitted land uses would be allowed. Therefore, no significant direct or cumulative impacts associated with this issue area have been</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
identified.						
<p>(c) Create an average demand for parking that would exceed the average available supply? The proposed amendments would not alter the FEIR's conclusions that the total parking demand generated by downtown development would exceed the amount of parking provided by such development in accordance with the CCPDO parking standards. Implementation of FEIR Mitigation Measure TRFD. 1-1 would reduce, but not fully mitigate, the significant cumulative impact of excessive parking demand. This mitigation measure is an ongoing activity implemented by the City and Civic San Diego. Furthermore, no feasible mitigation has been identified which could be implemented to mitigate this impact. Through compliance with the parking requirements of CCPDO, future development within the IB Overlay Zone would provide the same amount of parking as is required under current regulations; thereby not increasing the impact identified in the FEIR. As such, the proposed amendments to the CCPDO would not result in any additional impacts beyond what was already analyzed in the FEIR.</p>					X	X
<p>(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? The DCP Area has an abundance of alternative transportation choices including the Coaster, Trolley, and bus lines. The proposed amendments to the CCPDO do not include measures that would substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded. Therefore, no impact will occur associated with transit or alternative modes of transportation.</p>					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
2.17 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? As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the DCP Area. Furthermore, the proposed amendments do not have the potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the project would substantially degrade the environment; therefore, no significant direct or cumulative impact would occur. Cumulative impacts are described in subsection 16.b below.					X	X
(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)? As acknowledged in the FEIR, implementation of the DCP, CCPDO, and Redevelopment Plan would result in cumulative impacts associated with: aesthetics/visual quality, air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. Implementation of the mitigation measures identified in the FEIR would help reduce the proposed amendments’ potential		X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
contributions to cumulatively significant impacts identified in the FEIR. While this impact would remain significant and immitigable, they would not be greater than those identified in the FEIR.						
(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? Impacts associated with air quality, hazardous materials, geology/soils, and noise have the potential to cause substantial adverse effects on human beings. As discussed throughout this study, the proposed amendments to the CCPDO would not change the intensity of development established in the DCP and analyzed in the FEIR. As such, the proposed amendments would not result in significant and unmitigated impacts greater than those already assumed in the FEIR for these issue areas noted above. Therefore, the proposed project would not directly or indirectly result in substantial adverse effects on human beings.					X	X

ATTACHMENT A

COMMENT LETTER AND RESPONSE TO COMMENT

October 10, 2013

Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

I am writing to comment on the Draft Fifth Addendum to the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area for the propped Amendment No. 2013-01 to the Centre City Planned Ordinance (CCPDO).

I currently own through a single member entity, Conejo Development, LLC, the following APNs which all fall within the proposed Industrial Buffer Overlay Zone.

APN: 533-112-01

APN: 533-112-02

APN: 533-112-05

On a portion of my property, I am currently renovating a 93 year-old dilapidated warehouse into a chef-driven restaurant. This project will transform a blighted block into a vibrant enterprise that has and will generate fees, real estate taxes, jobs, income tax revenue and sales tax receipts.

At the hearing earlier this week, there was frequent use of the term "incompatibility". The positions advanced held that "residential and other sensitive uses" were "incompatible" with manufacturing thus necessitating the establishment of an "Industrial Buffer Overlay Zone". There was also substantive discussion regarding the desirability of a diverse job base, high blue-collar wages as well as taxes paid and other associated sources of revenue that Solar Turbines brings to the City. There was, however, much less discussion about the diminution of property rights associated with the "Industrial Buffer Overlay Zone."

There was also discussion, although specific facts were not presented, that suggested that the emission of particulate matter, which creates "incompatibility" with "residential and other sensitive uses", was more a function of regulatory requirements of operating an industrial facility, as opposed to a health issue.

If indeed the issue is not health related, then would it not be a preferred course of action for Solar Turbines and/or Civic San Diego to approach the regulatory authority and request a change in the "incompatibility" rules or other guidelines which allow industrial facilities to operate? This course of action would provide clarity to people who work nine or more hours per day in the "Industrial Buffer Overlay Zone". Moreover, it would achieve the objective of maintaining an industrial job base with the associated tax and other revenue without diminution in property rights.

