



THE CITY OF SAN DIEGO

ADDENDUM TO A NEGATIVE DECLARATION

Project No. PRJ-1078681
Addendum to ND No. 95-0233
SCH No. 95121062

SUBJECT: **920 SATURN BOULEVARD:** A COMMUNITY PLAN AMENDMENT AND REZONE to add the High Density Residential (45-73 dwelling unit per net acre [du/ac]) land use designation to the Otay Mesa-Nestor Community Plan, change the project site designation from Low Density Residential (5<10 du/ac) to High Density Residential (45-73 du/ac), and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9). The Community Plan Amendment and Rezone would increase the capacity of the site from 7 homes to approximately 35-59 homes with up to 28,000 square feet of ground-floor commercial. The 0.80-acre project site is located at 920 Saturn Boulevard in the Otay Mesa-Nestor Community Plan area (Council District 8). Additionally, the project site is within the Complete Communities Mobility Choices Zone 2, Coastal Height Limit, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Airport Land Use Compatibility Plan (NOLF Imperial Beach, and Brownfield), Airport Land Use Compatibility Plan Airport Influence Area Review Area 2 (Naval Outlying Landing Field [NOLF] Imperial Beach), and Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach). **LEGAL DESCRIPTION:** Parcels 1, 2 and 3 of Parcel Map No. 16695, in the City of San Diego, County of San Diego, State of California, according to map recorded, November 27, 1991, in the Office of the County Recorder of said county. **APNs:** 627-302-4300, 627-302-4400, 627-302-4500. **APPLICANT:** Planet LP/Mar Group.

I. SUMMARY OF ORIGINAL PROJECT

The Otay Mesa- Nestor Community Plan Update Negative Declaration (ND); (DEP No. 95-0233; SCH No. 9512062) was adopted by City Council on May 6, 1997 per Resolution No.288630. The ND analyzed potential environmental impacts resulting from the proposed Community Plan Amendment, Amendment to the City of San Diego Progress Guide and General Plan, and related Rezones for the purpose of updating the adopted Otay Mesa-Nestor Community Plan text and land use plan. The update involved revisions to the text and land use plan including the existing conditions, land use designations, and the community vision. The community is bounded on the north by the City of Chula Vista, on the south by the Tijuana River Valley and San Ysidro, on the west by the City of Imperial Beach,

and on the east by the Otay Mesa Community Planning Area. Adoption of the update in 1997 expanded the planning area further north and west to include 740 acres of salt ponds.

The community plan update included considerations of existing and anticipated conditions for the expected final plan buildout and future redevelopment of the Otay Mesa-Nestor Community Planning Area. The update recommended preservation of the Otay River Valley by its inclusion as part of the Otay Valley Regional Open Space Park, and inclusion of the salt ponds, located at the western end of the Otay River Valley where the river empties into southeastern San Diego Bay. The ponds were designated as open space, with the existing salt plant and industrial/storage uses retaining industrial zoning. The plan update included a new mixed-use designation for areas surrounding both the Palm City and the Iris Avenue Trolley Stations. The mixed-use designation was intended to encourage transit-oriented, mixed commercial/residential development and was completed without rezoning.

Otay Mesa-Nestor Community Plan update recognized it as an urbanized community, with over 57% of the planning area (excluding the Salt Ponds) covered with residential land uses (approximately 17,000 units). Commercial land uses comprise five percent and industrial uses comprise three percent of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities, while vacant, undeveloped, agricultural, and mineral extraction and processing uses comprise the remaining 15 percent.

The updated plan included removing areas from commercial and higher density land uses to low density and open space, and redesignating some residential and agriculture areas to commercial and residential designations.

The Otay Mesa-Nestor Community Plan Negative Declaration concluded that the project would result in no potential for significant impacts under all issue areas, including: Geology/Soils, Air, Hydrology/Water Quality, Biology, Noise, Light/Glare/Shading, Land Use, Natural Resources, Recreational Resources, Population, Housing, Transportation/Circulation, Public Services, Utilities, Energy, Water Conservation, Neighborhood Character/Aesthetics, Cultural Resources, Paleontological Resources, Human Health/Public Safety, and Mandatory Findings of Significance. As all impacts were identified as less than significant, no mitigation was warranted and no Mitigation, Monitoring and Reporting Program was adopted.

II. PROPOSED PROJECT DESCRIPTION

The proposed project consists of a Community Plan Amendment and Rezone to add the High Density Residential (45-73 du/ac) land use designation to the Otay Mesa-Nestor Community Plan, change the project site designation from Low Density Residential (5<10du/ac) to High Density Residential and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9) for a three-lot project site (APNs: 627-302-4300, 627-302-4400, 627-302-4500). The addition of the one new land use designation to the Community Plan is consistent with the City's goals to increase housing capacity and consistent with the categories within the General Plan. The Community Plan Amendment and Rezone would increase the capacity of the site from 7 homes to approximately 35-59 homes. In addition, the approximate 0.80-acre site (34,854-square-feet)

would allow for a mixed-use development of up to 59 dwelling units with up to 28,000-square-foot commercial component on the ground floor. The future development allowed at the site would be required to comply with applicable regulations at the time of permit issuance. The site is in a Parking Standards Transit Priority Area, Transit Priority Area, and Mobility Zone 2, within the Otay Mesa-Nestor Community Plan Area (Figures 1-4).

III. ENVIRONMENTAL SETTING

Refer to the ND for environmental setting information. The following describes any changes to the environmental setting since the adoption of the ND, as well as the project-specific site conditions.

Since adoption of the ND in May 1997, the City Council has approved the following amendments/rezones to the Otay Mesa-Nestor Community Plan:

- In November 17, 2014, the City Council adopted a General Plan/Community Plan Amendment to redesignate a parcel located at 1002 18th Street from School to Residential, and a Rezone from RS-I-7 to RM-I-2. The amendment and rezone allowed for the construction of 175 detached, residential units, the creation of 29 open space lots, one private drive lot, and one lot for an existing religious facility. The site was developed with vacant school buildings which previously served as the location of the Marian Catholic High School and a building used for religious purposes. The project included the demolition of the school buildings and the retention of the existing religious facility. The City Council certified Environmental Impact Report No. 307088 and adopted a Mitigation, Monitoring and Reporting Program to mitigate several Transportation impacts to below a level of significance. The City Council also adopted the Candidate Findings and Statement of Overriding Considerations for significant and unavoidable impacts to Air Quality (Regional Air Quality Strategy inconsistency) and Transportation/Circulation (direct and cumulative Coronado Avenue impact).
- In September 2019, the City Council adopted a rezone on a parcel located at 1619 Saturn Boulevard from AR-1-2 (1 dwelling unit per acre) to RS-1-7 (0-5 dwelling units per acre). The site is designated in the General Plan as Residential and has a Community Plan land use designation of Very Low Density Residential with a density range of 0-5 dwelling units per acre. The rezone implemented a density consistent with the General Plan and the adopted community plan land use designations. The project allowed for eighteen single-family residences within a developed neighborhood with similar uses. The City Council adopted a Mitigated Negative Declaration No. 566657 and a Mitigation, Monitoring and Reporting Program (MMRP) to fully mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance.
- In September 2023 the City Council adopted a General and Community Plan Amendment to redesignate a vacant 14.62-acre project site located at 408 Hollister Street from Open Space to Medium Density Residential and a rezone from

Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5) which allowed for the construction of two residential communities within two parcels for a total of 380 multi-family units. The site is located immediately west of Hollister Street, east of I-5, north of Conifer Avenue, and south of Louret Avenue. The surrounding land uses include I-5 to the west, open space to the north, an empty lot to the south, and Hollister Street to the east. The City Council adopted Mitigated Negative Declaration No. 631240/SCH 2022040642 and a Mitigation Monitoring and Reporting Program for Biological Resources, Historical Resources (Archaeology) and Tribal Cultural Resources to fully mitigate potentially significant impacts to Biological Resources, Historical Resources (Archaeology) and Tribal Cultural Resources to below a level of significance.

The 34,854-square-foot site spans three parcels (APNs:627-302-4300, 627-302-4400, 627-302-4500) located at 920 Saturn Boulevard in the Otay Mesa-Nestor Community Plan Area (Figure 1). The site consists of developed and disturbed vacant land. The developed area consists of a one-story single-family residential unit with an attached single car garage totaling approximately 1,836 square feet. The original structure was constructed in 1952 with two additions occurring in 1975 and 1989. Topographically, the subject property is level land at an approximate site elevation of 23 feet mean sea level (msl).

The project site is located in the ALUCOZ AIA Review Area 2 for Brown Field Municipal Airport. The project site is located in the ALUCOZ AIA Review Area 2, Airspace, and Overflight for Naval Outlying Landing Field-Imperial Beach. The project is outside of the Multi-Habitat Preserve Area (MHPA).

The majority of the area is developed with single-family residences, schools, parks and commercial uses. The site is bounded by Saturn Boulevard on the east and a private school to the south, west and north. Surrounding land use designations include School to the west and south, Low-Medium Density Residential to the north, and Utility to the east.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the Otay Mesa – Nestor Community Plan Update Negative Declaration (ND) DEP No. 95-0233/SCH No. 95121062. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental

effects or a substantial increase in the severity of previously identified significant effects; or

- There is no 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 environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. 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
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT SIGNIFICANCE

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the ND relative to the project. As indicated in Table 1, the ND identifies the project would have no potential for significant environmental impacts. The proposed project would similarly have no potential for significant environmental impacts.

Table 1 Impact Assessment Summary				
Environmental Issues	ND		Proposed Project	
	Potential for significant impact?	Mitigation	Potential for significant impact?	Mitigation
Geology/Soils	No	None	No	None
Air	No	None	No	None
Hydrology/Water Quality	No	None	No	None
Biology	No	None	No	None
Noise	No	None	No	None
Light, Glare and Shading	No	None	No	None
Land Use	No	None	No	None
Natural Resources	No	None	No	None
Recreational Resources	No	None	No	None
Population	No	None	No	None
Housing	No	None	No	None
Transportation/Circulation	No	None	No	None
Public Services	No	None	No	None
Utilities	No	None	No	None
Energy	No	None	No	None
Water Conservation	No	None	No	None
Neighborhood Character/Aesthetics	No	None	No	None
Cultural Resources	No	None	No	None
Paleontological Resources	No	None	No	None
Human Health/Public Safety	No	None	No	None
Mandatory Findings of Significance	No	None	No	None

Geology/Soils

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards such as earthquakes and ground failure. However, no active faults have been mapped in the planning area (City of San Diego, 1974). Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.

The ND Initial Study Checklist also evaluated the exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards and resulted in no potential for significant environmental impacts that could be associated. Additionally, the ND evaluated the potential increase in the wind or water erosion of soils on

or off-site and determined there was no potential for significant environmental impacts and indicated that site-specific mitigation measures would be implemented, if necessary.

In conclusion, no potential for significant environmental impacts related to geology/soils was identified in the ND.

Project

The site is located within City of San Diego's Geological Hazard Category 52, which is considered low risk and includes level areas, gently sloping to steep terrain, and favorable geologic structure. The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning as well as applicable regulations. More specifically, future development would be required to comply with applicable geologic regulations and standard requirements of the California Building Code (CBC) and San Diego Municipal Code (SDMC). Proper engineering design and utilization of standard construction practices to be verified at the building permit stage would result in an acceptable level of risk related to geologic hazards. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee would be required to submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses future construction plans. Per the standard City requirements, the geotechnical investigation report would be reviewed for adequacy by the Geology Section of Development Services. Thus, the future ~~proposed~~ project would result in no potential for significant environmental impacts related to geology/soils.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Air

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the project would not result in the substantial deterioration of ambient air quality. The ND further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the project would not result in a potentially significant creation of dust. Lastly, the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the ND concluded that the project would not result in potentially significant air quality impacts.

The ND concluded that adoption of the community plan and approval of the rezones would not affect air quality. No significant impact would result. No mitigation was required.

Project

Short-Term (Construction) Emissions

Future development construction-related activities would be temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. Construction operations would include standard measures as required by a City of San Diego grading permit to limit potential air quality impacts. The future development project would be required to comply with the standard APCD Rules 50 to 71 as well as 1206 and 1210 during construction. This includes standard dust control measures in accordance with Rule 55. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. In addition, the future development project would be required to comply with APCD Rule 50 which prohibits nuisance odors. Therefore, the impacts would be less than significant.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. Development of up to 59 multi-family units and 28,000 square feet of commercial uses would produce minimal stationary source emissions considering the use. Based upon the proposed land use and scale of the project, emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant. Thus, the project would result in no potential for significant environmental impacts related to air quality.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Hydrology/Water Quality

Otay Mesa-Nestor Community Plan Update ND

The ND Initial Study Checklist evaluated the project for significant water quality impacts and none were identified. The ND determined that any increase in runoff associated with the project would not adversely impact the regional storm drain facilities.

