THE CITY OF SAN DIEGO

REVISED ADDENDUM

Addendum to PEIR SCH No. 2021070359

SUBJECT: **Clairemont Community Plan Update:** The Clairemont Community Plan Update (CPU; project) entails a comprehensive update to the existing Clairemont Mesa Community Plan that was adopted in 1989 and last amended in 2019. The Clairemont CPU establishes an updated vision and strategy to guide future growth and development within the Clairemont community in the City of San Diego (City) over the next 30 plus years. The proposed CPU aligns with the City's amended General Plan (Blueprint SD Initiative) policy and land use framework and the City of Villages land use strategy as well as the policy direction of the citywide Climate Action Plan (CAP). The proposed CPU aims to develop active, pedestrian-oriented nodes, corridors, and villages that contribute to a strong sense of place and community identity while encouraging walking, biking, and transit use and acknowledging the natural network of canyons and open spaces as an integral part of intra-community connectivity. The proposed CPU envisions the creation of cohesive mixed-use villages that would be connected to residential areas through a balanced, interconnected mobility network. The proposed CPU also envisions a diversity of businesses that increases the economic base, generates jobs, and provides a variety of goods and services. This development approach supports sustainability, multiple modes of transportation, and active and healthy lifestyles by integrating a mix of uses including housing, offices, retail, restaurants, entertainment, and civic uses near transit.

The proposed Clairemont CPU contains eleven elements, including Introduction, Land Use; Mobility; Urban Design; Economic Prosperity; Recreation; Open Space and Conservation; Public Facilities, Services and Safety; Historic Preservation; Noise; and Implementation. These elements contain specific goals and policies that provide direction on what types of future uses and public improvements should be developed in the Clairemont community. The project includes amendments to the General Plan, Balboa Avenue Station Area Specific Plan, and Morena Corridor Specific Plan, adoption of an ordinance rezoning land within the Clairemont CPU area consistent with the Clairemont CPU, and amendments to the San Diego Municipal Code. Applicant: City of San Diego, City Planning Department.

REVISED FINAL DOCUMENT December 1, 2025

Subsequent to the release of the Final Addendum to the Program Environmental Impact Report for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan Update and Local Coastal Program Update for the Clairemont Community Plan Update (Addendum), dated October 9, 2025, additional edits were made to correct factual inaccuracies or typographical errors, or to provide clarifying information in the Addendum. The following revisions to the Final Addendum have been made and are reflected in ~~strikethrough~~/underline format.

I. SUMMARY OF ORIGINAL PROJECT

On July 23, 2024, the City Council adopted the Blueprint SD Initiative (also known as the General Plan Refresh), which included a comprehensive amendment to the City's General Plan to address the adopted Climate Action Plan (CAP; City 2022a) and the San Diego Association of Governments' (SANDAG's) 2021 Regional Plan (SANDAG 2021). The Blueprint SD Initiative is a proactive effort to create an equitable and sustainable framework for growth to support current and future residents and the City's priority to develop homes near public transportation and job centers.

A Program Environmental Impact Report (PEIR) (State Clearinghouse [SCH] No. 2021070359) was prepared for the Blueprint SD Initiative, the Hillcrest Focused Plan Amendment (FPA) to the Uptown Community Plan, and the University CPU and Local Coastal Program (LCP) Update, and was certified by the City of San Diego City Council in July 2024 (referenced hereafter as the Blueprint SD PEIR). The Blueprint SD PEIR was prepared in compliance with the California Environmental Quality Act (CEQA) Statute and Guidelines (Public Resources Code [PRC], Section 21000 et seq. and California Code of Regulations [CCR], Title 14, Section 15000, et seq.) and in accordance with the City's CEQA Significance Determination Thresholds (City 2022b). The three components addressed in the Blueprint SD PEIR are briefly described below.

Blueprint SD Initiative

The Blueprint SD Initiative included a comprehensive amendment to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, environmental protection, climate change adaptation, and sustainable growth. The Blueprint SD Initiative amended the General Plan to include an updated citywide land use framework designed around SANDAG's 2021 Regional Plan to promote reductions in per capita greenhouse gas (GHG) emissions and vehicle miles traveled (VMT). It also identified complementary land use, transportation, and related policies to support future development according to the revised land use framework. The land use and policy amendments build on climate goals outlined in the City's CAP and Climate Resilient SD Plan.

The updated policy and land use framework applies to development citywide and is intended to guide future land use plan updates, such as CPUs, Specific Plans, FPAs, and future Land Development Code (LDC) amendments to facilitate the implementation of the General Plan. The policy and land use framework in the General Plan is defined by the Village Climate Goal Propensity Map (Figure LU-1 of the General Plan Land Use and Community Planning Element), which identifies village propensity values throughout the City ranging from low to high (1 through 14). The Blueprint SD PEIR identifies Climate Smart Village Areas, which are areas of the City with propensity values ranging from 7 through 14. These Climate Smart Village Areas are areas that have good access to homes, jobs, and mixed-use destinations and that are in proximity to high-frequency transit services; have transit access to job centers; and have good connections between transit and destinations. The Village Climate Goal Propensity Map is intended to guide the development of future CPUs, Specific Plans, and FPAs, which would primarily focus future increases in development intensities that support higher density residential and mixed-use development within these Climate Smart Village Areas. Although opportunities for new homes and jobs would likely be focused in these Climate Smart Village Areas, future CPUs, Specific Plans, and FPAs could also plan for more opportunities for homes and jobs outside these Climate Smart Village Areas where considered

appropriate for the surrounding area and if in alignment with the General Plan's land use and policy framework.

The General Plan, amended by the Blueprint SD Initiative, included updates to the following elements to reflect more current conditions, updated data sources, and the latest City plans and policies while continuing to maintain the framework of the General Plan and City of Villages Strategy:

- ***Land Use and Community Planning Element***: Includes updated land use designations, revised density ranges, new and updated goals, and new and updated policies consistent with the City of Villages Strategy to meet housing, environmental protection, climate change adaptation, and sustainable growth goals.
- ***Mobility Element***: Reflects SANDAG's 2021 Regional Plan (2023 Amendment) and the updated transportation network and includes an updated land use and transportation planning policy framework to encourage Complete Streets planning principles and concepts that will result in dynamic, vibrant corridors that support all modes of travel.
- ***Urban Design Element***: Includes updates to goals and policies to promote the use of objective and measurable development standards to align with changes in state law.
- ***Economic Prosperity Element***: Includes updated policies to reflect the changes to the Land Use and Community Planning Element and provides greater flexibility to co-locate industrial uses with housing especially workforce housing.
- ***Public Facilities, Services, and Safety Element***: Includes amendments to remove references to the City's previous Capital Improvement Program Prioritization process to reflect the adoption of Build Better SD, and changes to address Senate Bill (SB) 99, which requires Safety Elements to identify residential developments in any hazard area that do not have at least two emergency evacuation routes, and Assembly Bill (AB) 747, which requires jurisdictions to identify evacuation routes and their capacity, safety, and viability under various emergency scenarios.
- ***Recreation Element***: Includes an updated Figure RE-1, Community Plan Designated Open Space and Parks Map, which includes updates to military uses, and neighborhood, community, regional, and open space parks.
- ***Conservation Element***: Incorporates updated policies to align the City's conservation framework with the revised land use strategy and ~~align~~ with the goals of the City's CAP, Climate Resilient SD Plan, Multiple Species Conservation Program (MSCP) Subarea Plan (SAP), and ~~the City's~~ Vernal Pool Habitat Conservation Plan (VPHCP), as well as updates to Table CE-1 and Figures CE-1 through CE-6 to reflect current conditions and the most up-to-date data.
- ***Noise Element***: Includes updated noise compatibility policies related to multiple dwelling units; vehicle and vehicular equipment sales and services use; wholesale, distribution, and storage use; and industrial use to support the revised land use strategy in the Land Use and Community Planning Element.

The Appendices and Glossary were also updated. No updates or changes were made to the Historic Preservation Element. The Historic Preservation Element was last updated in 2008 and is being updated as a part of a citywide historic resources planning effort. A separate General Plan amendment will be processed by the City for this effort.

At the time of preparation of the Blueprint SD Initiative, the City was in the process of preparing an Environmental Justice Element. The Environmental Justice Element was determined to be consistent with the Final PEIR for the General Plan (Project No. 104495/SCH No. 2006091032) under CEQA Guidelines Section 15162, and was incorporated as an amendment to the General Plan on July 1, 2024 as a separate action from, and prior to adoption of the Blueprint SD Initiative. Thus, the Blueprint SD Initiative did not include any changes to the Environmental Justice Element. Pursuant to CEQA Guidelines Section 15150, this environmental document incorporates by reference the environmental analysis for the Environmental Justice Element.

Hillcrest Focused Plan Amendment

The Hillcrest FPA included an amendment to the Uptown Community Plan to re-designate approximately 380 acres of the Hillcrest and Medical Complex neighborhoods with land uses that follow a similar pattern to the planned land uses from the 2016 Uptown CPU with increases to the planned residential density and non-residential development capacity. The amendment provides the opportunity for additional homes in the Hillcrest FPA area and is intended to encourage active transportation and provide more opportunities for quality public spaces. By providing the opportunity for additional homes near the employment center of the Medical Complex neighborhood, in an area with access to high frequency public transit and coupled with mobility improvements, the Hillcrest FPA is intended to encourage active transportation and reduce automobile trips for work commutes.

The Hillcrest FPA increased the residential unit capacity within the Hillcrest FPA area by approximately 17,218 units. Similarly, the Hillcrest FPA increased the capacity for non-residential floor area by approximately 1,037,600 square feet (SF), all of which is allocated for institutional/medical land uses.

The Hillcrest FPA also included the following components:

- Updates to reflect the latest City and regional planning and land use and policy framework, including updated references to the General Plan, CAP, Parks Master Plan, Climate Resilient SD Plan, Library Master Plan, and SANDAG 2021 Regional Plan.
- Updates to reflect current population and existing conditions information.
- Land use policy changes to facilitate implementation of the Hillcrest FPA.
- A new LGBTQ+ Cultural chapter to support and highlight the people, spaces, buildings, events, and physical elements that contribute to the history and culture of the LGBTQ+ community in Hillcrest.

Amendments to reflect these changes were made to the Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; Historic Preservation; and Implementation chapters of the Uptown Community Plan. Specific changes include:

- ***Land Use***: The Hillcrest FPA added the Residential – Multiple Unit (RM)-4-11 base zone to the Hillcrest FPA area which will allow for 110-218 dwelling units per acre and a Floor Area Ratio

(FAR) of 7.2. The Hillcrest FPA also created two new base zones in the Uptown Community Plan to allow for higher residential density land uses and zone categories associated with the Community Commercial (CC) (Residential Permitted) land use designation. The Land Use chapter also provided definitions for Urban Villages and Neighborhood Villages and clarified that certain policies relating to high intensity commercial, mixed-use development, and "active" commercial business uses apply to Urban Village areas.

- ***Mobility***: The Mobility chapter was amended to reflect the City's latest policy direction regarding mobility with a focus on reductions in per capita VMT in order to be consistent with the City's CAP.
- ***Urban Design***: Changes to the Urban Design chapter included new descriptions of promenades and public space design to be consistent with the Parks Master Plan.
- ***LGBTQ+ Cultural***: The Hillcrest FPA included the addition of this new chapter, as noted above.
- ***Economic Prosperity***: The Hillcrest FPA amended the Economic Prosperity chapter to reflect updated goals and policies recognizing and protecting Hillcrest's unique role as a place for the LGBTQ+ Cultural District. The updated chapter includes a new policy (EP-2.4) to support a certification or recognition program for places and events within the LGBTQ+ Cultural District that are tied to protections and incentives to strengthen establishments and minimize the potential loss of valued institutions. This chapter was also updated to include updates to employment and economic data within the Uptown area.
- ***Public Facilities, Services, and Safety***: Amendments were made to this chapter to reflect updated City data related to public services and facilities, and to incorporate the mobility and infrastructure goals of the CAP as well as updated approaches to funding facilities consistent with Build Better SD.
- ***Recreation***: Amendments to this chapter were made to incorporate updates based on the latest park data, updates to reflect adoption of the Parks Master Plan, and updated standards for park and recreation facilities.
- ***Conservation***: This chapter was amended to reflect updates to the City's 2022 CAP regarding the six strategies of the CAP and to update references to policies in the General Plan Conservation Element.
- ***Noise***: The Noise chapter was amended to add a new policy (NE-1.5) which encourages the upfront disclosure of noise levels in mixed-use and residential developments near commercial/entertainment areas during property sales or lease agreements. Policy NE-1.22 was also amended to clarify that the establishment of a "buffer zone" between the location of special events and Sixth Avenue should be considered with the exception of the Pride festival and parade.
- ***Historic Preservation:*** Amendments to this chapter were made to incorporate the latest data regarding the number of designated historical resources and the number of potential historic districts within the Uptown Community Plan area.
- ***Implementation:*** This chapter was amended to add a new section regarding Community Plan Implementation Overlay Zone (CPIOZ) implementation. The Hillcrest FPA amended the existing CPIOZ Type A – Building Heights in the Uptown Community Plan area and created

three new CPIOZ Type A areas: the Hillcrest District, Hillcrest Historic District, and Commercial and Entertainment Activity Area.

University Community Plan Update and the Local Costal Program Update

The University CPU and the LCP Update (hereinafter referred to as the University CPU) included a comprehensive update of the University Community Plan and established an updated vision and objectives that align with General Plan policies, including those amended by the Blueprint SD Initiative, as well as recently adopted policy direction from the CAP, Library Master Plan, Parks Master Plan, and Climate Resilient SD Plan. The University CPU also took into consideration SANDAG's 2021 Regional Plan. The University CPU identified guiding principles, plan goals and policies, and identified procedures for plan implementation.