In discussions with Civic San Diego Staff, I was informed that that the Air Pollution Control District rejected the 500-foot zone solution as they did not want to have residential projects that

potentially bisect a block. This is both inconsistent with the stated goal of the regulatory bodies and arbitrary in its treatment of landowner's development rights.

The development and hence financial implications of the proposed Ordinance are very severe to me. The current highest value use of property in my neighborhood is residential. The second highest value use of property in my neighborhood is entertainment (or High Intensity Service). The City is aware of the soon to be enacted Airport Land Use Compatibility Plan (ALUCP) which has the effect of dramatically restricting high occupancy uses of undeveloped properties along the boundaries to the north and south of the landing flight path.

The combination of the proposed overlay, with the dramatic occupancy based-downzoning and the inability to develop low-density residential development renders any development of the remainder of my property either uneconomically viable or severely diminished.

The City may argue that the planed Ordinance, by itself, does not restrict other high value development or the minimum 2 FAR requirements currently in place. And similarly, in response to the Airport Overlay, the City may take the position that I can still build a 2 FAR with low-density occupancy. However, taken together, it would be difficult for the City to argue the position that my land and development rights have been effectively confiscated.

Sincerely,

Michael S. Rosen
For Conejo Development, LLC

RESPONSE TO COMMENT

One comment letter was received during the public review period of the draft Addendum. Although the comment letter did not raise any issues related to the adequacy of the environmental analysis or conclusions of the Addendum, the following response is provided:

Civic San Diego (CivicSD) is proposing amendments to the Centre City Planned District Ordinance (CCPDO) establishing an Industrial Buffer (IB) Overlay Zone to address land use adjacency issues and implement relevant goals and policies of the City of San Diego General Plan and Downtown Community Plan (DCP) that are further described in Section 1.5 of this Addendum. Consistent with the goals identified in Section 1.5, these amendments are proposed by CivicSD to specifically address potential conflicts between inconsistent land uses in the area around the Solar Turbines site, while also addressing the potential impacts to the regulatory framework under which Solar Turbines operates.

The analysis within the Addendum identifies the reduced development potential of approximately 862 residential units under a “worst case” scenario if every potential redevelopment site within the proposed IB Overlay Area developed with the maximum number of dwelling units rather than mixed-use or commercial development. The analysis also acknowledges that the separate actions proposed by the Draft Airport Land Use Compatibility Plan (ALUCP) that may result in a further reduction of development potential in the project area if adopted. However, any potential displacement of residential units resulting from implementation of the IB Overlay Zone can be accommodated in other neighborhoods within the DCP Area due to its capacity for growth and generous Floor Area Ratios (FARs) allowed throughout the remainder of the DCP area. Additionally, even with the prohibition of residential uses, properties within the project area and upon the noted property would still be allowed to develop with a wide variety of commercial uses under the existing development regulations which allow an FAR of 2.0 and maximum height of 36 feet or up to a 6.0 FAR with a “human intensity” restriction of no more than 110 percent of the average human intensity of properties within a ¼ mile radius.

Additionally, the adoption of the ALCUP regulations is not an action proposed as part of the IB Overlay Zone and would ultimately require future discretionary actions from the City Council to either (1) amend the City’s land use plans and regulations (including the DCP and CCPDO) to be consistent with the ALUCP, or (2) override the ALUCP. These actions would be independent of the proposed Amendment 2013-01 to the CCPDO, for which this Addendum is being prepared. Subsequent environmental review will be required for any discretionary action that is taken by the City Council in relation to the ALUCP.

As noted above, the IB Overlay Zone regulations proposed by CivicSD would specifically implement several goals and policies of the General Plan and DCP. Approaching the regulatory authorities to adjust rules and guidelines related to the operation of industrial activities would be an uncertain process with which CivicSD would have no ultimate discretionary authority for the final outcome. This uncertainty and lack of jurisdictional authority to implement such changes does not make it the “preferred course of action” for the City of San Diego to implement the goals and policies noted in Section 1.5.