The ND Initial Study Checklist also evaluated the potential for changes in currents, or the course or direction of water movements, in either marine or freshwater and determined no potential for significant impacts. The ND evaluated the potential for changes in absorption rates, drainage patterns, or the rate and amount of surface runoff and determined that there was no potential for significant impacts. The ND evaluated the potential for alterations to the course or flow of flood waters and determined there would be no potential for significant impacts. The ND evaluated the discharge into surface or ground waters, or any alteration of surface or groundwater quality, involving, but not limited to temperature, dissolved oxygen or turbidity and determined there was no potential for significant impacts. The ND evaluated the discharge into surface or ground waters significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals and determined that there was no potential for significant impacts. The ND evaluated the changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or and bay, inlet or lake and determined that there was no potential for significant impact. The ND determined the potential exposure of people or property to water-related hazards such as flooding and determined that there was no significant impact. The ND evaluated the potential for changes in the amount of surface water in any water body and determined that there was no significant impact.

Project

Future development would be required to comply with all applicable hydrology and water quality regulations and standards. The project would comply with the City's Stormwater Management and Discharge Control Ordinance (SDMC Chapter 4, Article 3, Division 3), Storm Water Runoff and Drainage Regulations (SDMC Section 142.02 et al.), Drainage Design Manual (City of San Diego 2017), and other applicable storm water quality standards during and after construction. These requirements will be reviewed by qualified City staff and would be verified during the ministerial building permit process. Adherence to applicable water quality standards would ensure significant adverse impacts are avoided.

Therefore, the project would result in less than significant impacts to changes in currents, or the course or direction of water movements, in either marine or freshwater. The project would result in less than significant impacts to changes in absorption rates, drainage patterns, or the rate and amount of surface runoff. The project would result in less than significant impacts to alterations to the course or flow of flood waters. The project would result in less than significant impacts to discharge into surface or ground waters, or any alteration of surface or ground water quality, involving, but not limited to temperature, dissolved oxygen or turbidity. The project would result in less than significant impacts to discharge into surface or ground waters significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals. The project would result in less than significant impacts to changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or and bay, inlet or lake. The project would result in less than significant impacts to exposure of people or property to water related hazards such as flooding would not result. The project would result in less than significant impacts to changes in the amount

of surface water in any water body. Thus, the project would result in less than significant impacts related to hydrology or water quality.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the ND result.

Biology

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the adoption of the community plan update and approval of rezones would not result in significant biological resource impacts. The ND evaluated the potential reduction on the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals and determined that significant impacts would not result. The ND determined that a substantial change in the diversity of any species or animals or plants would not result in a significant impact. The ND determined that there would be no resulting significant impact regarding the introduction of invasive species or plants into the area. The ND determined that there would be no resulting interference with the movement of any resident or migratory fish or wildlife species. The ND determined that there would be no resulting significant impacts on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral. The ND determined that there would be no resulting significant impacts to deterioration of existing fish or wildlife habitat.

Project

Based on a review of historical aerials from 1953, 1964, 1966, and 1978 (www.historicaerials.com) of the project site, the southern portion of the site is developed with a single-family home (prior to 1953), the central vacant area of the site includes a single family structure (1953), and the northern area was previously cleared of native vegetation (1964/1966). It is unknown if the soils in the vacant area of the site were previously graded. Review of aerial and street-level photography shows the project site does not contain sensitive vegetation and has a low likelihood of providing habitat to any sensitive plant or animal species. There are no City wetlands on the site or adjacent to the site. The site, therefore, is urban infill, and the surrounding areas have been developed and are void of native vegetation. The site is not within the MHPA. The nearest MHPA area is over 2,200 feet to the north. While the future development would include landscaping that may include non-native species, the project would not result in a significant introduction of invasive species given its location away from biological resources and the MHPA. The site does not act as a wildlife movement corridor. Development of the site consistent with the proposed land use designation and zone would not result in biological resources impacts.

Therefore, the project would result in less than significant impacts to the potential reduction on the number of any unique, rare, endangered, sensitive, or fully protected species of

plants or animals. The project would result in less than significant impacts to a substantial change in the diversity of any species or animals or plants. The project would result in less than significant impacts to the introduction of invasive species or plants into the area. The project would result in less than significant impacts to the interference with the movement of any resident or migratory fish or wildlife species. The project would not result in impacts on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral. The project would result in less than significant impacts to the deterioration of existing fish or wildlife habitat. Thus, the project would result in less than significant environmental impacts related to biology.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Noise

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the project would not result in a significant increase in existing ambient noise levels, exposure of people to noise levels that exceed the City's adopted noise ordinance, and exposure of people to current or future transportation noise levels that exceed standards established in the Transportation Element of the General Plan.

The ND determined that the potential exists that significant impacts due to aircraft noise may occur due to the project location within the boundaries of an Airport Environs Overlay Zone within the boundaries of an airport Comprehensive Land Use Plan (CLUP) or within two nautical miles of an airport. However, the ND concluded that for projects where the noise level is 60 decibels (dBA) or less standard construction practices for all new construction could reduce the potential interior noise impacts to a level that would be considered insignificant.

Project

Short-term (Construction)

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

Long-term (Operation)

The City's General Plan Noise Element establishes noise compatibility guidelines for uses affected by traffic noise and aircraft noise. Table NE-3 of the General Plan Noise Element identifies different land uses within the City and noise levels that would be compatible, conditionally compatible, and incompatible with each land use. The proposed project would be compatible with the existing surrounding residential and institutional land uses.

The project site is located within the Airport Land Use Compatibility Plan (ALUCP) for the Naval Outlying Landing Field (NOLF) Imperial Beach and the Brown Field Municipal Airport, ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of all safety zones and noise contours. The risk of aircraft-related noise exposure associated with the implementation of a future project is considered low. Therefore, no impact related to airport noise would occur.

For the long-term, typical noise levels associated with residential and commercial uses are anticipated, and the project would not result in an increase in the existing ambient noise level. Considering the proposed land use and required compliance with the City's property line noise limits, the project would not result in significant noise levels. Considering the site conditions, regulations and allowed commercial uses, the commercial uses are also not anticipated to result in noise levels that would impact the on-site residential. The project would comply with the standards established in the City of San Diego General Plan. Long-term noise impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Light, Glare and Shading

Otay Mesa-Nestor Community Plan Update ND

The ND identified the project would not result in substantial light, glare or substantial shading of other properties. Therefore, no potentially significant impact was identified.

Project

Future development will be required to comply with all applicable lighting, glare, and shading regulations and standards.