The University CPU updated the land use plan for the University Community Plan area to help achieve the desired vision and objectives for the community. The changes to the University CPU land use plan addressed the demand for homes and jobs and reflected the recent extension of the UC San Diego Metropolitan Transit System (MTS) Blue Line Trolley service to UC San Diego and other existing and planned transit services. Implementation of the University CPU would result in an overall community-wide increase of approximately 29,000 additional planned residential units and approximately 36,800,000 SF of planned non-residential floor area, including increases in industrial park/research and development and commercial uses and a decrease in light industry/warehouse uses.

The University CPU included the following components:

- ***Vision and Land Use Framework***: This chapter establishes the overarching priorities and land use plan for the University CPU area. The land use framework balances climate goals with the need for sustainable economic growth by focusing higher density and intensity land uses around transit and job centers. Planned land uses support employment and commercial activity and introduce residential areas through a new Urban Village land use designation.
- ***Urban Design***: This chapter provides guidance to encourage the transformation of the community from an auto-centric area with separated land uses into a connected, mixed-use, transit-oriented community centered around a rich and vibrant public realm. The Urban Design chapter promotes transit-oriented development by focusing new development near transit infrastructure to promote walkability and accessibility.
- ***Mobility***: The Mobility chapter promotes improving active transportation options, increasing transit accessibility, and embracing intelligent technologies and management strategies to help encourage more people to walk/roll, bike, or ride transit, and decrease their auto dependence. The Mobility chapter identifies mobility improvements such as planned bicycle classifications modifications, planned transit, potential transit, and planned roadway classification modifications. The proposed mobility improvements support increased active transportation facilities to provide enhancements to streetscapes and street functionality that support pedestrian, bicycle, and transit activity and Complete Streets features wherever possible.
- ***Parks and Recreation***: This chapter promotes a well-connected system of parks, recreational facilities, and open space that provides opportunities for passive and active recreation, social

interaction, community gatherings, the enhancement of the public realm, and the protection of sensitive natural resources. The Parks and Recreation chapter promotes trail maintenance and improvements, the enhancement of existing parks to increase their recreational value, and the addition of new parks, either through the acquisition of public parkland, the redevelopment of City-owned sites and rights-of-way, or development in collaboration with new residential developments and improvements to the public realm.

- ***Open Space and Conservation***: This chapter promotes the preservation and enhancement of resources within the University Community Plan area. Multi-Habitat Planning Area (MHPA) Boundary Line Corrections (BLCs) were proposed as part of the University CPU to add City-owned lands into the City's MHPA to increase the City's overall conservation acreage. The University CPU additionally proposed to dedicate several City-owned properties as open space pursuant to Charter Section 55 to provide a continuous connection of MHPA lands by connecting existing City-owned open space and private open space easements.
- ***Historic Preservation***: This chapter provides a summary of the prehistory and history of the University Community Plan area. The Historic Preservation chapter is guided by the General Plan for the preservation, protection, restoration, and rehabilitation of historical, archaeological, and tribal cultural resources throughout the plan area.
- ***Public Facilities, Services, and Safety***: This chapter illustrates existing and planned public facilities in the University Community Plan area and identifies existing and potential public, semi-public, and community facilities and services, public utilities, and safety considerations.
- ***Implementation***: This chapter includes policies which provide specific direction, practice, guidance, and directives to support and implement the University CPU's land use, mobility, urban design, parks, and public facilities goals. These policies, combined with the zoning regulations in the LDC, provide a policy and regulatory framework to guide development within the University Community Plan area.

Intended Use of the Blueprint SD PEIR for Future Planning Documents

The Environmental Impact Report (EIR) prepared for the Blueprint SD Initiative, Hillcrest FPA, and University CPU was a PEIR. As defined in CEQA Guidelines Section 15168, a PEIR is prepared for a series of actions that are characterized as one large project through reasons of geography; as logical parts in the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or where individual activities will occur under the same regulatory process and having generally similar environmental impacts that can be mitigated in similar ways. A PEIR was prepared for the Blueprint SD Initiative because its implementation would result in the adoption of future CPUs, Specific Plans, and/or FPAs that are consistent with the General Plan policy and land use framework.

In accordance with CEQA Guidelines Section 15168, a PEIR may serve as the EIR for subsequent activities or implementing actions, provided it contemplates and adequately analyzes the potential environmental impacts of those subsequent projects. If, in examining future actions within the Blueprint SD Initiative area, the City finds no new effects could occur or no new mitigation measures would be required other than those analyzed and/or required in the PEIR, the City can approve the

activity as being within the scope covered by the Blueprint SD PEIR and no new environmental documentation would be required.

A specific objective of the Blueprint SD PEIR is to "(s)treamline the environmental review process for future planning documents to expedite the implementation of plans that facilitate the development of housing and infrastructure that meet the City's needs and further the CAP goals." The adoption of future CPUs, Specific Plans, FPAs, and/or LDC amendments are anticipated future actions to be implemented consistent with the General Plan land use and policy framework, including the Village Climate Goal Propensity Map and City of Villages Strategy. These future CPUs, Specific Plans, FPAs, and/or LDC amendments could be evaluated in a streamlined manner consistent with CEQA Guidelines Sections 15162, 15163, 15164, and/or 15183.

Since the adoption of the General Plan in 2008, the City has been in the process of updating community plans to be consistent with the City of Villages Strategy and, since 2015, the CAP. The overarching goals of recent CPUs have focused on maximizing density within Transit Priority Areas (TPAs) and VMT efficient areas, ensuring mobility plans provide for all modes of travel, and providing a land use and mobility framework consistent with the City of Villages Strategy and CAP. The City anticipates updating and/or amending community plans to reflect the updated Village Climate Goal Propensity Map and land use and policy framework, as well as other recent Citywide plans and policies.

The previous approach to completing the CEQA review process for prior CPUs was to prepare a PEIR for each CPU. Under this approach, it was found that the environmental analysis for the CPUs had similar environmental impacts and similar mitigation frameworks. As a result of this process, the City identified an opportunity to address the environmental analysis and CEQA compliance for future CPUs as part of the CEQA analysis and documentation for the Blueprint SD Initiative. Future CPUs, Specific Plans, FPAs, and/or LDC amendments, and future development consistent with those plans, can be evaluated for consistency with the General Plan land use and policy framework including the Village Climate Goal Propensity Map and the City of Villages Strategy, and thus, could also be evaluated for consistency with the Blueprint SD PEIR. As future CPUs or other plans are updated and/or amended, and as future public and/or privately initiated development projects are proposed that are consistent with the General Plan land use and policy framework, these would be evaluated in light of CEQA Guidelines Sections 15152, 15153, 15162, 15163, 15164, 15168, and/or 15183.

A total of 17 community plans have been comprehensively updated and/or have undergone an FPA since 2008. The Blueprint SD PEIR states that recently updated community plans and those that need an update could be amended in the future and, if these updates and amendments are consistent with the General Plan land use and policy framework including the Village Climate Goal Propensity Map, could also be evaluated for consistency with the Blueprint SD PEIR. It also specifically identifies the Clairemont CPU as being in process and anticipates it to be evaluated for consistency with the Village Climate Goal Propensity Map and the Blueprint SD PEIR.

II. SUMMARY OF PROPOSED PROJECT

The proposed Clairemont CPU (project) is a comprehensive update to the existing Clairemont Mesa Community Plan that was adopted in 1989 and last amended in 2019. The Clairemont CPU establishes an updated vision and land use and policy strategy to guide future growth and development within the Clairemont community. The proposed CPU aligns with the City's amended General Plan (Blueprint SD Initiative) land use and policy framework and the City of Villages Strategy as well as the policy direction of the CAP. The proposed CPU aims to develop active, pedestrian-oriented nodes, corridors, and unique villages that contribute to a strong sense of place and community identity which are connected through a transportation network that services vehicles and encourages walking, biking, and transit use, as well as acknowledges the natural network of canyons and open spaces as an integral part of intra-community connectivity.

The Guiding Principles identified in the Clairemont CPU include the following:

- Protection of canyons and creeks as community assets.
- Parks and recreation facilities that serve the needs of the community.
- Infrastructure and public facilities that meet existing needs and future growth.
- Development that compliments neighborhood scale.
- Crime prevention through environmental design.
- Safe and efficient facilities that improve connectivity for pedestrians, bicycles, transit users, and cars.
- A community focus on sustainability and urban greening.
- Community identity that enhances Clairemont's diversity, sense of place, and history.

The Clairemont CPU addresses all aspects of community development and provides recommendations to guide this development over the next 30 plus years. The Clairemont CPU provides for more opportunities for mixed-use development, retail and employment centers, residential areas, public spaces, and transit facilities while also focusing on other aspects, such as protecting natural resources, open space, and biodiversity. The proposed CPU envisions the creation of cohesive mixed-use villages that would be connected to residential areas through a balanced, interconnected mobility network that supports walking/rolling, biking, and riding transit to conduct daily activities. This network would strengthen connectivity between residential neighborhoods, commercial areas and employment areas, and would also link residents to schools, parks, canyons, and to Mission Bay. New development would be concentrated in mixed-use areas along major points in the transit system with compact land use patterns that include housing, public parks and plazas, jobs, and services. Increasing opportunities for homes near transit would assist in reducing vehicular travel and furthering the City's climate goals. In addition, opportunities for new homes can promote development that supports new community investments, including new public spaces, new neighborhood commercial amenities, and enhanced places for people to enjoyably and safely walk, bike, and interact with their neighbors. Public facilities and infrastructure proposed under the Clairemont CPU include parks and recreational facilities, improved pedestrian routes, a community-wide bicycle network including separated bikeways, updates to street classifications and design, and public transit system improvements. Additional future public infrastructure improvements, such as

public service facilities and utilities, could occur as part of the Clairemont CPU to accommodate future development in the CPU area. The proposed CPU also envisions a diversity of businesses that increases the economic base, generates jobs, and provides a variety of goods and services. This development approach supports sustainability, multimodal transportation, and active and healthy lifestyles by integrating a mix of uses including housing, offices, retail, restaurants, entertainment, and civic uses near transit.

The proposed Clairemont CPU contains eleven elements, including Introduction; Land Use; Mobility; Urban Design; Economic Prosperity; Recreation; Open Space and Conservation; Public Facilities, Services and Safety; Historic Preservation; Noise; and Implementation. Each of these elements contains specific goals and policies that provide direction on what types of future uses and public improvements should be developed in the Clairemont community. A brief overview of the elements within the proposed Clairemont CPU is provided below.

Introduction

The Introduction Element establishes the setting, vision, guiding principles, and purpose of the Community Plan. It also describes the organization of the Community Plan; the relationship between the Community Plan, the San Diego Municipal Code (SDMC), and other Citywide and regional plans; and provides a summary of the community engagement efforts of the CPU. See Figure 1, *Regional Location*, Figure 2, *USGS Topography*, and Figure 3, *Aerial Photograph*.

Land Use Element

The Land Use Element establishes the land use policy framework for the community. The Community Plan envisions cohesive mixed-use villages connected to residential areas through a balanced, interconnected mobility network to support walking/rolling, biking and riding transit to conduct daily activities, including work, school, shopping and play. Potential development that could result from the Clairemont CPU includes approximately 52,800 residential units and approximately ten million square feet (SF) of non-residential space. Figure 4, *Land Use Map*, shows the proposed land use plan under the CPU.

A key component of the Land Use Element is the creation of a network of villages connected by transit. The CPU identifies villages, corridors, and nodes, which are areas where future growth is directed. Villages are pedestrian-oriented, mixed-use areas with both large and small retail stores, community neighborhood serving offices, visitor, retail, institutional and residential uses. Villages may also feature public spaces likes parks, plazas, and greenways. Corridors are linear, pedestrian-oriented, mixed-use and residential areas along major streets. Other types of corridors within the community include the Rose Creek/Canyon Industrial Corridor which contains Clairemont's Prime Industrial land; serves as the primary employment center within the community for start-up and smaller innovation, design, and technology businesses; and supports employment and export-oriented base sector activities; and the Morena Corridor which supports neighborhood serving services and establishments in a mixed-use, pedestrian-oriented environment. These corridors will support active transportation connections between villages. Nodes are pedestrian-oriented commercial areas. Specific villages, corridors, and nodes identified in the CPU include the following and their locations are shown in Figure 5, *Villages, Corridors and Nodes*:

1. ***Community Core Village*** is envisioned as a vibrant mixed-use village near the Balboa Avenue/Genesee Avenue intersection that is served by a multimodal transportation system and includes residential, commercial, and entertainment uses. This area would include a network of pedestrian walkways that would make large lot developments more accessible by creating a walkable block pattern for development while improving internal vehicular, pedestrian, and bicycle circulation and connectivity to the surrounding neighborhoods. Public spaces would provide spaces for recreation, public gatherings, and community activities.
2. ***Clairemont Town Square Village*** is envisioned as a pedestrian-oriented, mixed-used village with an emphasis on new housing opportunities and public spaces and recreational amenities, plazas, and pedestrian ~~promenades~~ greenways within the existing shopping center. The CPU envisions a network of safe, well-defined pedestrian pathways within the Town Square that creates a walkable, pedestrian scale environment for new development and improves access within the Town Square and to the surrounding residential neighborhoods.
3. ***Clairemont Drive Village*** is envisioned as a neighborhood-serving retail center with housing that includes a network of safe, well-defined pedestrian pathways that will create a walkable, pedestrian scale environment for new development, and public spaces and recreational amenities that will create active spaces. The village is divided into the East Village Area and West Village Area which are located on either side of Clairemont Drive and west of Tecolote Canyon.
4. ***Rose Canyon Gateway Village*** is envisioned as a gateway to the community with homes, public spaces, limited restaurants, and shopping~~, and~~ with a pedestrian connection to the Balboa Avenue Transit Station.
5. ***Balboa Avenue Transit Station Village*** is envisioned as a gateway to the community with homes, public spaces, limited restaurants and shopping at the Balboa Avenue Transit Station.
6. ***Clairemont Crossroads Village*** is envisioned as a pedestrian-oriented mixed-use village with residential, commercial, and retail uses and public spaces with recreational amenities that can create active spaces oriented towards Clairemont Drive and/or Tecolote Canyon. A network of safe, well-defined pedestrian pathways within the village is proposed which would create a walkable, pedestrian-scale environment for new development.
7. ***Diane Village*** is envisioned as a pedestrian-oriented village that integrates homes with restaurants, shopping and public spaces which could include recreational amenities that create active spaces. A network of safe, well-defined pedestrian pathways within the village is proposed which would create a walkable, pedestrian-scale environment for new development.
8. ***Clairemont Mesa Gateway Village*** is located west of I-805 and is envisioned as a gateway to the community with housing, restaurants, shopping, and hotels with public spaces.
9. ***Morena Corridor*** (from Gesner Street to Tecolote Road) is envisioned as a pedestrian-oriented corridor with residential uses, restaurants, entertainment, and shopping in a neighborhood village setting. Key features include a multi-use boardwalk along Morena

Boulevard that would provide pedestrian and bicycle access to restaurants, entertainment, shopping, the transit station, and Mission Bay; and a paseo along Tecolote Creek connecting the Morena Corridor to Tecolote Canyon Natural Park.