October 1, 2013

Ms. Lucy Contreras, Senior Planner
Mr. Brad Richter, Vice President
Civic San Diego
401 B Street, Ste. 400
San Diego, CA 92101

SUBJECT: Amended Little Italy Association Position on Solar/Industrial Land Use Overlay Zone

Dear Lucy:

At its October 1st, 2013 meeting, the Little Italy Association Board of Directors re-considered the following resolution for approval. In anticipation of pending new developments that are occurring north of Grape Street and on the west side of Kettner, we wanted a formal statement adopted that articulated our views on this critical issue of restriction of residential land uses in North Little Italy. After a presentation by Brad Richter of Civic San Diego, the Board endorsed the following resolution unanimously.

The Board voted to "support using Kettner Boulevard (mid-street) for the boundary of the Solar Industries Industrial Land Use Overlay Zone". As explained, any parcel north of Hawthorn on the west side of Kettner should be allowed to develop for any and all land uses, excluding residential land uses. Any parcel north of Hawthorn on the east side of Kettner, would have full rights to develop residential and all other land uses. Furthermore, it was amended to include the clause that any parcel north of Grape and west of California Street would also be allowed to develop for any and all land uses, excluding residential land use.

We will maintain this position as long as Solar Turbines is conducting activities that make residential land uses incompatible with the 500 foot overlay that they have requested on the perimeter of their properties. Please call me should you have any questions regarding this proposal.

Sincerely,

Marco Li Mandri
Chief Executive Administrator
Little Italy Association

LITTLE ITALY ASSOCIATION OF SAN DIEGO

2210 Columbia Street • San Diego, CA 92101 • Phone: 619-233-3898 • Fax: 619-233-4866
Email: mail@littleitalysd.com • Website: www.littleitalysd.com
Facebook: Little Italy Association of San Diego • Twitter: @LittleItalySD



June 19, 2013

Ms. Cynthia Morgan
Chair, Board of Directors
Civic San Diego
401 B Street, Fourth Floor
San Diego, CA 92101-4298

Dear Ms. Morgan,

I am writing to you on behalf of the Industrial Environmental Association (IEA) to voice our support for the request by Solar Turbines to amend the Centre City Planned District Ordinance and establish a Transition Zone near their site on Harbor Drive.

IEA has long been involved in San Diego's discussions and efforts to preserve industrial land, the key to preserving thousands of jobs in the region. The efforts of the City, IEA and many other organizations resulted in San Diego's landmark Economic Prosperity Element in 2008. This document sought to increase the standard of living for San Diego residents by combining land use planning and economic development principals. To quote directly from the Economic Prosperity Element:

"The broader focus of the new element will emphasize increasing economic opportunity through community development policies that will guide future programs and actions."

The proposed transition zone is one such example of a community development policy that will guide future programs, provide certainty to project developers and protect economic prosperity. Solar Turbines' operations, with over 3,800 employees and an estimated \$1.5 billion in regional economic impact, has been threatened by development proposals that are incompatible with Solar's Harbor Drive manufacturing facilities and the plan amendment will prevent future incompatible land uses..

We strongly support the Transition Zone as proposed by Civic San Diego staff. The establishment of a Transition Zone is the logical use of the Economic Prosperity Policy to insure the viability of one of San Diego's largest employers.

Thank you for your consideration.

Sincerely,


Jack Monger
Executive Director



June 14, 2013

Ms. Cynthia Morgan
Chair, Board of Directors
Civic San Diego
401 B Street, Fourth Floor
San Diego, CA 92101-4298

RE: Solar Turbines' requested CCPDO amendment

Dear Ms. Morgan:

On behalf of the Downtown San Diego Partnership, I am writing to express our support for Solar Turbines' request to amend the Centre City Planned District Ordinance (CCPDO).

The proposed amendment would establish an ever important transition zone around the Solar Turbines Industrial Complex to protect its ability to continue operating at its current facility located on Harbor Drive. We further support the transition zone boundaries that Solar Turbines has discussed with Civic San Diego staff; which would include the mid-point of Kettner Boulevard, mid-point of Grape Street, and 500 feet from the northern and western boundaries of the Solar Turbines property.