The project would not create a new source of substantial light that would adversely affect daytime or nighttime views in the area. Lighting would be regulated by compliance with SDMC Section 142.0740 (Outdoor Lighting Regulations). Overall, no substantial sources of lighting would be generated during construction, as it is expected that construction activities would occur during daylight hours. Furthermore, the contribution of light emitted from the

project site would not be substantial as all permanent exterior lighting would be required to comply with the City lighting regulations.

With respect to glare, the project would be designed consistent with the SDMC 142.0730 (Glare Regulations) which allows a maximum of 50 percent of the exterior of a building to be comprised of reflective material that has a light reflectivity factor greater than 30 percent. Thus, future development would have a less than significant glare impact.

Additionally, based upon the scale of the project and compliance with the development regulations of the proposed zone such as setbacks, the project would not result in significant shading of adjacent properties.

Overall, the project would not result in a substantial light, glare, or shade impact; therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Land Use

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the updated plan and development guide would not conflict with the goals, objectives or recommendations of the community plan. The ND identified that the update would not conflict with the adopted environmental plans for the area. The ND identified that the update would not result in land uses which are incompatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUP). No significant land use impact was identified in the ND.

Project

The proposed amendment site is a 0.8-acre property located at 920 Saturn Boulevard, east of 18th Street, west of Interstate 5, north of Coronado Avenue, and south of Palm Avenue, within the Otay Mesa-Nestor community plan area. There is currently one existing single-family dwelling unit on the southern end of the proposed amendment site. The remainder of the site is vacant, but is zoned and designated for low-density residential use.

The site is surrounded by a mixture of residential and institutional uses. The Saint Charles Catholic Church is located directly south and west of the project site. Single-family homes border the site north of the church's access easement at the north side of the project, and a mix of institutional, single- and multi-family residential uses are located east of the subject site.

Although the project proposes a community plan amendment to redesignate the project site from low-density residential to high density residential uses and proposes a rezone from RS-1-7 to RM-3-9, it would retain residential land uses in the neighborhood. The project would also allow for commercial uses similar to those existing in the neighborhood. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

As discussed under biology, the site does not contain any sensitive biological resources nor is it adjacent to sensitive biological resources. The site is not within or adjacent to the MHPA or any conservation areas identified in the City's Multiple Species Conservation Program Subarea Plan (City of San Diego 1997, as amended). The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

The project also includes the addition a new land use to the Community Plan: High Density Residential (45-73 dwelling units per acre) which is consistent with General Plan Policy LU-C.3. *Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.* Further, the project would be consistent with the overarching Climate Action Plan Land Use strategy to increase residential densities on land located within a Transit Priority Area. Additionally, the project would be consistent with General Plan Land Use Policies LU-D.1 through LU-D.3 governing the plan amendment process.

The project site is within Airport Land Use Compatibility Plan (NOLF Imperial Beach, and Brownfield), ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of safety zones and noise contours. Rezones located in Review Area 2 of the Brown Field Municipal Airport – Airport Land Use Compatibility Plan (ALUCP) are not required to be submitted to the Airport Land Use Commission (ALUC) for review.

Thus, the project would result in less than significant environmental impacts related to land use.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Natural Resources

Otay Mesa-Nestor Community Plan Update ND

The ND identified the update would not result in the prevention of future extractions of sand and gravel resources. The ND identified that the update would not result in the conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land. The ND concluded no significant impact to natural resources would occur.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. There are no known mineral or agricultural resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the use of the site for extraction of mineral resources and agricultural operations. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site or agricultural land, and no such resources would be affected with project implementation. Therefore, no impact to natural resources would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Recreational Resources

Otay Mesa-Nestor Community Plan Update ND

The ND determined that no significant impacts in the quality or quantity of existing recreational opportunities were identified. Further, the ND determined that the implementation of the plan update would improve recreational resources.

Project

Parks and Recreation staff evaluated the project and determined that there are no population-based park, adjacent open space, or Maintenance Assessment District (MAD) issues associated with the proposed community plan amendment and rezone. The project would comply with applicable City park and recreation regulations that ensure adequate park facilities are provided with future development. The project, therefore, would not result in any impacts upon or quantity of existing recreational opportunities.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Population

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the community plan update would not negatively affect the planned location, distribution, density, or growth rate of the population. Therefore, no impacts were identified.

Project

The project site is located in an established and urbanized neighborhood and is surrounded by institutional and residential development. Development of the site consistent with the current adopted community plan would result in a population of 22 based upon a maximum of 7 units multiplied by 3.11 persons per household; development of the site consistent with the community plan amendment based upon a maximum of 59 units multiplied by 3.11 persons per household would result in a population of 183, a net increase in population of 161. (SANDAG Series 14 Regional Growth Forecast Otay Mesa Nestor Community Plan Area 2025).

The City of San Diego's portion of the County's Regional Housing Needs Assessment (RHNA) target for the 2021-2029 Housing Element period is 108,036 homes. While the City had planned for additional housing to meet the need and targeted to permit more than 88,000 new housing units between 2010 - 2020, less than half of those units were constructed (42,275) as of December 2019 (City of San Diego 2020). The Otay Mesa-Nestor community plan area estimated 17,394 housing units in 2016 and 19,330 housing units in 2035. Considering this, the future development of up to an additional 52 residential units is anticipated to help accommodate the existing and planned population and population growth anticipated in the City and help with the existing housing shortage. With the inclusion of eight affordable housing units, the project would also contribute toward addressing the City's housing affordability crisis.

The proposed housing provided by the project would be growth accommodating, as it would serve the current critical need for housing in the City. Thus, although the project would result in additional housing beyond that planned for this particular site, because the project would provide housing to assist with the City's housing shortage and affordability crisis, this would be considered growth accommodating. In addition, all environmental impacts of the project are addressed herein. Therefore, the project would not directly induce substantial unplanned population growth to the area that would result in significant environmental impacts.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Housing

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the community plan update would not affect existing housing in the community nor create a demand for additional housing. No significant impacts would result from the implementation of the community plan update.