10. ***Bay View Village*** is envisioned as a gateway to Mission Bay Park with homes, restaurants and shopping with public spaces adjacent to the Clairemont Drive Transit Station.
11. ***Tecolote Gateway Village*** is envisioned as a gateway to the community and provides homes, restaurants and shopping with public spaces adjacent to the Tecolote Transit Station. ~~The CPU envisions a paseo along Tecolote Creek which connects Tecolote Creek to the Tecolote Gateway Village and the Morena Corridor.~~ The Tecolote Gateway Village anchors the southern end of the Morena Corridor.

The Land Use Element also includes policies which address housing; neighborhoods; villages, corridors, and nodes; the Milton Street/Morena Boulevard Commercial Node; the Napier Street/Ashton Street Commercial Node; and the village areas and corridors identified above. The proposed land use designations are summarized in Table 2-1, *Land Use Designations*, of the CPU.

Mobility Element

The Mobility Element promotes accessible and efficient transportation improvements and technology that facilitates a balanced, well-integrated multimodal transportation network that effectively moves people. This Element contains policies to improve the existing mobility system utilizing various modes of transportation to meet varied user needs. Multimodal transportation enhancements to the existing mobility system are called for, which include operational improvements, new connections, and retrofitting existing streets with pedestrian and bicycle facilities, quality transit amenities, and intelligent transportation systems. The planned mobility system will serve pedestrians, bicyclists, users of micromobility, transit riders, and motorists and proposes separated and well-connected bikeways, buffered sidewalks with shade trees, transit lanes, and other transportation enhancements to help improve connections to transit, schools, homes and businesses. The CPU identifies pedestrian routes based on activity and encourages the development of improvements to create safe, more comfortable and accessible paths for people to walk/roll when traveling to destinations throughout the community and beyond. Additionally, the CPU proposes an updated planned bicycle network throughout the community with an emphasis on separated bikeways, especially along major corridors, where feasible, and the inclusion of bicycle amenities. The planned bicycle network works together with the proposed roadway classifications to enhance circulation in the community. This includes the reconfiguration of ~~Genessee~~ Genesee Avenue between SR-52 and Marlesta Drive to accommodate dedicated transit/flex lanes in each direction. The CPU also includes policies that support expanding and improving transit service and access, including coordinating with the appropriate transportation agencies on the feasibility of a potential transit station near Jutland Drive and Morena Boulevard and a potential skyway along Balboa Avenue connecting the Community Core Village to the Balboa Avenue Transit Station and into Pacific Beach. The planned mobility system is depicted in Figure 6, *Planned Pedestrian Route Types*, Figure 7, *Planned Bicycle Facilities*, Figure 8, *Existing and Planned Transit*, and Figure 9, *Planned Street Classification*. Implementation of the multimodal transportation enhancements and associated amenities identified in the Mobility Element could require roadway modifications such as removing on-street parking, re-striping, slurry sealing, street resurfacing, improving sidewalks, landscaping, lighting, conducting utility work, runoff improvements and making other related improvements that

could occur as part of future public projects or private development. The Mobility Element also includes policies which address Vision Zero, Complete Streets, walking/rolling, bicycling, transit, streets, micromobility, mobility hubs, intelligent transportation systems, transportation demand management, and parking and curb space management.

Urban Design Element

The Urban Design Element envisions mixed-use and residential development along major transportation corridors that complement Clairemont's suburban context and include transitions to adjacent scale of residential neighborhoods. The Urban Design Element additionally envisions development that incorporates sustainable design techniques to enhance the efficient use of natural resources and energy, buildings designed to contribute to safer and more secure environments through pedestrian-orientation and activity, safe and direct pedestrian and bicycle access from Clairemont to Mission Bay, and public spaces which provide opportunities for public art. This Element identifies public view corridors and viewsheds throughout the CPU area and identifies gateways which mark significant entry points in the community. The Urban Design Element includes policies which address building and site design, sidewalks and pedestrian orientation, community gateways, public views, landscaping, urban forestry, adjacency to canyons and open space, and sustainable building design. Figure 10, *Public View Corridors and Viewsheds*, identifies where the public view corridors and viewsheds are throughout the community.

Economic Prosperity

The Economic Prosperity Element envisions a diversity of businesses in the Clairemont community that increases the economic base, generates jobs, and provides a variety of goods and services. The Economic Prosperity Element includes policies which encourage economic growth by supporting revitalized commercial areas with mixed-use development; opportunities for innovation sector start-up businesses, locally-owned and operated businesses, and artisan and small-scale businesses; and the development of offices, hotels/motels, and businesses within commercial and village areas to accommodate tourists and business travelers and to promote these areas as live-work centers. Policies specific to Prime Industrial Land uses within the Rose Creek/Canyon Industrial Corridor are also in the Economic Prosperity Element.

Recreation

The Recreation Element describes opportunities for active recreation, trail connections associated with resource-based parks, and joint-use facilities for the community. The proposed CPU envisions a combination of enhancing existing park areas and adding new parks and recreational facilities. A system of linear parks is planned to offer people public spaces to enjoy. While these urban pathways have pedestrian mobility as the primary purpose, they provide multiple benefits as areas for recreation and connections between destinations. These areas provide new open spaces, recreation, and connections between activity centers, new village and neighborhood areas, and transit. Figure 11, *Parks and Recreation Facilities*, shows existing and proposed parks and recreation facilities within the CPU area. The Clairemont CPU identifies new parks and recreational facilities, including one mini park (Brandywine Street Mini Park), one neighborhood park (Coral Rose Neighborhood Park), seven linear parks/pocket parks and trailheads (Ute Drive Linear Park, Acworth Avenue Trailhead Pocket

Park, Regina Avenue Trailhead Pocket Park, Marian Bear Trailhead Pocket Park, Mt. Lawrence Linear Park, Mt. Lawrence Pocket Park, and Ogalala ~~Canyon~~ Trailhead ~~Linear~~ Pocket Park), six~~eight~~ joint-use facilities (Bay Park Elementary~~, Creative Performing Media and Arts [CPMA] Middle~~, Hawthorne Elementary, Holmes Elementary, Lafayette Elementary, Ross Elementary, and Toler Elementary~~, and Whitman Elementary Schools~~), three recreation centers (Olive Grove, South Morena, and Mt. Abernathy), and one aquatic complex (South Morena). While park space and concepts are identified in the proposed CPU, specific facilities or the layout of facilities have not been identified.

The Recreation Element includes policies regarding the acquisition and development of new parks and recreation facilities in order to expand active and passive recreational opportunities. For the community's open space areas, the proposed CPU includes policies that encourage open space linkages and trail heads while preserving sensitive resources in the community.

The development of new and/or improvements to existing parks and recreation facilities could occur as part of future public projects or private development and could require new and/or amended General Development Plans, dedication of public park space, acquisition of land, reuse of City-owned land, and other related actions (see, also, the Community Enhancement Overlay Zone section, below). Similarly, future opportunities for recreation centers and aquatic complexes will be evaluated as sites and funding become available. Potential parks and recreation facilities improvements which could occur include, but are not limited to, the installation of multi-use pathways, play areas, interpretive and educational elements, wayfinding and signage, landscaping, restrooms, lighting, public art, seating, hard courts, and other amenities.

Open Space and Conservation

The Open Space and Conservation Element addresses the protection and enhancement of open space and sensitive species and habitat within the Clairemont Community Plan area and serves as the sustainable development strategy for the proposed CPU. It provides policies and land use guidance that address sustainable design, urban forestry, community gardens, open space parks and trails, open space designation, adjacent development, urban runoff management, low impact development, and air quality. In addition, this element aims to reduce GHGs and encourage sustainable development.

A targeted MHPA Boundary Line Correction (BLC) is proposed as part of the Clairemont CPU to correct the MHPA preserve boundaries to include City-owned and managed Tecolote Canyon open space lands that are currently partially within the MHPA. The proposed MHPA BLC is consistent with the goals of the MSCP Subarea Plan to conserve biological resources. The MHPA BLC would result in an addition of approximately 78.7 acres to the MHPA and no loss of acreage within the MHPA is proposed. With approval of the Clairemont CPU, considerable contiguous sensitive native habitat would be added to the MHPA preserve. Figure 12, *Vegetation Communities and Land Cover Types*, shows existing habitat communities within the CPU area. Figure 13, *Potential Jurisdictional Resources*, depicts wetlands, streams and other potentially jurisdictional resources within the CPU area. Figure 14, *Conserved Lands and MHPA*, depicts the proposed MHPA BLC and existing conserved lands and MHPA within the Clairemont CPU area.

Public Facilities, Services & Safety

The Public Facilities, Services & Safety Element addresses the provision of public facilities and services, including police, fire-rescue, schools, libraries, cultural facilities, public utilities, institutional and semi-public facilities, and health services. It also addresses health and safety issues within the Clairemont area, including air quality, seismic and geologic hazards, hazardous materials, extreme temperatures, fire, and flooding. This Element identifies existing public facilities and services, provides policies for evaluating when potential new facilities and/or upgrades and expansions to existing facilities are needed to maintain adequate service to the community and, when possible, provides proposed locations for new public facilities. The CPU identifies a potential new fire station near Marston Middle School generally southwest of Clairemont Drive and Balboa Avenue. Specific policies address police, fire-rescue, public schools, libraries, cultural facilities, public utilities, health services, seismic safety, extreme temperatures, hazardous materials, and flooding/stormwater. Figure 15, *Geologic and Seismic Conditions*, depicts existing fault lines and seismic risk areas. Figure 16, *Community Serving Facilities*, shows existing and proposed public facilities within the CPU area.

Historic Preservation

The Historic Preservation Element provides a summary of the prehistory and history of the community and establishes policies to support the identification and preservation of its historical, archaeological, and tribal cultural resources. Figure 17, *Cultural Sensitivity*, identifies the sensitivity of areas for containing cultural resources within the CPU area.

Noise

The Noise Element provides goals and policies to guide compatible land uses and to incorporate noise attenuation and minimization measures for new uses that will protect people living and working in Clairemont from an excessive noise environment. Specific policies address mixed-use development, building and site design, commercial and industrial activity, and motor vehicle traffic noise.

Implementation

The Implementation Element provides an overview of the connection between the community plan and the City of San Diego Municipal Code, including requirements for new development to provide new public spaces and an enhanced and expanded pedestrian environment. The Implementation Element identifies specific areas within the CPU area where the supplemental development regulations of the Community Enhancement Overlay Zone (CEOZ) will be applied pursuant to the SDMC Chapter 13, Article 2, Division 16. These areas are shown in Figure 18, *Clairemont Community Enhancement Overlay Zone* (*CEOZ)*. Within these areas, future development that is consistent with the CPU, the base zone regulations, and the applicable development regulations in SDMC Section 132.1601 et seq. can be processed ministerially in accordance with the CEOZ procedures. Future development that does not comply with the CPU, the base zone regulations, or the applicable development regulations in SDMC Section 132.1601 et seq. shall be required to obtain a Site Development Permit or a Neighborhood Development Permit, as applicable. See the Community Enhancement Overlay Zone (SDMC Section 132.1601 et seq.) section, below, for additional details.

The Implementation Element also references the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ), which is proposed to be renamed to the Clairemont Height Limit Overlay Zone (CHLOZ). The CHLOZ provides supplemental height regulations for properties within the Clairemont Community Plan area as established within Chapter 13, Article 2, Division 13 of the SDMC. The CPU proposes amendments to the CHLOZ as discussed in the Clairemont Mesa Height Limit Overlay Zone (SDMC Section 132.1301 et seq.) section, below ~~(see Figure 19, *Clairemont Height Limit Overlay Zone*)~~.

Appendix

Although not an element, this section includes green street typologies, a street tree plan and selection guide, a parks and recreation inventory, and planned bicycle and street classification modifications. These appendices ~~which~~ will be referenced to implement the urban design vision of the CPU.

Amendments to the Balboa Avenue Station Area Specific Plan and the Morena Corridor Specific Plan

Balboa Avenue Station Area Specific Plan

The Balboa Avenue Station Area Specific Plan, which was adopted in September 2019, contains policies and supplemental development regulations (SDRs) for development within the Balboa Avenue Station Area Specific Plan area, which is located on the western edge of the Clairemont Community Plan area and the eastern edge of the Pacific Beach Community Plan area. The Clairemont CPU would amend Figure 2-1, Land Use Designations, and Figure 3-6, Existing and Planned Bicycle Facilities, of the Specific Plan to be consistent with the Clairemont CPU. Amendments to SDRs 5 and 6 are also proposed to clarify that no development permit shall be issued for any development that would generate more than 1,000 Average Daily Trips (ADT) or 100 peak hour trips until the transportation improvements identified in the SDRs are installed at the specified locations unless the warrants for the traffic signals are not met as determined by the City Engineer in accordance with Council Policy 200-06.