Our organization discussed this issue at length over the last several months. Ultimately, our support for the amendment is based on three factors – the need to preserve these high-paying jobs, the absolute necessity to have certainty in the land development process, and the reality that this property will remain industrial even if Solar Turbines were to vacate.

As you know, downtown is home to a mix of uses -- and should continue as a diverse and vibrant community. As such, we believe this amendment is a unique reconciliation of non-compatible uses and should not be considered precedent-setting. (It is important to note that there are currently no residential projects within the proposed transition zone of 520 feet.)

While Solar Turbines is a vital asset to the Downtown community, it is also a fundamental component of our entire region's economic engine. The company provides 3,800 San Diegans with high-wage jobs and has an estimated economic impact of \$1.5 billion per year. Over the last 85 years Solar Turbines has grown into one of California's largest exporters, and is one of the last remaining heavy manufacturers in the city.

As the leading advocate for the branding, revitalization, economic vitality, and growth of Downtown San Diego, we strongly urge you to support the request to amend the CCPDO to further define and protect the land surrounding Solar Turbines. The Downtown Partnership fully appreciates the delicate balance between allowing industrial manufacturers to operate and flourish while still providing for other land use opportunities where appropriate, and we feel this compromise strikes that balance.

Thank you for your consideration. Should you have any concerns or would like to discuss this in further detail, please do not hesitate contacting me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kris Michell', with a long horizontal flourish extending to the right.

Kris Michell
President & CEO

cc: Civic San Diego Board of Directors
Jeff Graham, President, Civic San Diego



San Diego
Regional
Economic
Development
Corporation

June 11, 2013

Ms. Cynthia Morgan
Chair, Board of Directors
Civic San Diego
401 B Street, Fourth Floor
San Diego, CA 92101-4298

RE: CCPDO Amendment

Dear Ms. Morgan:

On behalf of the San Diego Regional Economic Development Corporation (EDC), I am writing to express our support for Solar Turbines' request for consideration of an amendment to the Centre City Planned District Ordinance (CCPDO).

At a time when we need to enhance competitiveness and create local job growth, it is essential that San Diego protects employment land, promotes responsible co-location planning, and provides businesses with policy certainty for future investment. To this end, we believe that the establishment of a transition zone around Solar Turbines' industrial site to protect their continued success and operation is crucial. We also support the transition zone boundaries that Solar has proposed, which include the mid-point of Kettner Boulevard, mid-point of Grape Street, and 500 feet from the northern and western boundaries of the Solar Turbines property.

With an estimated \$1.5 billion economic impact and its 3,800 employees, Solar Turbines is an essential component of our regions' economic engine. Given our current climate wherein other states are trying desperately to attract businesses away from California, we strongly recommend the amendment to establish a transition zone around Solar Turbines' site be approved. We must act now and protect the high-wage jobs of hard-working San Diegans.

Thank you for your consideration. I am available to discuss in further details, should you have any questions,

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Cafferty".

Mark Cafferty
President & CEO

530 B Street
Seventh Floor
San Diego
CA 92101

cc: Jeff Graham, President, Civic San Diego ✓

Ph: 619-234-8484
Fax: 619-234-1935

www.sandiegobusiness.org

A handwritten signature in blue ink, possibly reading "C. D. Graham", with a date "6/21" written below it. A yellow highlighter mark is visible under the signature.

Lucy Contreras

From: Dar Benton <dar.jasmine@gmail.com>
Sent: Thursday, April 25, 2013 8:14 PM
To: Lucy Contreras
Subject: solar turbines zone amendment 2013-01

William s Benton
property owner 2136 kettner blvd

This letter E-Mail is to address solar turbines zone amendment 2013-01. Solar has the right against harassment and frivolous lawsuits. But the land owners and people have rights too. These rights need to be protected. the 1000 foot buffer zone would be too much of and impact on the economics of the area As land owner we appose the 1000 foot buffer zone. The intend of this letter E-mail is to be recognized at the civic san diego meeting april 26 2013 9:a.m.