Project

The project is located in an established neighborhood and is surrounded by institutional and residential development. The proposal to redesignate the project site from low-density residential to high density residential uses would result in the construction of additional housing units. The project would remove one existing housing unit but more than replace the one unit via up to 59 units. As indicated above, the proposed units are anticipated to accommodate the planned City population. While the future development could also include commercial uses that would provide employment opportunities, such jobs are anticipated to be filled by residents in the area and not anticipated to significantly affect housing needs. The project would result in a less than significant housing impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Traffic

Otay Mesa-Nestor Community Plan Update ND

As discussed in the ND, the Traffic Forecasting Section of the City Planning Department prepared a Transportation Study Report for the Otay Mesa-Nestor Community Plan update which assumed full build out of the community plan update. Based upon the study results, the community plan update included a series of traffic improvements: (1) Palm Avenue/Saturn Boulevard intersection improvements, (2) Saturn Boulevard (19th Street) between Leon Ave and Palm Avenue widening to a 4-lane collector, (3) Hollister Street between Tocayo Avenue and Coronado Avenue widening to a 4-lane collector, (4) Coronado Ave/Hollister St/I-5 southbound off-ramp improvements; and (5) , the connection of existing traffic signals along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and Picador Boulevard to the City's Master Traffic Control system. The analysis also identified improvements to the pedestrian system that would be included as design features in future projects. The analysis concluded that "the proposed revisions in recognizing existing uses (traffic generators), retention of existing designations and/or zones and additional minimal land use intensification would not create any new significant adverse effects on traffic circulation". No significant transportation impacts would result from community plan implementation.

Project

The project was evaluated under the City's Transportation Study Manual (TSM) Vehicle Miles Traveled (VMT) Screening Criteria for a land development project. The TSM was adopted in 2020 and updated in 2022, in response to SB 743 and CEQA Guidelines Section 15064.3 by the City as part of the Complete Communities: Mobility Choices program. The CEQA significance determination for transportation impacts associated with the project is based on the VMT metric and not on the prior level of service (LOS) metric.

Based on the proposed Community Plan Amendment and Rezone, the most intense and impactful use would allow for a mixed-use development of up to 59 dwelling units with an approximately 28,000-square-foot commercial component on the ground floor. Per the City's TSM, each proposed use of a mixed-use development would be required to evaluate its transportation VMT impact based on its respective VMT threshold.

The residential portion (of the most intense and most impactful use based on the proposed rezone), is located within Census Tract 101.03 with a resident VMT per capita of 14.3 miles (Series 14 ABM 2+ Base Year 2016), which is 75.6% of the regional average of 18.9 miles, which is below the 85% threshold, and would be presumed to have less than significant transportation VMT impact.

The potential future 28,000 SF of commercial use was determined to be locally serving (Market Study for PRJ-1078681 prepared by Colliers International and Atlantis Group dated August 2023) defined as having 100,000 SF gross floor area or less and demonstrates through a market area study that the market capture area for the project is approximately three miles (or less) and serves a population of roughly 25,000 people or less and would be presumed to have less than significant transportation VMT impact. In addition, per the City's TSM, a Community Plan Amendment/Rezone where no specific development is proposed at this time would not be considered a land development project; therefore, a Local Mobility Analysis is not required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Public Services

Otay Mesa-Nestor Community Plan Update ND

The ND evaluated that the update would not result in the need for new or altered government services as the community is nearly built out and future development would be proportionally negligible compared to the existing service areas. Public services such as fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other governmental services were identified to be adequate for the area. No potentially significant impact to public services was identified.

Project

The project site is currently developed and located within an urbanized area. Fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other governmental services to the area are existing. As the community is nearly built out, future development of the project site would be proportionally negligible compared to the existing service areas.

The project site is within the service area of Fire Station 30, located at 2265 Coronado Avenue and Fire Station 6, located at 693 Twining Avenue, both within the Otay Mesa-Nestor community plan area. The project allows for up to 59 dwelling units and 28,000 square feet of commercial uses resulting in an increase in population base within the Otay Mesa-Nestor community thereby incrementally increasing the demand for fire protection within the service area. The project would meet San Diego Fire Department/San Diego Fire-Rescue Department (SDFD/SDFRD) site design and construction design standards. Future development would be constructed per fire codes and comply with applicable City regulations. The project would provide adequate turn-around radii for fire trucks within the internal roadway network and would comply with applicable City fire-related regulations. Overall, the project would result in a population increase that would increase fire-rescue service calls, but no new facilities or improvements to existing facilities would be required as a result of the project. Thus, the project would not result in physical impacts due to new or expanded demand for fire facilities and impacts would be less than significant.

The project site is served by the San Diego Police Department Southern Area Police Station and is located at 27th Street and Coronado Avenue. The project would result in increased residential density and the potential for commercial uses at the project site, which could result in increases in police service calls. The project, however, due to its smaller size would not be expected to trigger the need for an expanded or new police facility construction. Therefore, no new or expanded facilities would be required as a result of the project, and impacts would be less than significant.

With respect to schools, the project would increase demands for services considering the increase in the number of dwelling units allowed on the site and result in an increase in population beyond that anticipated by the General and Otay Mesa-Nestor Community plan. However, the 35-59 dwelling units allowed by the project would not be expected to result in an expansion of existing or construction of new school buildings. The project's student population would be adequately served by Southwest Middle School and Southwest High School within the Sweetwater Union High School District.

The project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public education services. Additionally, consistent with SB 50 school fees may be required to assist in relieving any effect to the schools as a result of new students associated with future development of the site. Payment of fees in accordance with SB 50 is considered to off-set the potential for impact.

The project would not significantly increase the demand for existing neighborhood or regional parks or other recreational facilities that presently exist. Relative to the provision of park facilities, the San Diego Parks Master Plan (PMP), adopted in 2021, includes a recreational value-based park standard (Value Standard) for traditional park facilities, with a focus on recreational amenities and features, as opposed to quantity of land. The Value Standard set forth in the PMP establishes a recreation value of 100 points per 1,000 people. The 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. The Value Standard, combined with the population-based standard (for recreation centers and aquatic complexes), will serve as the basis for calculating a unit cost for the Park Impact Fee. Future development would be required to pay park impact fees at the time of building permit issuance.

The project would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. Less than significant impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Utilities

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in a need for new systems or require substantial alterations to existing utilities. Alterations to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were existing with sufficient capacity. Therefore, the update did not result in a need for new systems or require substantial alterations to existing utilities. No potentially significant impacts were identified.

Project

Adequate services are available to serve the site, and the project would not require the construction or expansion of existing facilities. No existing capacity issues have been identified to meet the intensification of use on the site. Based upon the scale of the project, up to 59 multi-family housing units and up to 28,000 square feet of commercial uses, the project would not be expected to require the construction of new water or wastewater treatment facilities that could cause significant environmental effects. All public water facilities associated with future development including services and meters would be designed and constructed in accordance with current City Water Facility Design Guidelines and regulations. Implementation of any future project would not interrupt existing sewer service to the project site or other surrounding development. Based upon its scale, the project would not be expected to generate a significant amount of wastewater, however

wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Any future project would be required to comply with the SDMC, the City's Storm Water Standards Manual, and the California Best Management Practices Handbook.