Morena Corridor Specific Plan

The Morena Corridor Specific Plan, which was adopted in September 2019, contains policies and SDRs for development within the Morena Corridor Specific Plan area, which is located on the western edge of the Clairemont and Linda Vista Community Plan areas. The Clairemont CPU would amend Figure 2-1, Specific Plan Land Use Map, Table 2-2, Land Use Designations, and Figure 3-17, Existing and Planned Bicycle Facilities, of the Specific Plan to be consistent with the CPU. An amendment to SDR-10 is also proposed to clarify that no building permits shall be issued in the Clairemont District for any project that would generate more than 1,000 Average Daily Trips (ADT) or 100 peak hour trips until transportation improvements have been installed in accordance with SDR-10(a) and (b), or unless the warrants for the traffic signals are not met as determined by the City Engineer in accordance with Council Policy 200-06.

Amendments to the San Diego Municipal Code

Clairemont Mesa Height Limit Overlay Zone (SDMC Section 132.1301 et seq.)

The CMHLOZ (Chapter 13, Article 2, Division 13 of the SDMC) provides supplemental height regulations for properties within the Clairemont Community Plan area. The Clairemont CPU proposes to rename the CMHLOZ to the CHLOZ and to amend SDMC Section 132.1305(a) to specify the maximum structure height for new structures or the alteration of existing structures within the CHLOZ. Within specific areas of the CPU, development would be permitted up to the maximum building heights shown on Map No. C-1041 and Diagram 132-13A of the CHLOZ.~~Development within specific areas of the CPU area as depicted on Map No. C-1041 of the CHLOZ would be allowed maximum building heights ranging from 35 to 65 feet. Building height limits for all other areas would remain at 30 or 40 feet per SDMC Section 132.1305 as depicted on Map No. C-1041 (see Figure 19, *Clairemont Height Limit Overlay Zone*).~~ SDMC Section 132.1305(b) is also being amended to clarify that existing structures that exceed the height limits in Map No. C-1041 and Diagram 132-13A for which a building permit was issued on or before the adoption of the CHLOZ can be repaired, altered, or modified so long as the changes do not increase the structure height.

Under the current regulations as well as the proposed CHLOZ, development projects in the Clairemont Community Plan area could exceed the established maximum height limits by requesting an exception from the height limit requirements through a Site Development Permit to be considered by City Council in accordance with SDMC Section 132.1306.

Community Enhancement Overlay Zone (SDMC Section 132.1601 et seq.)

The Clairemont CPU proposes a Community Enhancement Overlay Zone (CEOZ) which would be applied within the boundaries of the CPU area per SDMC Chapter 13, Article 2, Division 16, as shown on Figure 18, *Clairemont Community Enhancement Overlay Zone (CEOZ)*. SDMC Section 132.1601 et. seq. includes supplemental development regulations which address the provision of public spaces, including greenways, parkways, paseos, a public park as well as other Clairemont CPU-specific design regulations. These supplemental development regulations will be applied to specific areas within the CPU area barring an exception is granted under SDMC Section 132.1605. These regulations supplement the underlying base zone development regulations to ensure consistency with the Clairemont CPU's vision and plan policies and to streamline the development review process. Within these areas, future development that is consistent with the CPU, the base zone regulations, and the applicable development regulations in SDMC Section 132.1601 et seq. can be processed ministerially in accordance with the procedures of the CEOZ. Future development that does not comply with the CPU, the base zone regulations, or the applicable development regulations in SDMC Section 132.1601 et seq. shall be required to obtain a Site Development Permit or a Neighborhood Development Permit, as applicable. SDMC Section 132.1610 also provides guidance when the CEOZ supplemental development regulations conflict with other development regulations.

New development within the Clairemont CPU's CEOZ areas shall be required to comply with SDMC Section 132.1615, which requires the provision of new public spaces on site for development that meets specific criteria and provides development regulations for these public spaces and associated amenities.

New development in the following areas shall also be required to develop greenways in accordance with SDMC Sections 132.1615(c)(2) and 132.1620 (see also Figure 18, *Clairemont Community Enhancement Overlay Zone (CEOZ)*):

- South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard;
- South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive; and
- North side of Mount Alifan Drive between Mount Abraham Avenue to Genesee Avenue.

New development in the following areas shall also be required to develop parkways in accordance with SDMC Section~~s~~ 132.1625 (see also Figure 18, *Clairemont Community Enhancement Overlay Zone (CEOZ*):

- South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard;
- North side of Ingulf Street between Morena Boulevard and Denver Street;
- South side of Clairemont Drive between Morena Boulevard and Denver Street;
- South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive; and
- North side of Mount Alifan Drive between Mount Abraham Avenue and Genesee Avenue.

New development in the following areas shall also be required to develop paseos in accordance with SDMC Sections 132.1615(c)(3) and 132.1630 (see also Figure 18, *Clairemont Community Enhancement Overlay Zone (CEOZ)*):

- Abutting Tecolote Creek; and
- Between Denver Steet and Morena Boulevard.

New development in the following area shall also be required to develop a public park in accordance with SDMC Section 132.1635 (see also Figure 18, *Clairemont Community Enhancement Overlay Zone (CEOZ)*):

- ~~One three-acre~~ A public park within the Rose Canyon Gateway Village.

Discretionary Actions

Adoption of the Clairemont CPU includes the following discretionary actions:

1. Adopt a resolution adopting the Addendum to the Blueprint SD PEIR for the Clairemont CPU;
2. Adopt a resolution adopting the Clairemont CPU and amending the General Plan land use map consistent with the Clairemont CPU;
3. Adopt an ordinance amending the Balboa Avenue Station Specific Plan and Ordinance No. O-21120;
4. Adopt an ordinance amending the Morena Corridor Specific Plan and Ordinance No. O-21122;
5. ~~4.~~ Adopt an ordinance rezoning land within the Clairemont CPU area consistent with the

Clairemont CPU;

~~5.~~6. Adopt an ordinance amending the SDMC as follows:

a. Amend SDMC Section 113.0103 to add definitions to words and phrases that have meanings specifically related to the City's Land Development Code;
b. Amend SDMC Section 126.0402 to clarify when a Neighborhood Development Permit is required;
c. Amend SDMC Section 126.0502 to clarify when development within the CEOZ should be processed in accordance with SDMC Section 126.0503 and Section 132.1602, Table 132-16B;
d. Amend SDMC Section 132.0102, Table 132-01A to include a reference to the CEOZ as an overlay zone designation;
e. Amend Chapter 13, Article 2, Division 13 of the SDMC related to the supplemental height regulations for the Clairemont CPU area;
f. Amend Chapter 13, Article, 2, Division 14 to remove references in Table 132-14A to the Community Plan Implementation Overlay Zone (CPIOZ) for the Clairemont Community Plan area and to remove Diagram 132-14A;
g. Adopt Chapter 13, Article, 2, Division 16 to include supplemental design regulations for specific sites within the CEOZ areas of the Clairemont CPU area;
h. Amend SDMC Section 141.0621 to reference specific definitions in the City's Land Development Code;
i. Amend SDMC Section 143.0302, Table 143-03A to specify when a development in a CEOZ may be permitted with a Site Development Permit decided in accordance with Process Three;
j. Amend SDMC Section 143.0920 to add subsection (f) which specifies when an affordable housing, in-fill project, and/or a sustainable building development in a CEOZ may be permitted with a Neighborhood Development Permit decided in accordance with Process Two;
k. Amend SDMC Section 143.1025(a)(1)(C)(i) to include a reference to the CEOZ regulations;
l. Amend SDMC Section 143.1410 to reference specific definitions in the City's Land Development Code; and

~~6.~~7. California Coastal Commission approval of the Clairemont CPU and certification of the amendments to the SDMC.

Future Actions

Future development within the CPU area would involve subsequent approval of public and private development projects through both ministerial and discretionary reviews in accordance with all applicable local, state, and federal regulations, plans, and policies. These subsequent activities may be public (i.e., road/streetscape improvements, parks, public facilities and utilities, etc.) or private projects, and are referred to as future development or future projects in the text of this Addendum. Future site-specific discretionary development would be subject to further environmental review to determine if actions are within the scope of the environmental analysis within the Blueprint SD PEIR and this Addendum. Future actions that would tier off the Blueprint SD PEIR and this Addendum would require compliance with applicable local, state, and federal policies, guidelines, directives, and regulations, and implementation of the mitigation framework contained in this Addendum at the

time the development is proposed. A non-exhaustive list of potential future actions and/or approvals that could occur as the proposed project is implemented is shown in Table 1, *Potential Future Actions/Approvals to Implement the Project*.

Table 1
POTENTIAL FUTURE ACTIONS/APPROVALS TO IMPLEMENT THE PROJECT

Agency	Action/Approval
City of San Diego	Subdivision maps
	Discretionary and ministerial permits (e.g., Site Development Permits, Conditional Use Permits, Neighborhood Development Permits, Planned Development Permits, Neighborhood Use Permits, Building Permits, Construction Permits)
	Water, sewer, and stormwater infrastructure and roadway, bicycle, and sidewalk improvements (public right-of-way permits)
	Street and other Easement Vacations, Release of Irrevocable Offers of Dedication, and Dedications
	Adoption of fees to implement neighborhood supportive infrastructure
	Amendments to the SDMC, including the Land Development Code
	Approval of additional density though City and state density bonus allowances
	Approval of new or amendments to existing General Development Plans for parks and recreation facilities
	Amendments to existing or approval of new Joint Use Agreements with the San Diego Unified School District for Joint Use Facilities
	Approval of MHPA Boundary Line Corrections and Boundary Line Adjustments.
	Real estate actions (e.g. Disposition and Development Agreements, Lease Agreements, License Agreements, Right of Entry Permits, etc.)
State of California	Caltrans Encroachment Permits
	Water Quality Certification Determinations for Compliance with Section 401
	California Department of Fish and Wildlife Streambed Alteration Agreements
	Water Quality Certifications for Compliance with Clean Water Act Section 401
Federal	U.S. Army Corps of Engineers Section 404 permits
	U.S. Fish and Wildlife Service Section 7 or 10(a) permits
Other	San Diego Gas &Electric/Public Utilities Commission approvals of power line relocations or undergrounding
	Federal Aviation Administration
	Airport Land Use Commission for San Diego County

III. ENVIRONMENTAL SETTING

The Clairemont CPU area encompasses approximately 8,557 acres and is located in the central portion of the City within San Diego County (County) (Figure 1, *Regional Location*). The Clairemont CPU area is bounded by State Route (SR-) 52 on the north; Interstate (I-) 805 and Linda Vista Road on the east; I-5 on the west; and the southern boundary is generally formed by Mesa College Drive, Tecolote Canyon, and Tecolote Road (Figure 3, *Aerial Photograph*). The MTS Mid-Coast Blue Line trolley corridor traverses in a generally north-south alignment along the western community plan area boundary. The Clairemont area is served by two trolley stations along the Mid-Coast Blue Line Trolley (Balboa Avenue Trolley Station and Clairemont Drive Trolley Station) that provide transit connections to the region. Another trolley station, Tecolote Road Station, is located adjacent to the

southern CPU area boundary. The Los Angeles to San Diego to San Luis Obispo (LOSSAN) rail corridor also extends along the western CPU area boundary adjacent to the Mid-Coast Trolley Blue Line that supports the Coaster commuter rail service but there are no Coaster stations within the CPU area. Marine Corps Air Station (MCAS) Miramar is located to the northeast; the University community is to the north; the community of Kearny Mesa is to the east; the community of Linda Vista is to the south; and Mission Bay Park and the communities of La Jolla and Pacific Beach are to the west.

The Clairemont CPU area is located on United States Geological Survey, 7.5-minute series La Jolla Quadrangle Map (Figure 2, *USGS Topography*). The CPU area is primarily characterized by a mesa with gently rolling topography separated by canyons and hillsides. Steep undeveloped slopes are present in the northern, central, and southern areas of the CPU area. Marian Bear Open Space and San Clemente Canyon occurs along the northern border of the CPU area, Rose Canyon along the western boundary, and the southern portion of the Tecolote Canyon drainage system forms the southern boundary. The Tecolote Canyon drainage system extends southward from near the northern CPU boundary through the central area of the CPU area, before angling to the west and entering Mission Bay. A majority of this drainage and its watershed lies within the CPU boundary. Elevations within the CPU area range from approximately 15 feet above mean sea level (AMSL) along the southwestern boundary of the CPU area, east of Mission Bay, to approximately 425 feet AMSL on the mesa along the east-central boundary of the CPU area.

The CPU area is mostly developed and is predominantly a residential community along with some commercial and industrial uses. Single-family and multi-family housing comprise the largest land use category and combined, they account for approximately 50 percent of the existing land use area and are located throughout the CPU area. Commercial uses are limited at approximately five percent of the total land use area and are located along major arterials, including Clairemont Drive, Clairemont Mesa Boulevard, Balboa Avenue, and Genesee Avenue. Industrial uses comprise approximately one percent of the land use area and occur in the northwestern portion of the CPU area generally along ~~Moreno~~ Morena Boulevard. Institutional lands, comprised of public buildings, schools, and government buildings account for approximately seven percent of the land use area. Parks and open space are a dominant element throughout the community, with concentrations in the northern and central portions that account for approximately 15 percent of the land use area. An additional one percent of the total land area includes undeveloped land, and road rights-of-way comprise approximately 22 percent of the land use area.