Thank you
William S Benton
William D Benton

Lucy Contreras

From: ShawnSD@aol.com
Sent: Monday, March 11, 2013 2:57 PM
To: shawnsd@aol.com
Subject: I support Solar Turbines 1000 foot zone

Categories: Solar Turbines Amendment

contreras@civicsd.com

To whom it may concern,

I am a Little Italy resident and property owner. I support the creation of a 1000 ft zone around Solar Turbines limiting any further residential development. I feel that the area as well as San Diego benefit greatly from the presence of Solar Turbines in the heart of our city. I prefer that no further residential development happen that may cause Solar, their employees or our city any harm by causing Solar to have to relocate to a less desirable location. Solar is directly adjacent to Lindbergh Field and thus creates a buffer and a nice transition into downtown. Residential development should not be allowed any closer to Lindbergh either thus the zoning changes will enhance that buffer zone.

Thank you,

Shawn Dooley

949 West Hawthorn Street #32

San Diego CA 92101

619-540-2333

October 10, 2013

Civic San Diego
401 B Street, Suite 400
San Diego, CA 92101

I am writing to comment on the proposed Solar Turbines Industrial Buffer Overlay Zone.

I currently own through a single member entity, Conejo Development, LLC, the following APNs which all fall within the proposed Industrial Buffer Overlay Zone.

APN: 533-112-01

APN: 533-112-02

APN: 533-112-05

On a portion of my property, I am currently renovating a 93 year-old dilapidated warehouse into a chef-driven restaurant. This project will transform a blighted block into a vibrant enterprise that has and will generate fees, real estate taxes, jobs, income tax revenue and sales tax receipts.

At the hearing earlier this week, there was frequent use of the term "incompatibility". The positions advanced held that "residential and other sensitive uses" were "incompatible" with manufacturing thus necessitating the establishment of an "Industrial Buffer Overlay Zone". There was also substantive discussion regarding the desirability of a diverse job base, high blue-collar wages as well as taxes paid and other associated sources of revenue that Solar Turbines brings to the City. There was, however, much less discussion about the diminution of property rights associated with the "Industrial Buffer Overlay Zone."

There was also discussion, although specific facts were not presented, that suggested that the emission of particulate matter, which creates "incompatibility" with "residential and other sensitive uses", was more a function of regulatory requirements of operating an industrial facility, as opposed to a health issue.

If indeed the issue is not health related, then would it not be a preferred course of action for Solar Turbines and/or Civic San Diego to approach the regulatory authority and request a change in the "incompatibility" rules or other guidelines which allow industrial facilities to operate? This course of action would provide clarity to people who work nine or more hours per day in the "Industrial Buffer Overlay Zone". Moreover, it would achieve the objective of maintaining an industrial job base with the associated tax and other revenue without diminution in property rights.

In discussions with Civic San Diego Staff, I was informed that that the Air Pollution Control District rejected the 500-foot zone solution as they did not want to have residential projects that potentially bisect a block. This is both inconsistent with the stated goal of the regulatory bodies and arbitrary in its treatment of landowner's development rights.

The development and hence financial implications of the proposed Ordinance are very severe to me. The current highest value use of property in my neighborhood is residential. The second highest value use of property in my neighborhood is entertainment (or High Intensity Service). The City is aware of the soon to be enacted Airport Land Use Compatibility Plan (ALUCP) which has the effect of dramatically restricting high occupancy uses of undeveloped properties along the boundaries to the north and south of the landing flight path.

The combination of the proposed overlay, with the dramatic occupancy based-downzoning and the inability to develop low-density residential development renders any development of the remainder of my property either uneconomically viable or severely diminished.

The City may argue that the planned Ordinance, by itself, does not restrict other high value development or the minimum 2 FAR requirements currently in place. And similarly, in response to the Airport Overlay, the City may take the position that I can still build a 2 FAR with low-density occupancy. However, taken together, it would be difficult for the City to argue the position that my land and development rights have been effectively confiscated.

Sincerely,

Michael S. Rosen
For Conejo Development, LLC