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. No existing capacity issues have been identified to meet the intensification of use on the site. Construction debris and waste would be generated from the demolition of the existing single-family residence and the construction of up to 59 multi-family residences and 28,000 square feet of commercial uses. All construction waste from the project site would be transported to an appropriate facility, which is expected to have adequate capacity to accept the limited amount of waste that would be generated by a project of this size. Long-term operation of the proposed project is anticipated to generate typical amounts of solid waste associated with residential and commercial uses. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (SDMC Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (SDMC Chapter 6, Article 6, Division 6) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

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

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Energy

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the project would not result in significant impacts with respect to the use of excessive amounts of fuel or energy.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Construction of the project would consume energy through the operation of heavy

off-road equipment, trucks, and worker traffic. In addition, the project operations would include energy use associated with up to 59 residential units and 28,000 square feet of commercial uses where 7 single-family homes is currently allowed. While the project would increase energy use, the project would be required to meet the mandatory energy standards of the current California energy code and would be population accommodating as discussed in population above. As such, the additional energy use generated by the project at the site is not considered excessive. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Water Conservation

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in the use of excessive amounts of water. Nor would the ND result in landscaping that is predominantly non-drought resistant vegetation. No potentially significant impacts were identified.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Any future project's landscaping would be reviewed by City Landscape staff and would be required to comply with all applicable City of San Diego Landscape regulations and standards. Any future project would be required to comply with SDMC Section 142.0413 (Water Conservation). Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Neighborhood Character/Aesthetics

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in a significant impact in the obstruction of any vista or scenic view from a public viewing area. The ND determined the project would not result in a significant impact in the creation of a negative aesthetic site or project. The ND determined that there would be no result in project bulk, scaled, materials, or style which would be incompatible with surrounding development. The ND determined that the project would result in no significant impact in substantial alteration to the existing character of the area. The ND determined that project would result in no significant impact in the loss of any

distinctive or landmark trees nor a stand of mature trees. The ND determined that the project would result in no significant impacts in the loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent.

Project

The project site is developed and located within an urbanized area. Saturn Boulevard is identified in the Community Plan as a view corridor; however, the project is located on an infill site south of SR-75 and its development would not block views of the San Diego Bay. Further, it is expected that development of the project site would observe the Land Development Code height, and side and rear yard setbacks and other visual requirements as specified in the implementing zone.

Therefore, the project would result in less than significant impacts to the obstruction of any vista or scenic view from a public viewing area. The project would result in less than significant impacts to the creation of a negative aesthetic site or project. The project would result in less than significant impacts to project bulk, scaled, materials, or style which would be incompatible with surrounding development. The project would result in less than significant impacts to substantial alteration to the existing character of the area. The project would result in less than significant impacts in the loss of any distinctive or landmark trees nor a stand of mature trees. The project would result in less than significant impacts to the loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Cultural Resources

Otay Mesa-Nestor Community Plan Update ND

The ND identified the update would not result in a potentially significant impact related to the alteration or destruction of prehistoric or historic archaeological sites. Site-specific review would be implemented for known or suspected cultural resources with subsequent development. No potentially significant impact was identified.

Project

The existing single dwelling unit on the project site was built prior to 1953 based on a historical aerial review, and therefore, the project site was subject to evaluation for historical significance in accordance with the Land Development Code Section 143.0212 and CEQA. Qualified city staff determined, based upon a review of the building and applicable

documents, that the site does not include any resources eligible for designation and it is not a significant architectural historic resource.

Additionally, the City archaeologist evaluated the site for the potential prehistoric and archaeological resources via a California Historical Resources Information System (CHRIS) records search. No additional archaeological evaluation was recommended based upon the project location, site, photographs, scope of work, previously disturbed nature of the site, and negative CHRIS search. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Paleontological Resources

Otay Mesa-Nestor Community Plan Update ND

The ND concluded that the update would not result in significant impacts to paleontological resources.

Project

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Old paralic deposits, Unit 6, which is assigned a high sensitivity rating for paleontological resources. Paleontological resource monitoring during grading activities may be required pursuant to the City's Land Development Manual Appendix P if it is determined that the project's earth movement quantity exceeds the paleontological resource threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface. The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Future development would be required to comply with all applicable SDMC regulations, including paleontological requirements. Impacts to paleontological resources, therefore, would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Human Health/Public Safety

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in any significant impacts related to the creation of any health hazard or potential health hazard. The ND determined that the update will not result in significant impacts related to the exposure of people to potential health hazards or future risk of explosions or hazardous substances. The ND determined that there is no significant impact regarding future risk of any explosion or release of hazardous substances. No potentially significant impact was identified. Further, the ND determined that the building height of all new structures would not result in a significant aircraft safety hazard.

Project

The project site is located within the Airport Land Use Compatibility Plan (ALUCP) for the Naval Outlying Landing Field (NOLF) Imperial Beach and the Brown Field Municipal Airport, ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of all safety zones and noise contours. Additionally, rezones for sites located in Review Area 2 of the Brown Field Municipal Airport – Airport Land Use Compatibility Plan (ALUCP) are not required to be submitted to the Airport Land Use Commission (ALUC) for review. Impacts would be less than significant.

A Phase I Environmental Site Assessment was prepared for the project by Weis Environmental dated January 16, 2023. The report concluded there is “no evidence of recognized environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions in connection with the Site.” Additionally, city staff conducted a search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board Geo Tracker database, and other sources of potential hazardous materials sites available on the California Environmental Protection Agency website. Based on the searches conducted in 2023, no contaminated sites are on or adjacent to the project site. The project site was not identified on the DTSC Cortese List. The site is not located near any use with potential risk for explosion. Therefore, the project would not create a significant hazard to the public or the environment. No significant impacts would result.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Operation of the future development onsite, including commercial uses would also be required to comply with regulations pertaining to the use, transport, storage, and disposal of hazardous materials. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Mandatory Findings of Significance

Otay Mesa-Nestor Community Plan Update ND

The ND concluded that, as a community plan update that designates the bulk of remaining undeveloped land and natural areas as Open Space, the project would not have the potential to degrade the quality of the environment, impact fish and wildlife species or important historic or prehistoric resources. Additionally, the project would not result in impacts to long-term environmental goals, cumulative impacts, or result in adverse effects on human beings. No potentially significant impacts were identified in the ND.