Clairemont is one of the first post-World War II suburban developments in the City of San Diego, with many of its homes built in the 1950s and 1960s. Developed areas of Clairemont occur primarily atop mesas punctuated by several major canyon systems, including Tecolote Canyon that traverses the center of the CPU area, San Clemente Canyon in the north, and Stevenson Canyon in the western portion of the CPU area. Most of these open space areas are within MHPA preserve lands. Clairemont is generally divided into five distinct neighborhoods, including Bay Ho, Bay Park, North Clairemont, West Clairemont, and ~~Mesa~~ East Clairemont.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Blueprint SD Initiative, Hillcrest FPA, and University CPU PEIR (SCH No. 2021070359) per San Diego Resolution R-315701 (July 29, 2024). Based on available information in light of the entire record, the analysis in this Addendum, and pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, 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, which 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 document 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 proposed project, none of the situations described in CEQA Guidelines Sections 15162 and 15164 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 to the Blueprint SD PEIR has been prepared in accordance with CEQA Guidelines Section 15164. Further, use of the Addendum for the project complies with CEQA Guidelines Section 15168(c). Appropriate mitigation measures from the Blueprint SD PEIR have been incorporated, as applicable. See Section VII, *Mitigation Monitoring and Reporting Program*, in this Addendum. Public review of this Addendum is not required per CEQA Guidelines Section 15164(c).

V. IMPACT ANALYSIS

The analysis in this document evaluates the adequacy of the Blueprint SD PEIR relative to the project, whether the project would have effects that were not examined in the Blueprint SD PEIR, whether the project is within the scope of the Blueprint SD PEIR, and whether a subsequent environmental document is required under CEQA Guidelines Section 15162. This Addendum includes the environmental issues analyzed in detail in the previously certified Blueprint SD PEIR, as well as the subsequent project-specific environmental analysis pursuant to CEQA.

The Blueprint SD PEIR identified significant impacts relative to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. In some cases, mitigation measures were deemed infeasible, and the mitigation measures that were identified failed to bring impacts to below a level of significance. The Blueprint SD PEIR concluded that all identified significant impacts would remain unmitigated. Impacts relative to Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, and Water Quality were identified in the Blueprint SD PEIR as less than significant.

The Clairemont CPU is identified in the Blueprint SD PEIR as a future planning document anticipated to be evaluated for consistency with the Blueprint SD PEIR. This Addendum includes the subsequent impact analysis prescribed in the Blueprint SD PEIR for the Clairemont CPU to determine if environmental impacts associated with the proposed project are consistent with, or are not greater than, the impacts disclosed in the previously certified Blueprint SD PEIR. The impact analysis addresses the environmental issues analyzed in detail in the previously certified Blueprint SD PEIR.

The following impact analysis concludes there would be no new significant impacts, nor would there be an increase in the severity of impacts resulting from the proposed project. Further, there is no new information in the record or otherwise available indicating that there are substantial changes in circumstances that would require major changes to the Blueprint SD PEIR. A comparison of the project's impacts related to those of the certified Blueprint SD PEIR is provided below in Table 2, *Impact Assessment Summary*.

Table 2
IMPACT ASSESSMENT SUMMARY

Environmental Issue	Blueprint SD PEIR	Blueprint SD PEIR Mitigation	Proposed Clairemont CPU	Applicable Blueprint SD PEIR Mitigation	Project-Level New Mitigation	Clairemont CPU Resultant Impacts
Aesthetics	SU	--	No new impacts	--	--	SU
Air Quality	SU	MM-AQ-1 MM-AQ-2 MM-AQ-3	No new impacts	MM-AQ-1 MM-AQ-2 MM-AQ-3	--	SU
Biological Resources	SU	MM-BIO-1	No new impacts	MM-BIO-1	--	SU
Cultural Resources	SU	MM-HIST-1 MM-HIST-2	No new impacts	MM-HIST-1 MM-HIST-2	--	SU
Energy	LTS	--	No new impacts	--	--	LTS
Geology and Soils	LTS	--	No new impacts	--	--	LTS
Greenhouse Gases	LTS	--	No new impacts	--	--	LTS
Hazards and Hazardous Materials	LTS	--	No new impacts	--	--	LTS
Hydrology	SU	--	No new impacts	--	--	SU
Land Use and Planning	LTS	--	No new impacts	--	--	LTS
Noise	SU	MM-NOI-1 MM-NOI-2	No new impacts	MM-NOI-1 MM-NOI-2	--	SU
Public Services	SU	--	No new impacts	--	--	SU
Recreation	SU	--	No new impacts	--	--	SU
Transportation	SU	MM-TRANS-1 MM-TRANS-2	No new impacts	MM-TRANS-1	--	SU
Tribal Cultural Resources	SU	MM-HIST-2	No new impacts	MM-HIST-2	--	SU
Utilities and Service Systems	SU	--	No new impacts	--	--	SU
Water Quality	LTS	--	No new impacts	--	--	LTS
Wildfire	SU	MM-FIRE-1 MM-FIRE-2	No new impacts	MM-FIRE-1 MM-FIRE-2	--	SU

SU = significant and unavoidable; LTS = less than significant

V.1 Aesthetics

V.1.1 Scenic Vistas

Blueprint SD PEIR

Aesthetics impacts related to scenic vistas are evaluated in Section 4.1.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would result in areas of increased density, intensity, and building heights which could adversely affect scenic vistas from public viewing locations. The design of future development, including building mass, heights, and intensity would be subject to the existing regulatory framework including the City's base zone regulations and applicable Supplemental Development Regulations (SDRs) at the time the development is proposed, which would reduce potential impacts to scenic vistas. Additionally, the Blueprint SD Initiative, Hillcrest FPA, and University CPU provide a range of policies that address the relationship between development and scenic views. Future projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time which would evaluate the project's consistency with applicable General Plan and Community Plan policies and adherence to these policies would further avoid or minimize potential site-specific impacts to scenic vistas. The Blueprint SD PEIR concluded, however, at the program level of review, and without project-specific development plans and the potential for deviations to be allowed, direct and cumulative impacts associated with scenic vistas and viewsheds would be significant.

The Blueprint SD PEIR concluded that potential impacts would generally be addressed through compliance with the existing regulatory and policy framework including the urban design policies of the applicable Community Plan, Specific Plan or FPA, City base zone regulations, and any applicable SDRs. However, at the program level of review without site-specific plans available for evaluation and the potential for deviations to be allowed, the Blueprint SD PEIR concluded it is not possible to ensure all future impacts could be fully mitigated to less than significant. No feasible mitigation measures were identified in the Blueprint SD PEIR to address significant impacts to scenic vistas. The Blueprint SD PEIR noted that site-specific design features and/or mitigation measures may be identified at the project-level to reduce potential aesthetic impacts to the extent feasible, but concluded that direct and cumulative aesthetics impacts related to scenic vistas would be significant and unavoidable.

Clairemont CPU

The CPU area is mostly characterized by urban development but includes open space, canyons, and hillsides, that provide visual amenities within the community. Due to the CPU area's sloping topography, views are particularly associated with the community's natural scenic amenities of Mission Bay, Tecolote Canyon Natural Park, Stevenson Canyon, and Marian Bear Memorial Park (also known as San Clemente Canyon). See Figure 2, *USGS Topography*, for depictions of slopes within the Clairemont Community Plan area, and Figure 3, *Aerial Photograph*, for depictions of open space canyons and Mission Bay within and adjacent to the Clairemont Community Plan area. The

Clairemont CPU identifies six public view corridors and multiple viewsheds from public vantage points. Designated public view corridors include Balboa Avenue (westerly views in the western portion of the CPU area), Clairemont Drive (westerly views in the western portion of the CPU area), Milton Street (westerly views in the western portion of the CPU area), Regents Road (northerly views in the northern portion of the CPU area), and Genesee Avenue (northerly views in the northern portion of the CPU area and southerly views in the southern portion of the CPU area). Several viewsheds are also identified primarily within open space and canyon areas. These designated public view corridors and viewsheds are shown on Figure 10, *Public View Corridors and Viewsheds*. The Clairemont CPU also identifies an existing overlook at the Genesee Avenue trailhead which provides views into Tecolote Canyon Natural Park, and an existing overlook at the Biltmore Street trailhead which provides views into Marian Bear Memorial Park. Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights within certain areas of the Clairemont community and along transportation corridors which could result in development with greater bulk and scale compared to baseline conditions that could adversely affect views from these identified public viewing locations.

The CPU area is located within the CMHLOZ as established by SDMC Chapter 13, Article 2, Division 13. The purpose of the CMHLOZ is to provide supplemental height regulations for properties within the Clairemont Community Plan area. Per the CMHLOZ, building heights are limited to 30 feet in most areas within the CPU area. One small area (approximately 50 acres) bounded by Clairemont Drive on the west, Dakota Drive on the north, Tecolote Canyon on the east, and Iroquois Avenue on the south has a 40-foot building height limit. The CMHLOZ requires proposed development apply for a Site Development Permit ~~discretionary permit~~ to be considered by the City Council in accordance with SDMC Section 132.1306 in order to be exempted from the established building height limits. As part of the CPU, the CMHLOZ would be renamed to the CHLOZ and would be amended to ~~facilitate the implementation of the proposed CPU and would~~ increase the maximum building height limit ~~up to 65 feet~~ within specific areas of the Clairemont CPU area as identified on Map No. C-1041 and Diagram 132-13A of the CHLOZ. The proposed amendments to the CMHLOZ would not change the deviation process permitted under SDMC Section 132.1306.~~in SDMC Sections 132.1305(a) and (b). Building height limits in all other areas would remain between 30 and 40 feet (see Figure 19, *Clairemont Height Limit Overlay Zone*).~~

With the amendments to the CMHLOZ, the height limit would be raised in ~~village~~ certain areas within the community, ~~with the larger increases~~including but not limited to ~~occurring in the~~ village areas centered around shopping centers and transit stations~~,~~ and along multi-family and transportation corridors. In many of the village areas, there are buildings that pre-date the CMHLOZ, or had obtained an exception through the deviation process described above, and exceed 30 feet already, including buildings over 100 feet in the Community Core and Clairemont Drive Villages. The height increase in the CMHLOZ amendments would be occurring within established urban areas. Within these village areas, adherence to the regulatory framework (e.g., the base zone regulations and any applicable CEOZ supplemental development regulations and CMHLOZ regulations, as amended to facilitate the implementation of the proposed CPU) would dictate a development's ultimate height, mass, form, and intensity through the allowable FAR and setback standards, as applicable. Individual future development proposed under the Clairemont CPU would be required to comply with these regulations, which would reduce potential impacts to scenic vistas by reducing the visual bulk of the development and allowing for visual breaks.

The Clairemont CPU does not propose any development within its open space areas. Future development would be concentrated predominantly within existing developed areas and along major transportation corridors and activity centers. However, with the proposed increased intensity and density throughout the CPU area and increase in building heights and associated scale and bulk within specific areas of the Clairemont CPU area, subsequent site-specific development could affect views of scenic resources from designated public view corridors and viewsheds.

The Clairemont CPU includes policies that encourage future development to consider scenic views within the community in their project design. These policies include, but are not limited to, Policy 4.35 which calls for maintaining viewsheds from public vantage points and public view corridors along public rights-of-ways to natural spaces and habitats in Mission Bay and open space canyons; Policy 4.36 which calls for maintaining required setbacks for buildings within viewsheds and buildings located along designated view corridors along public rights-of-ways; and Policy 4.37 which encourages setting back tall landscape material or terrace development from the street corners of lots to maintain designated views down public rights-of-ways. The Clairemont CPU also includes policies that provide guidance on how to site and design future development to maintain views of natural areas, such as Policy 4.65 which encourages stepping development down with canyon and hillside landforms to maximize view opportunities, preserve open space, and reduce wildfire risks; and Policy 4.68 which encourages designing new development near canyons and slopes to adapt to the topography of the site, wherever possible, and complement the natural landscape, canyons and hillsides of the community, with stepped building forms, multi-level landscapes and structures, and minimal use of retaining walls and extensive site grading. Other CPU policies that support the protection and enhancement of visual features of the community include Policy 4.69 which supports the vacation of street-right-of-way where no longer needed for view corridors or mobility access; Policy 7.22 which encourages the restoration or enhancement of natural biological values and improvement of visual aesthetics where streets and storm drain systems abut or cross canyon landforms or steep hillsides; and Policy 7.18 which calls for preserving, protecting, and restoring canyons and hillsides as important visual features of community character.

PRC Section 21099(d)(1) states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a TPA shall not be considered significant impacts on the environment. Implementation of the project could result in the development of residential and mixed-use residential projects on infill sites within TPAs because the project would increase opportunities for homes and jobs within existing developed areas that are in proximity to transit. Therefore, pursuant to PRC Section 21099(d)(1), potential aesthetic impacts could be considered less than significant. However, not all development that would occur in accordance with the project would be within a TPA and/or would meet the criteria in PRC Section 21099(d)(1).

Future projects that require discretionary review would undergo a project-specific environmental review to evaluate the project's consistency with applicable General Plan and Clairemont CPU policies, would be required to comply with applicable development regulations, and could identify additional project features and/or mitigation measures to address potential impacts to scenic vistas. As previously stated, compliance with the regulations in existence at the time the development is proposed, including the City's base zone regulations, the CMHLOZ height limitations (as amended to facilitate the implementation of the proposed CPU), CEOZ supplemental development regulations,

ESL Regulations, and other City regulations would help reduce potential environmental impacts related to scenic vistas. However, due to the potential for deviations from the SDMC to be allowed, such as through a Planned Development Permit or allowances for waivers and/or incentives associated with affordable housing, it cannot be ensured that all applicable City land development and design regulations would apply. While it is unlikely that future development would result in a substantial adverse effect on a scenic vista, it cannot be known at this program-level of review without site-specific plans and potential deviations. At this program level of review, impacts associated with scenic vistas would be considered significant.