Project

Based upon the analysis and conclusions explained in each issue area listed above, the project, if implemented, would not degrade the quality of the environment, impact fish and wildlife species or important historic or prehistoric resources. Additionally, the project would not result in impacts to long-term environmental goals, cumulative impacts, or result in adverse effects on human beings. The project would not result in impacts and would not require mitigation.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

VI. CERTIFICATION

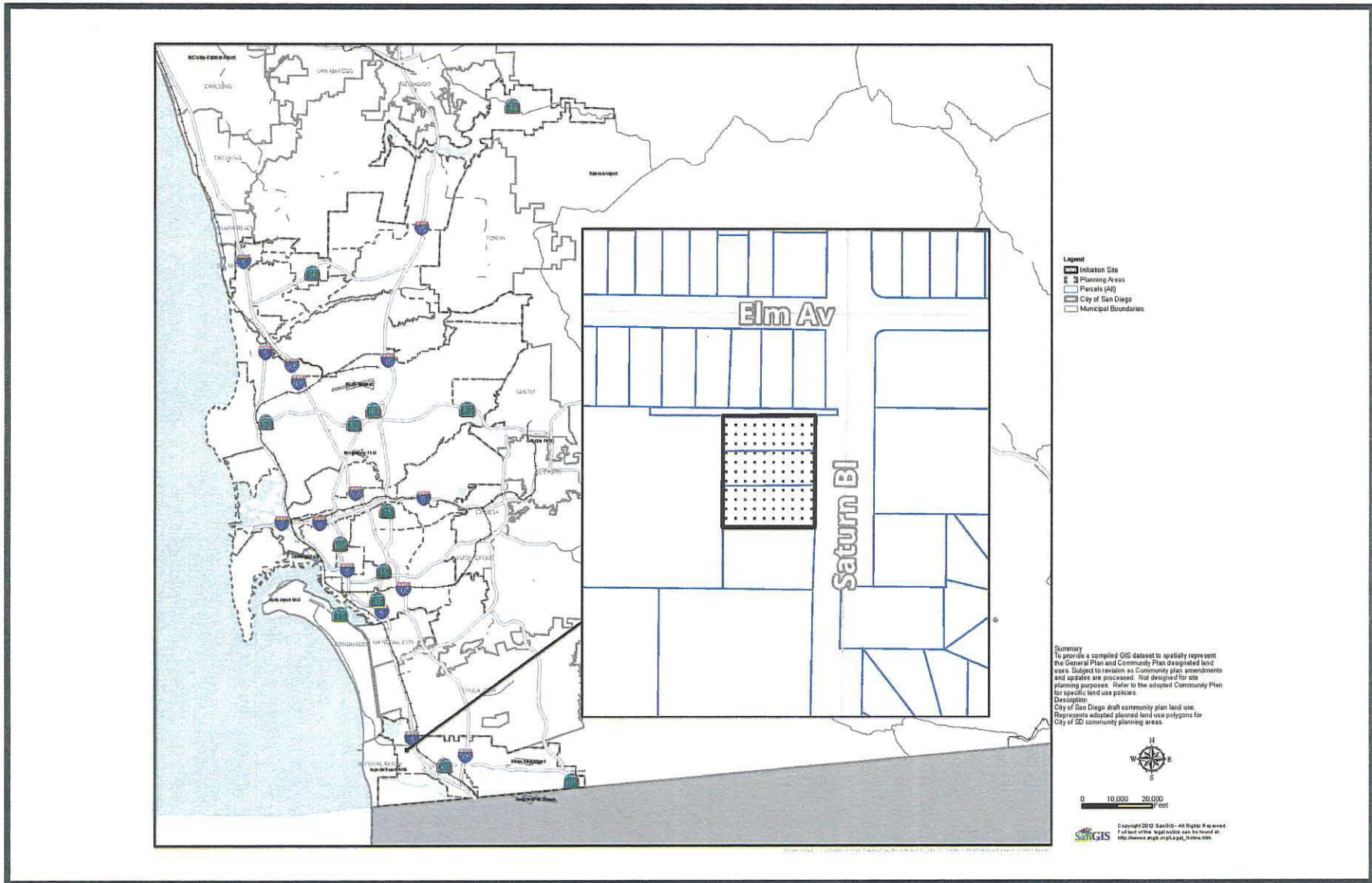
Copies of the addendum, the adopted ND, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.


Dawna Marshall
Senior Planner
Development Services Department

3/29/2024
Date of Final Report

Analyst: Dawna Marshall

Attachments: Figure 1: Location Map
Figure 2: Aerial Photograph of Project Site
Figure 3: Otay-Mesa Nestor Community Plan Land Use Map – Proposed
Amendments
Figure 4: Zoning Map – Proposed Amendments
References
Negative Declaration No. 95-0233/SCH No. 95121062



Location Map

920 Saturn Boulevard / PRJ-1078681

Development Services Department

**FIGURE
No. 1**



Legend
 Subject Site

General Use: as met.
 This is a draft community plan amendment map.
 The boundaries and features on this map are intended to show
 existing or proposed conditions.
 Whenever the amendment is approved/adopted, the adopted plan
 shall be updated to reflect the approved changes.

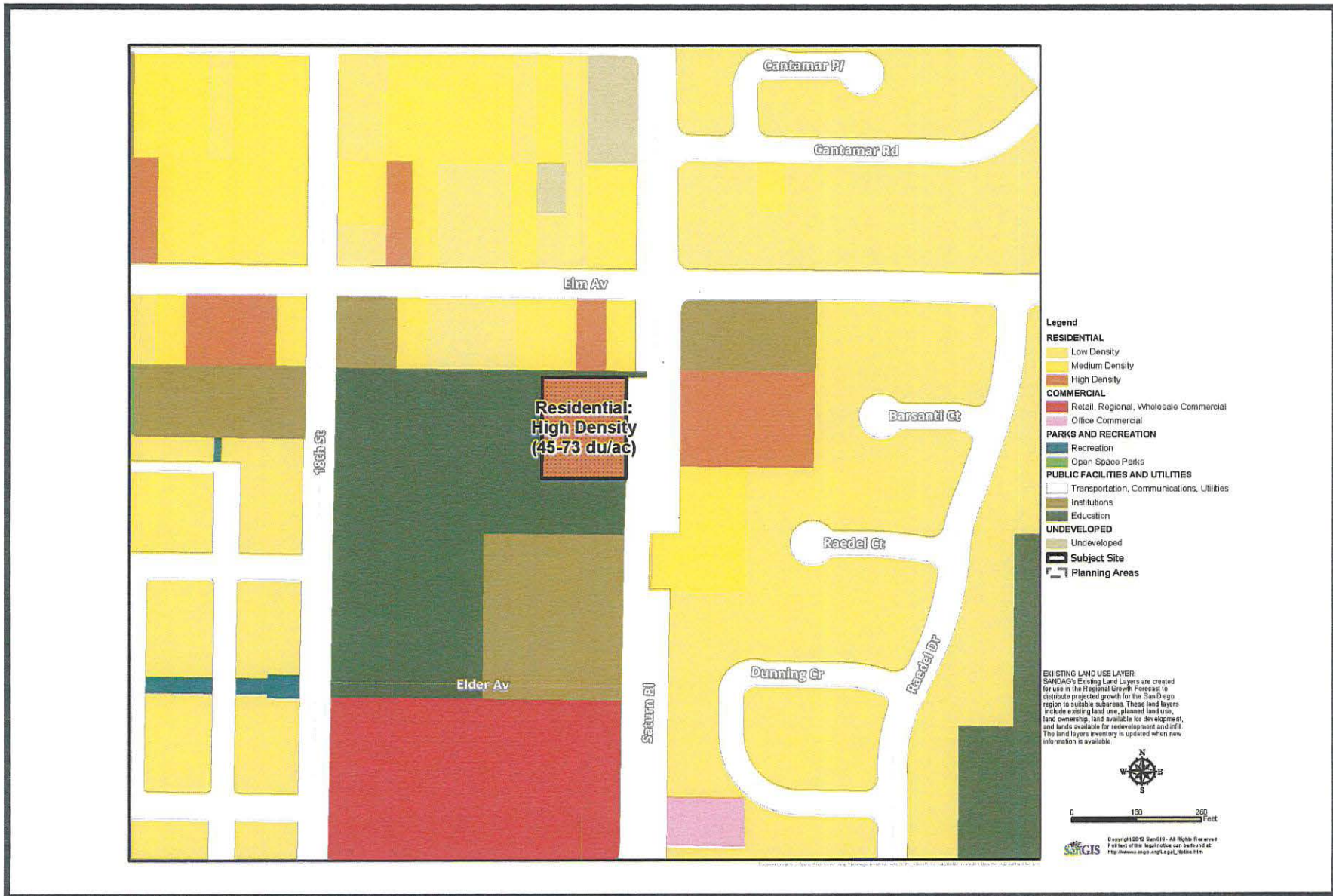


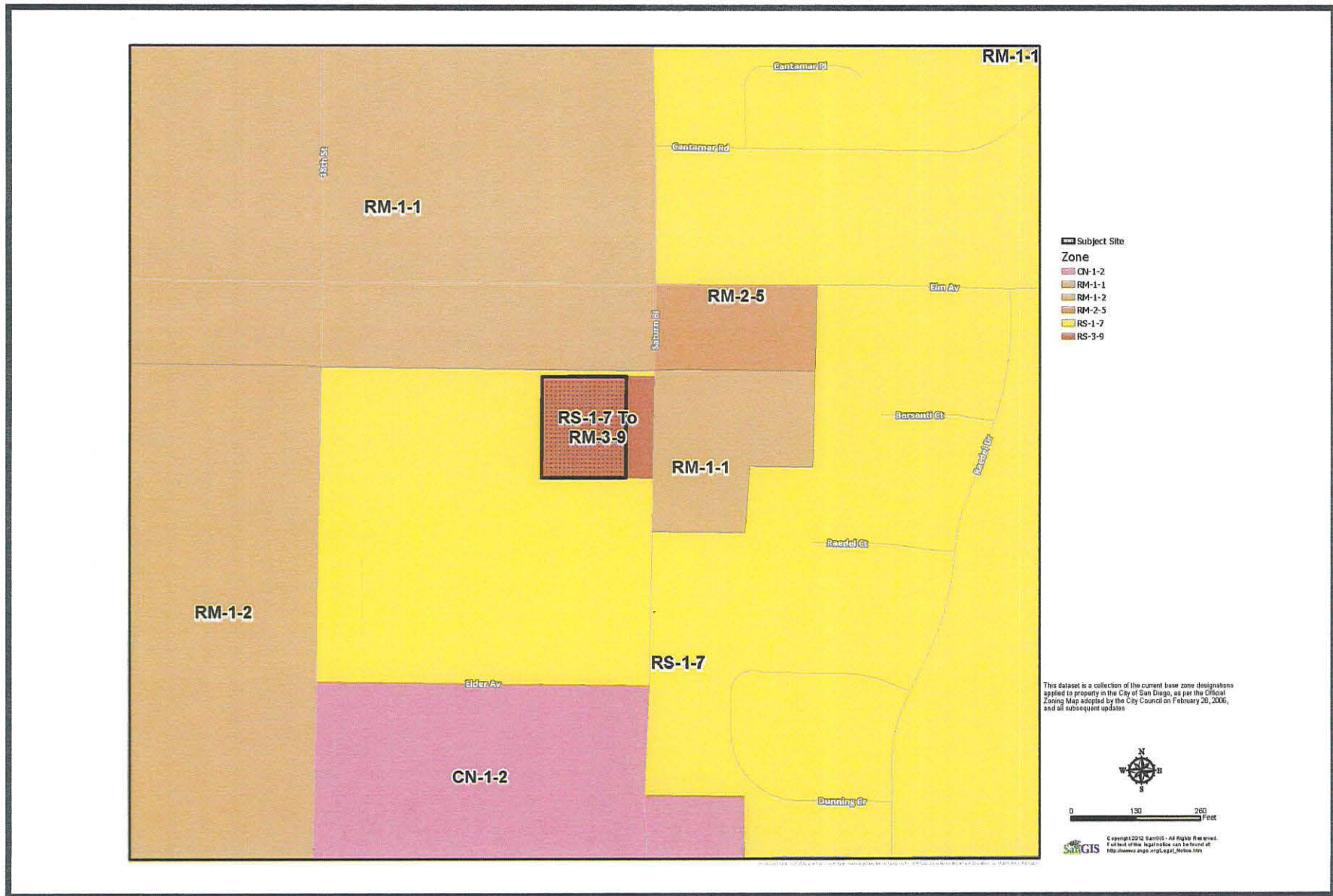
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Aerial Photograph of Project Site
 920 Saturn Boulevard / PRJ-1078681
 Development Services Department

**FIGURE
 No. 2**





Zoning Map - Proposed Amendments
 920 Saturn Boulevard / PRJ-1078681
 Development Services Department

**FIGURE
 No. 4**