As with the Blueprint SD PEIR, there are no feasible mitigation measures identified at this program level that would reduce significant impacts to scenic vistas. Future development projects could incorporate project features and/or implement project-specific mitigation measures to reduce potential aesthetics impacts but associated impacts resulting from the proposed project would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for scenic vistas and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.1.2 Scenic Highways

Blueprint SD PEIR

Aesthetics impacts related to scenic highways are evaluated in Section 4.1.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that development associated with the Blueprint SD Initiative, Hillcrest FPA, and University CPU is not anticipated to substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway. However, future development could impact scenic views or vistas from a designated or eligible scenic highway in the City.

The Blueprint SD PEIR noted that future development would not be visible from currently designated state scenic highways, including the designated scenic portion of State Route (SR-) 163 due to topography, and the majority of the designated portion of SR-52 is within the Mission Trails Open Space area. The Blueprint SD Initiative's policy and land use framework would apply citywide and future development and associated impacts that follow this framework could occur citywide. Nevertheless, it is anticipated that future increases in development densities and intensities would likely be focused within the Climate Smart Village Areas and therefore, impacts associated with future development are more likely to be concentrated in these areas. The Village Climate Goal Propensity Map does not identify potential Climate Smart Village Areas in proximity to the designated scenic portion of SR-52. However, the boundaries of future Climate Smart Village Areas could shift as the regional transportation network is updated, and future development could occur within the scenic viewshed of this scenic route. Similarly, future development that follows the Blueprint SD Initiative's policy and land use framework and is located outside of a Climate Smart Village Area could potentially impact a scenic viewshed on this scenic route. Currently eligible scenic routes could also be designated in the future and development per the Blueprint SD Initiative could be within the potential scenic viewshed of these scenic routes.

The Blueprint SD PEIR noted that projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time which would evaluate the project's consistency with applicable General Plan and Community Plan policies related to scenic highways and could identify additional project features and/or mitigation measures to address potential impacts. Additionally, the Blueprint SD PEIR determined that compliance with the regulations in existence at the time the development is proposed including the City's base zone regulations, ESL Regulations, and other City regulations would help reduce potential environmental impacts. However, due to the potential for deviations from the SDMC to be allowed, the Blueprint SD PEIR determined it cannot be ensured that all applicable City land development and design regulations would apply. Therefore, the Blueprint SD PEIR concluded that at the program level of analysis without site-specific plans and potential deviations, direct and cumulative impacts to scenic views or vistas from a state-designated highway would be significant.

The Blueprint SD PEIR concluded that potential impacts would generally be addressed through compliance with the existing regulatory and policy framework including the urban design policies of the applicable Community Plan, Specific Plan or FPA, City base zoning regulations, and any applicable SDRs. However, at the program level of review without site-specific plans available for evaluation and the potential for deviations to be allowed, the Blueprint SD PEIR concluded it is not possible to ensure all future impacts could be fully mitigated to less than significant. No feasible mitigation measures were identified in the Blueprint SD PEIR to address significant impacts to scenic highways. The Blueprint SD PEIR noted that site-specific design features and/or mitigation measures may be identified at the project-level to reduce potential aesthetic impacts to the extent feasible, but concluded that direct and cumulative aesthetics impacts related to scenic highways would be significant and unavoidable.

Clairemont CPU

Future development under the Clairemont CPU is not anticipated to substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway. The nearest designated state scenic highways to the Clairemont CPU area include the portion of SR-163 through Balboa Park, approximately 3.5 miles to the southeast, and the portion of SR-52 through Mission Trails Open Space, approximately five miles to the east (California Department of Transportation [Caltrans] 2018). However, future development under the Clairemont CPU would not be visible from either of these designated scenic highways due to intervening development and distance. The nearest eligible scenic highways are I-5, which bounds the Clairemont CPU area to the west, and SR-52, which forms the northern CPU area boundary. These could be designated in the future as official state scenic highways (Caltrans 2018). Should either route be officially designated in the future, future development implemented under the Clairemont CPU could impact scenic resources that are visible from a designated scenic highway.

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to baseline conditions. Individual projects under the Clairemont CPU that require discretionary review would undergo a project-specific environmental review to evaluate the project's consistency with applicable General Plan and CPU policies and could identify project features and/or mitigation measures to address potential impacts to scenic highways. Additionally, compliance with the

regulations in existence at the time the development is proposed such as the City's base zone regulations, CEOZ supplemental development regulations for development within the CEOZ areas of the Clairemont CPU area, CMHLOZ height limitations (as amended to facilitate the implementation of the proposed CPU), ESL Regulations, and other City regulations would help reduce potential ~~environmental~~ aesthetic impacts through requirements related to allowable FAR, setback standards, and other design requirements which would help reduce potential environmental impacts to scenic views or vistas from a state-designated scenic highway. However, the proposed Clairemont CPU does not identify project-specific development plans. As such, at this program level of review, impacts associated with scenic highways would be significant.

As with the Blueprint SD PEIR, there are no feasible mitigation measures identified at this program level that would reduce significant impacts to scenic highways. Future development projects could incorporate project features and/or implement project-specific mitigation measures to reduce potential aesthetics impacts but associated impacts resulting from the proposed project would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for scenic highways and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.1.3 Visual Character, Quality of Public Views, and Scenic Quality

Blueprint SD PEIR

Aesthetics impacts related to visual character, quality of public views, and scenic quality are evaluated in Section 4.1.4 (Issues 3 and 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that compliance with the City's regulations, development standards, urban design policies, and any SDRs proposed as part of the Blueprint SD Initiative and as part of future CPUs, Specific Plans, and FPAs would ensure that development under the Blueprint SD Initiative would not substantially alter the existing visual character, quality of public views, or scenic quality of the Blueprint SD Initiative project area. Future projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time which would evaluate a project's consistency with the applicable urban design policies of the applicable Community Plan, Specific Plan, or FPA and could identify additional project features and/or mitigation measures to address potential impacts. The Blueprint SD PEIR concluded however at the program level of review, and without project-specific development plans and details regarding potential deviations, it is not possible to ensure all future impacts could be fully mitigated to less than significant and direct and cumulative impacts associated with visual character, quality of public views, and scenic quality would be significant.

No feasible mitigation measures were identified in the Blueprint SD PEIR to address significant impacts to visual character, quality of public views, and scenic quality. The Blueprint SD PEIR noted that site-specific design features and/or mitigation measures may be identified at the project-level to reduce potential aesthetic impacts to the extent feasible, but concluded that direct and cumulative aesthetics impacts related to visual character, quality of public views, and scenic quality would be significant and unavoidable.

Clairemont CPU

Consistent with the General Plan's Village Climate Goal Propensity Map, future development under the Clairemont CPU is anticipated to be focused within existing developed areas along major transportation corridors and activity centers that have existing infrastructure, public services and facilities, and amenities. As previously noted, the CMHLOZ would be renamed to the CHLOZ would be amended to facilitate the implementation of the CPU and would increase the maximum building height limit ~~up to 65 feet~~ within ~~specific~~ certain areas of the Clairemont CPU area as identified on Map No. C-1041 and Diagram 132-13A of the CHLOZ. The CMHLOZ currently requires proposed development apply for a Site Development Permit to be considered by the City Council in accordance with SDMC Section 132.1306 in order to be exempted from the established building height limits. The proposed amendments to the CMHLOZ would not change this deviation process. ~~in SDMC Sections 132.1305.~~

Future development within the CPU area could vary in building height, mass, form, architectural style, and intensity which could alter the existing visual character, including the bulk, scale and visual appearance of these areas via increased development intensities, taller buildings, multimodal transportation facility improvements, and new and improved public spaces.

The Clairemont CPU provides urban design policies within the Urban Design Element that would apply to future projects within the CPU area that address the bulk, scale, and visual character of future development and encourage quality design within the community. These policies include, but are not limited to; Policy 4.2 which calls for establishing a pattern of building massing and forms to reduce the visual bulk of the development; Policy 4.3 which encourages providing transitions in building height when abutting areas designated for lower density residential neighborhoods by providing upper story step backs, landscaped buffers, and sloping roofs; Policy 4.7 which encourages screening and concealing most of the rooftop mechanical equipment from view through architectural elements and landscaping; and Policy 4.14 which encourages providing a unified and consistent use of building materials, texture, and colors for all community facilities, sites structures, accessory buildings, and other structures in a development. The Clairemont CPU also proposes gateways which would mark significant entry points into the community and enhance the visual character of the CPU area. These gateways include Balboa Avenue (east and west entrances), Genesee Avenue (north and south entrances), Clairemont Mesa Boulevard and I-805, Regents Road and SR-52, Clairemont Drive and I-5, West Morena Boulevard and Tecolote Road, and Linda Vista Road and Mesa College Drive.

Future development within the Clairemont CPU's CEOZ areas would be required to comply with the applicable supplemental development regulations in SDMC Chapter 13, Article 2, Division 16 which would implement the CPU's urban design vision. These regulations require the provision of public spaces, greenways, parkways, paseos, and/or public parks and include specific design requirements for development within the Clairemont CPU's CEOZ areas. Future development consistent with the Clairemont CPU would also be required to comply with existing regulations which govern visual character and scenic quality. This regulatory framework includes, but is not limited to, the City's ESL Regulations, base zone regulations, and CMHLOZ regulations (as amended to facilitate the implementation of the proposed CPU). Due to the sloping topography of the Clairemont CPU area, future development could occur in areas with steep slopes and would be required to comply with

the provisions of the City's ESL Regulations, Biology Guidelines, MSCP Subarea Plan and grading and landscape regulations as applicable. Adherence to the regulatory and policy framework in the Clairemont CPU would provide for cohesive design themes, visual elements, and development patterns on a communitywide basis as the CPU area is built out. Nevertheless, future development is anticipated to result in areas of increased density and intensity and taller buildings, which could result in impacts to the existing visual character, quality of public views, and scenic quality.

PRC Section 21099(d)(1) states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a TPA shall not be considered significant impacts on the environment. Implementation of the project could result in the development of residential and mixed-use residential projects on infill sites within TPAs because the project would increase opportunities for homes and jobs within existing developed areas that are in proximity to transit. Therefore, pursuant to PRC Section 21099(d)(1), potential aesthetic impacts could be considered less than significant. However, not all development that would occur in accordance with the project would be within a TPA and/or would meet the criteria in PRC Section 21099(d)(1).

Projects that require subsequent discretionary review would undergo a project-specific environmental review at the appropriate future time to evaluate the project's consistency with applicable General Plan and CPU policies and could identify additional project features and/or mitigation measures to address potential impacts to the existing visual character, public views, and scenic quality. Additionally, compliance with the regulations in existence at the time the development is proposed, including the City's base zone regulations, CEOZ supplemental development regulations, CMHLOZ height limitations (as amended to facilitate the implementation of the proposed CPU), ESL Regulations, and other City regulations would dictate a developments ultimate height, mass, form, and intensity through the allowable FAR and setback standards, as applicable, which would help reduce potential environmental impacts related to visual character, public views, and scenic quality. However, due to the potential for deviations from the SDMC to be allowed, such as through a Planned Development Permit or allowances for waivers and/or incentives associated with affordable housing, it cannot be ensured that all applicable City land development and design regulations would apply. Therefore, at this program level of review without site-specific plans and potential deviations, impacts would be considered significant.

As with the Blueprint SD PEIR, there are no feasible mitigation measures identified at this program level that would reduce significant impacts to visual character, quality of public views, and scenic quality. Future development projects could incorporate project features and/or implement project-specific mitigation measures to reduce potential aesthetics impacts but impacts resulting from the proposed project would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for visual character, quality of public views, and scenic quality, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.1.4 Light, Glare, or Shade

Blueprint SD PEIR

Aesthetics impacts related to light, glare, or shade are evaluated in Section 4.1.4 (Issue 5) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development would be required to comply with the SDMC including SDMC Sections 142.0740 et seq., and 142.0730 which address light and glare in new development. Therefore, direct and cumulative impacts relative to light and glare would be less than significant.

The Blueprint SD PEIR concluded that future development is anticipated to result in areas of increased density, intensity, and building heights which could create new sources of shade in the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas. Projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time which would evaluate the project's consistency with applicable General Plan and Community Plan policies related to shade and could identify additional project features and/or mitigation measures to address potential shade impacts. Additionally, compliance with the regulations in existence at the time the development is proposed including the City's base zone regulations, ESL Regulations, and other City regulations would help reduce potential environmental impacts related to shade. However, at the program level of review without site-specific plans available for evaluation and due to the potential for deviations from the SDMC to be allowed, the Blueprint SD PEIR determined it cannot be ensured that all applicable City land development and design regulations would apply and that all future impacts could be fully mitigated to less than significant. Therefore, the Blueprint SD PEIR concluded that at the program level of review without site-specific plans and potential deviations, direct and cumulative impacts associated with shade would be significant.

No feasible mitigation measures were identified in the Blueprint SD PEIR to address significant impacts related to shade. The Blueprint SD PEIR noted that site-specific design features and/or mitigation measures may be identified at the project-level to reduce potential aesthetic impacts to the extent feasible, but concluded that direct and cumulative aesthetics impacts related to shade would be significant and unavoidable.

Clairemont CPU

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to baseline conditions and could create new sources of artificial light and glare in the Clairemont CPU area. Future development under the Clairemont CPU would be required to comply with the applicable indoor and outdoor lighting regulations in the California Green Building Standards Code (CALGreen), California Energy Code (Energy Code), and the SDMC. ~~outdoor lighting regulations of the~~ This includes SDMC ~~(~~Section 142.0740 ~~et seq.)~~, which requires development to install outdoor light fixtures in a manner that minimizes negative impacts from light pollution including light trespass, glare, and urban sky glow. New outdoor lighting fixtures would also be required to minimize light trespass in accordance with CALGreen~~the California Green Building Standards Code~~, where

applicable, or otherwise would be required to direct, shield, and control light to keep it from falling onto surrounding properties (SDMC Section 142.0740(c)(3)). Additionally, all outdoor lighting, with exceptions, is required to be turned off between 11:00 PM and 6:00 AM (SDMC Section 142.0740(c)(5)). The Energy Code also mandates indoor lighting control requirements for residential and non-residential buildings, including the use of automatic shut-off systems in designated areas to reduce light when spaces are unoccupied. As discussed in Section V.3.4 of this Addendum, the Clairemont CPU area contains MHPA lands and there is an identified biological core linkage, Marian Bear Memorial Park, that is 100% conserved MHPA and is managed by the City's Parks and Recreation Department. Development proposed adjacent to or within the MHPA would be required to comply with the MHPA Land Use Adjacency Guidelines and the City's lighting regulations which require outdoor lighting to be directed downward and away from the MHPA and sensitive habitat. Adherence to the existing regulatory framework would help minimize potential light pollution impacts from interior and exterior light sources on sensitive receptors, habitats, and species.

Future development associated with the Clairemont CPU would also be required to comply with SDMC Section 142.0730(a) to limit the amount of reflective material on the exterior of a building that has a light reflectivity factor greater than 30 percent to a maximum of 50 percent. Additionally, per SDMC Section 142.0730(b), reflective building materials are not permitted where it is determined that their use would contribute to potential traffic hazards, diminish the quality of riparian habitat, or reduce enjoyment of public open space.

The Clairemont CPU includes policies which address light and glare, including Policy 4.15 which calls on future development to avoid highly reflective glazing and finishes such as mirrored glass, where feasible; Policy 4.74 which encourages design strategies that reduce the potential for bird strikes for buildings that are adjacent to open space and MHPA; and Policy 10.10 which encourages parking structures adjacent to residential uses to incorporate exterior screening that reduces external noise and light impacts. Future discretionary projects under the CPU would be required to undergo a project-specific environmental review to evaluate the project's consistency with these policies and other applicable General Plan and CPU policies. Therefore, through regulatory and policy compliance, the project would not create substantial light or glare that would adversely affect daytime or nighttime views in the area, nor would the project result in a disturbance to the nighttime behaviors of sensitive species, and impacts would be less than significant. The proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for light and glare effects.

Future development under the Clairemont CPU is anticipated to result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to baseline conditions and ~~which~~ could create new sources of shade in the Clairemont CPU area. Projects implemented under the Clairemont CPU that require discretionary review would undergo a project-specific environmental review which could identify project features and/or mitigation measures to address potential shade impacts.

As discussed above, PRC Section 21099(d)(1) states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a TPA shall not be considered significant impacts on the environment. Implementation of the project could result in the development of residential and mixed-use residential projects on infill sites within TPAs

because the project would increase opportunities for homes and jobs within existing developed areas that are in proximity to transit. Therefore, pursuant to PRC Section 21099(d)(1), potential aesthetic impacts could be considered less than significant. However, not all development that would occur in accordance with the project would be within a TPA and/or would meet the criteria in PRC Section 21099(d)(1).

Projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time which would evaluate the project's consistency with applicable General Plan and CPU policies such as General Plan Policy UD-C.1 which encourages the consideration of design factors such as building bulk and mass, existing points of ingress/egress, and the potential for shadow casting; Clairemont CPU Policy 4.10 which encourages the orientation of buildings to maximize access to daylight, prevailing breezes, and views; and Clairemont CPU Policy 4.87 which encourages the incorporation of building features that allow natural ventilation, maximize daylight, reduce water consumption, and minimize solar heat gain. As part of the project-specific environmental review, future discretionary projects could identify additional project features and/or mitigation measures to address potential shade impacts. Additionally, compliance with the regulations in existence at the time the development is proposed including the City's base zone regulations, CEOZ supplemental development regulations, CMHLOZ height limitations (as amended to facilitate the implementation of the proposed CPU), ESL Regulations, and other City regulations would help reduce potential environmental impacts related to shade. However, due to the potential for deviations from the SDMC to be allowed, such as through a Planned Development Permit or allowances for waivers and/or incentives associated with affordable housing, it cannot be ensured that all applicable City land development and design regulations would apply. Therefore, at this program level of review without site-specific plans and potential deviations, impacts associated with shade would be considered significant.

As with the Blueprint SD PEIR, there are no feasible mitigation measures identified at this program level that would reduce significant shade impacts. Future development projects could incorporate project features and/or implement project-specific mitigation measures to reduce potential aesthetics impacts but associated impacts resulting from the proposed project would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for shade effects, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.1.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to aesthetics. The Blueprint SD PEIR concluded that aesthetics impacts related to scenic vistas; scenic highways; visual character, quality of public views, and scenic quality; and shade effects would be significant and that potential impacts would generally be addressed through compliance with the existing regulatory and policy framework including, but not limited to, the urban design policies of the applicable Community Plan or FPA; City base zoning regulations; City design regulations; and any applicable SDRs. However, the Blueprint SD PEIR concluded it is not possible to ensure all future impacts could be fully mitigated to less than significant at a program level and concluded impacts would be significant and unavoidable. No mitigation was identified in the Blueprint SD PEIR. The proposed

project would result in similar aesthetics impacts given the program level of review for the Clairemont CPU. As such, the project would result in significant and unavoidable aesthetics impacts related to scenic vistas; scenic highways; visual character, quality of public views, and scenic quality; and shade effects. The Blueprint SD PEIR concluded that impacts relative to light and glare would be less than significant. Likewise, the project would not create a new source of substantial light or glare based on regulatory compliance for future development projects. The Clairemont CPU would not result in any new significant aesthetics impacts, nor would it result in a substantial increase in the severity of aesthetics impacts from those described in the Blueprint SD PEIR. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for aesthetic impacts, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.2 Air Quality

V.2.1 Conflicts with Air Quality Plans

Blueprint SD PEIR

Air quality impacts related to conflicts with air quality plans are evaluated in Section 4.2.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative would result in greater density and intensity of uses and thereby more opportunities for homes and jobs than allowed by adopted plans; therefore, future emissions associated with buildout of the CPU areas would be greater than what is accounted for in the Regional Air Quality Standards (RAQs). Additionally, if land use intensities or densities increase in other areas of the City as a result of implementation of the Village Climate Goal Propensity Map, impacts of those future land use amendments would also be significant. Thus, emissions of ozone precursors (volatile organic compounds [VOCs] and nitrous oxide [NO_x]) would be greater than what is accounted for in the Regional Air Quality Standards (RAQs) and direct and cumulative impacts would be significant.

The Blueprint SD PEIR does not identify mitigation for this significant impact as the City regularly provides updates to SANDAG about changes to the City's land use map that could affect housing and employment forecasts. The Blueprint SD PEIR notes that the City would provide revised land use maps and housing and employment forecasts to SANDAG for future plan amendments to ensure that revisions to the population and employment projections used by the San Diego County Air Pollution Control District (SDAPCD) in updating the RAQS and State Implementation Plan (SIP) accurately reflect anticipated growth due to the project. The Blueprint SD PEIR concluded that impacts related to conflicts with air quality plans would be significant and unavoidable.

Clairemont CPU

The Clairemont CPU area is located within the San Diego Air Basin (SDAB), which is currently classified as a federal non-attainment area for ozone, and a state non-attainment area for particulate matter less than 10 microns (PM_{10}), particulate matter less than 2.5 microns ($PM_{2.5}$), and

ozone. The California Clean Air Act requires air basins that are designated non-attainment areas for criteria pollutants to prepare and implement plans to attain the standards by the earliest practicable date. The State Implementation Plan (SIP) and the RAQS, which were most recently updated in 2022, serve as the air quality plans for the SDAB.

The basis for the SIP and RAQS is the distribution of population in the region as projected by SANDAG. The SDAPCD refers to approved general plans to forecast, inventory, and allocate regional emissions from land use and development-related sources. These emissions budgets are used in statewide air quality attainment planning efforts. As such, projects that propose development at an intensity equal to or less than the population growth projections and land use intensity described in their local land use plans are consistent with the SIP and RAQS. Implementation of the Clairemont CPU, however, would result in more development than under the adopted community plan. The Clairemont CPU area contains Climate Smart Village Areas, which are areas with medium to high village propensity values as identified on the Village Climate Goal Propensity Map (Figure LU-1 of the General Plan Land Use and Community Planning Element), where future increases in development capacity are anticipated to be focused. Consistent with the Village Climate Goal Propensity Map, the Clairemont CPU land use plan focuses increased development intensities within these Climate Smart Village Areas and near transit facilities, along major transportation corridors, and near activity centers. As a result, the implementation of the Clairemont CPU would result in greater future air emissions compared to the emissions budget based on the adopted Clairemont Community Plan. Thus, emissions of ozone precursors, VOC and NO_x, would be greater than what is accounted for in the SIP and RAQs. Impacts would be significant.

As described in the Blueprint SD PEIR, after approval of the Clairemont CPU, the City will provide a revised land use map and housing and employment forecast for the Clairemont CPU area to SANDAG to ensure that revisions to the population and employment projections used by the SDAPCD in updating the RAQS and SIP accurately reflect anticipated growth due to the Clairemont CPU. Therefore, no mitigation for this significant impact is proposed at this time. Until the anticipated growth of the Clairemont CPU is included in the emission estimates of the RAQS and the SIP, impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for conflicts with air quality plans, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.2.2 Air Quality Standards

Blueprint SD PEIR

Air quality impacts related to air quality standards are evaluated in Section 4.2.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that the Blueprint SD Initiative includes planning level actions that do not propose physical development. Adoption of the Blueprint SD Initiative, Hillcrest FPA, and University CPU, as well as future LDC amendments, CPUs, and plan amendments would not result in impacts related to air quality standards during construction or operation because they are not associated with any physical development. However, the Blueprint SD PEIR concluded that future

development projects proposed consistent with these planning level actions would involve construction and operational emissions, which could exceed air quality standards. Therefore, the Blueprint SD PEIR concluded that at a program level of review, direct and cumulative impacts would be significant.

The Blueprint SD PEIR included mitigation measure MM-AQ-1 for future ministerial and discretionary projects implemented within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas. This mitigation measure requires compliance with applicable regulations pertaining to air quality (including but not limited to SDAPCD Rule 20 through 20.8, Rule 50, Rule 51, Rule 52, Rule 55, and Rule 67.1). MM-AQ-1 additionally requires construction and operation of individual discretionary development projects to not exceed the criteria pollutant significance thresholds detailed in the City's CEQA Significance Thresholds.

The Blueprint SD PEIR concluded that the ability of future development to reduce air quality impacts to less than significant after the implementation of MM-AQ-1 cannot be guaranteed at a program level of review because (1) future project-specific development plans are unknown, (2) future ministerial projects would not be subject to detailed air quality evaluations, (3) operational emissions associated with future development would be greater for all pollutants when compared to the adopted land uses and assumptions used to develop the SIP and RAQS, and (4) it cannot be known at a program level of review whether certain projects would be able to reduce emissions below the significance thresholds. Therefore, the Blueprint SD PEIR concluded that direct and cumulative air quality impacts related to air quality standards would be significant and unavoidable.

Clairemont CPU

The Clairemont CPU includes planning level actions and does not propose any physical development at this time. However, individual future development projects under the proposed CPU would involve construction and operational emissions, which could exceed the air quality standards. Much of the anticipated development would be infill projects that are not anticipated to exceed the City's significance thresholds for criteria pollutants. However, at a program level of review, and because future development consistent with the project could result in larger scale development that could exceed the City's significance thresholds for criteria pollutants, impacts would be significant.

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to baseline conditions. Future development under the Clairemont CPU could require increased construction activities and associated emissions relative to baseline conditions in order to support planned buildout and realize the urban design vision of the CPU. This could include longer construction durations, an expanded use of construction equipment, and a broader range of building materials. Additionally, the proposed increase in development intensity could also increase associated operational emissions compared to baseline conditions.

Future ministerial and discretionary projects within the Clairemont CPU area would be required to implement Blueprint SD PEIR MM-AQ-1 which would reinforce required compliance with applicable regulations pertaining to air quality and would require that the construction and operation of individual discretionary development projects within the Clairemont CPU not exceed criteria

pollutant significance thresholds as detailed in the City's CEQA Significance Thresholds. See Section VII of this Addendum for additional details. Compliance with the existing air quality regulations would reduce construction and operational emissions by requiring, among other things, the implementation of construction best management practices – such as limiting construction equipment and vehicle idling and using low-emission construction equipment – along with emissions controls and the application of best available technologies for stationary sources (see Section V.7 of this Addendum for additional details). Furthermore, future development would be required to meet the mandatory energy efficiency requirements of CALGreen and the Energy Code which would reduce operational energy use and associated emissions (see Section V.5 of this Addendum for additional details).

~~Additionally, projects~~ Projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time to evaluate the project's consistency with applicable General Plan and CPU policies and could identify additional project features and/or mitigation measures to address potential air quality impacts. Nevertheless, the ability of future development within the Clairemont CPU area to reduce air quality impacts to less than significant after the implementation of Blueprint SD PEIR MM-AQ-1 cannot be guaranteed at a program level of review due to the absence of project-specific details, and it also cannot be known for certain whether future projects would be able to reduce emissions below the significance thresholds. Furthermore, although ministerial projects would be required to comply with applicable air quality regulations in effect at the time of development – thereby reducing potential construction and operational emissions – they would not be subject to a detailed air quality evaluation which could identify additional measures to further reduce potential air quality impacts. Associated air quality impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for air quality standards, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.2.3 Sensitive Receptors

Blueprint SD PEIR

Air quality impacts related to sensitive receptors are evaluated in Section 4.2.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that direct and cumulative impacts associated with the exposure of sensitive receptors to carbon monoxide hot spots and toxic air emissions resulting from construction would be less than significant. Future development of residential land uses consistent with the Blueprint SD Initiative would not be sources of stationary or mobile source toxic air contaminants (TACs) per the California Air Resources Board's (CARB) Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), which provides guidance on land use compatibility with sources of TACs and identifies key pollutants associated with typical land use classifications. Therefore, impacts related to these land uses would be less than significant. However, future development of light industrial land uses or commercial land uses that involve stationary source emissions could result in significant impact to sensitive receptors. Additionally, future development within industrial designated areas of the City where land uses such as heavy industrial, warehousing, and distribution could affect sensitive receptors due to mobile source diesel

emissions, would result in a direct significant impacts to sensitive receptors due to mobile source TACs. However, because emissions of TACs are localized to a specific area, such impacts would not combine to result in a significant cumulative impact and thus, the Blueprint SD PEIR concluded that cumulative impacts would be less than significant.

The Blueprint SD PEIR included mitigation measure MM-AQ-2 which reinforces required compliance with the existing regulatory and permitting framework. Specifically, future projects that would involve stationary source emissions subject to SDAPCD permitting would be required to obtain the applicable SDAPCD permits and demonstrate consistency with the permit conditions and SDAPCD rules. MM-AQ-2 also requires future discretionary development that involves heavy industrial land uses such as warehousing and distribution or other land uses that would involve substantial sources of mobile source diesel emissions to prepare a health risk assessment (HRA). The Blueprint SD PEIR concluded that implementation of MM-AQ-2 would reduce significant impacts to sensitive receptors. However, the requirement for an HRA does not apply to ministerial projects and, at a program level of review, the specific details of individual projects and the feasibility of MM-AQ-2 to fully mitigate all potential impacts are not known; therefore, the Blueprint SD PEIR concluded that direct air quality impacts related to sensitive receptors would be significant and unavoidable.

Clairemont CPU

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to baseline conditions. The Clairemont CPU proposes residential~~,~~, commercial and mixed-use, industrial, and civic and institutional land uses. Future development of residential land uses under the Clairemont CPU would not be sources of stationary or mobile source TACs per CARB's Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), which provides guidance on land use compatibility with sources of TACs and identifies key pollutants associated with typical land use classifications; and impacts related to these land uses would be less than significant, consistent with the Blueprint SD PEIR. However, future development of commercial and industrial land uses that involve stationary source emissions could result in significant impact to sensitive receptors.

The Clairemont CPU includes policies which address air quality, including Policy 7.31 which promotes considering air quality and air pollution sources in the siting, design, and construction of residential development, as well as other development with sensitive receptors; and Policy 7.32 which calls for incorporating building features into new buildings located near freeways to reduce the effects of air pollution on residents and potential sensitive receptors. Several CPU Urban Forestry policies~~Policies~~ which would foster air quality improvement include Policy 7.5 which encourages Caltrans to plant trees in landscape areas within freeway rights-of-way to improve air quality and provide visual relief; and Policy 7.6 which encourages street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and air pollutants and mitigate heat impacts. Although buildout of the CPU is anticipated to result in development with greater density and intensity compared to existing conditions, the CPU incorporates urban design strategies that encourage a varied building landscape with transitions in bulk, scale, and height between higher density corridors and adjacent lower density neighborhoods which would help break up building mass and height and allow sufficient air circulation and

ventilation in the community and reduce the exposure of sensitive receptors to substantial pollutant concentrations.

Future site-specific discretionary development projects under the Clairemont CPU that would involve stationary source emissions subject to SDAPCD permitting would be required to implement Blueprint SD PEIR MM-AQ-2. See Section VII in the Addendum for additional details. Additionally, projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time to evaluate the project's consistency with applicable General Plan and CPU policies and could identify additional project features and/or mitigation measures to address potential air quality impacts. Similar to the PEIR, implementation of Blueprint SD PEIR MM-AQ-2 is anticipated to reduce significant impacts as future ministerial and discretionary projects that would involve stationary source emissions subject to SDAPCD permitting would be required to obtain the applicable SDAPCD permits and demonstrate consistency with the permit conditions and SDAPCD rules. MM-AQ-2 also requires future discretionary development that involves heavy industrial land uses such as warehousing and distribution or other land uses that would involve substantial sources of mobile source diesel emissions to prepare an HRA. However, as the requirement for an HRA would not apply to ministerial projects and at a program level of review, the specific details of individual projects and the feasibility of Blueprint SD PEIR MM-AQ-2 to fully mitigate all potential impacts are not known, impacts related to sensitive receptors would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for sensitive receptors, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.2.4 Odors

Blueprint SD PEIR

Air quality impacts related to odors are evaluated in Section 4.2.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded impacts associated with construction-generated odors would be less than significant. The Blueprint SD PEIR noted that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU is not anticipated to introduce land uses that would generate substantial odors adjacent to sensitive receptors. Future projects would be required to comply with applicable regulations for nuisance odors, such as SDAPCD Rule 51 and SDMC Section 142.0710. SDAPCD Rule 51 (Nuisance) prohibits the discharge of air contaminants or other material which cause injury, detriment, nuisance or annoyance to a considerable number of persons or which endanger the comfort, repose, health or safety of such persons or cause injury or damage to business or property. SDMC Section 142.0710 establishes that air contaminants including smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxic fumes, gases, odors, and particulate matter, or any emissions that endanger human health, cause damage to vegetation or property, or cause soiling shall not be permitted to emanate beyond the boundaries of the premises upon which the use emitting the contaminants is located.

The Blueprint SD PEIR determined that at a program level of review, the specific details of future individual projects are not known at this time and thus concluded that direct impacts related to objectionable odors would be significant. Because odors are localized to a specific area, such

impacts would not combine to result in a significant cumulative impact and thus, the Blueprint SD PEIR concluded that cumulative impacts would be less than significant.

The Blueprint SD PEIR included mitigation measure MM-AQ-3 which applies to future discretionary projects with the potential to result in objectionable odors. Applicable future projects would be required to comply ~~compliance~~ with SDAPCD Rule 51 and SDMC Section 142.0710. The Blueprint SD PEIR noted however that ministerial projects would not be subject to a detailed odor evaluation and at a program level of review, the specific details of individual projects and the feasibility of MM-AQ-3 to fully mitigate potential odor impacts are not known. Thus, the Blueprint SD PEIR concluded ~~direct~~ air quality impacts related to odors would be significant and unavoidable.

Clairemont CPU

Emissions from construction equipment, such as diesel exhaust, and VOC from architectural coatings and paving activities may generate odors; however, these odors would be temporary and intermittent, confined to the immediate vicinity of construction equipment, and expected to cease upon the drying or hardening of the odor-producing materials. Therefore, impacts associated with construction-generated odors would be less than significant.

The Clairemont CPU would allow for increases in residential, commercial/retail, office, mixed-use, and industrial development but is not anticipated to introduce land uses that would generate substantial nuisance odors adjacent to sensitive receptors. While specific developments within the CPU area are not known at this program level of analysis, planned land uses in the CPU area would not encourage or support uses that would be associated with significant odor generation per CARB's Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), which identifies the most common sources of odor complaints received by local air districts. Common facilities that may generate objectionable odors during operation include wastewater treatment plants, landfills, and painting/coating operations (e.g., auto body shops), among others. Odors associated with restaurants or other commercial uses would be similar to existing residential and food service uses within the community. The CPU area contains some industrial land uses that include maintenance activities, manufacturing, and auto body shops. While these uses would be permitted, they would be required to comply with SDAPCD Rule 51 (Public Nuisance), which prohibits the discharge of air contaminants or other materials that would be a nuisance or annoyance to the public. In addition, potential odors would also be controlled and minimized through compliance with the City's Air Contaminant Regulations (SDMC Section 142.0710). Odors generated by new non-residential land uses are not expected to be significant or highly objectionable as. ~~New~~ new and existing facilities are required to comply with the existing regulatory framework ~~SDAPCD Rule 51~~ to prevent nuisance on sensitive land uses.

Odor generation is also generally confined to the immediate vicinity of the source. Buildout of the CPU is anticipated to result in development with greater density and intensity compared to existing conditions. Compliance with existing regulations – such as the City's ESL Regulations, base zone regulations, and CMHLOZ regulations (as amended to facilitate the implementation of the proposed CPU) – and implementation of the CPU's urban design strategies is anticipated to result in a mix of building forms that provide smooth transitions in bulk, scale, and height between higher density corridors and adjacent lower density neighborhoods. This varied building landscape would help to

break up building mass and height and allow sufficient air circulation and ventilation in the community to dissipate odors and prevent localized odor concentrations within the CPU area. Although implementation of the project is not anticipated to create operational-related objectionable odors affecting a substantial number of people within the CPU area, at a program level of review and without project-specific details, impacts related to objectionable odors would be significant.

Future discretionary projects implemented under the Clairemont CPU with the potential to result in objectionable odors would be required to implement Blueprint SD PEIR MM-AQ-3. See Section VII of the Addendum for additional details. Projects that require discretionary review would also undergo a project-specific environmental review at the appropriate future time to evaluate the project's consistency with applicable General Plan and CPU policies and could identify additional project features and/or mitigation measures to address potential air quality impacts. However, ministerial projects would not be subject to a detailed odor evaluation, and at a program level of review, the specific details of individual projects and the feasibility of Blueprint SD MM-AQ-3 to fully mitigate potential impacts are not known. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for odors, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.2.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to air quality. The Blueprint SD PEIR concluded that air quality impacts related to conflicts with air quality plans would be significant until revised land use maps and housing and employment forecasts are provided to SANDAG for RAQS and SIP updates when planning documents are updated but no mitigation was identified. Likewise, associated impacts resulting from the project would also be significant until the land use plan and housing/employment forecasts of the proposed Clairemont CPU are incorporated into the RAQS and SIP to accurately reflect anticipated growth due to the project. Future development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-AQ-1. Future development projects under the Clairemont CPU that would involve stationary source emissions subject to SDAPCD permitting or that would involve heavy industrial land uses or other land uses that would involve substantial sources of mobile source diesel emissions would be required to implement Blueprint SD PEIR MM-AQ-2. Future development projects consistent with the Clairemont CPU with the potential to result in objectionable odors would implement Blueprint SD PEIR MM-AQ-3. Consistent with the Blueprint SD PEIR, impacts would remain significant even with implementation of the Blueprint SD PEIR mitigation measures. The Clairemont CPU would not result in any new significant air quality impacts, nor would it result in a substantial increase in the severity of air quality impacts from those described in the Blueprint SD PEIR. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for air quality ~~standards~~, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3 Biological Resources

A Biological Resources Report (BRR) was prepared for the project by Rocks Biological Consulting (Rocks 2025). The BRR provides a program-level assessment of potential impacts to biological resources that may occur through implementation of the Clairemont CPU. The BRR is included as Attachment 1 to this Addendum.

V.3.1 Sensitive Species

Blueprint SD PEIR

Biological resources impacts related to sensitive species are evaluated in Section 4.3.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future site-specific development projects may have the potential to impact sensitive plant and wildlife species either directly through the loss of habitat (including critical habitat) and/or direct take, or indirectly by placing development in or adjacent to sensitive habitat. Potential impacts to federal- or state-listed species, MSCP Covered Species, Narrow Endemic Species, plant species with a California Native Plant Society (CNPS) Rare Plant Rank of 1 or 2, and wildlife species included on the California Department of Fish and Wildlife's (CDFW's) Special Animals List would be significant. Potential impacts to birds covered by the Migratory Bird Treaty Act (MBTA) would be avoided by adherence to the requirements of this law. However, the Blueprint SD PEIR stated that at a program level of review it cannot be ensured that all impacts could be feasibly reduced to less than significant and thus, the Blueprint SD PEIR concluded that direct and cumulative impacts to sensitive species would be significant.

The Blueprint SD PEIR identified mitigation for future projects that could directly and/or indirectly impact sensitive species. Such future projects would be required to implement MM-BIO-1, which reinforces required compliance with the City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP Subarea Plan (SAP) and VPHCP, and implementation of avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Nevertheless, at the program level of review and without project-specific details, the Blueprint SD PEIR determined that it cannot be known with certainty that it would be feasible to mitigate all significant future project-specific impacts to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. Consequently, the Blueprint SD PEIR concluded that direct and cumulative impacts to sensitive species would be significant and unavoidable.

Clairemont CPU

Based on a general biological database and literature review conducted for the Clairemont CPU, a total of 26 sensitive plant species and 19 sensitive wildlife species have been historically identified within or immediately adjacent to the Clairemont CPU area. Other special-status plant and wildlife species with potential to occur within the CPU area were identified through a search of the California Natural Diversity Database (CNDBB) and U.S. Fish and Wildlife Service (USFWS) records (refer to

Tables 4 and 5 in the BRR) as well as recent biological reports for the area. Many of these occurrences are located within designated open space and conserved MHPA.

Per the City's Biology Guidelines, a biological survey report is required for all development projects that are subject to the City's ESL Regulations and/or where the CEQA review has determined that there may be a significant impact on other biological resources considered sensitive under CEQA. Project-specific field surveys are required to be conducted in accordance with Table 1 and Appendix II of the City's Biology Guidelines and project-specific biological survey reports are required to identify and map biological resources present on the site, including any portions of the site identified as part of the MHPA and any species considered sensitive pursuant to CEQA. Surveys that are over 24 months are required to be updated to reflect the current site conditions to ensure a more accurate assessment of potential impacts to sensitive biological resources.

Future development projects consistent with the Clairemont CPU may have the potential to impact sensitive plant and wildlife species either directly through the loss of habitat and/or direct take, or indirectly by placing development in or adjacent to sensitive habitat. Potential impacts to federal- or state-listed species, MSCP Covered Species, Narrow Endemic Species, plant species with a CNPS Rare Plant Rank of 1 or 2, and wildlife species included on the CDFW's Special Animals List would be significant. Potential impacts to birds covered by the MBTA would be avoided by adherence to MBTA requirements. Buildout of the CPU would result in areas with greater building heights and the potential need to use taller construction equipment, such as cranes, which could serve as nesting sites for certain opportunistic bird species. However, these structures would not provide suitable habitat for birds as they typically lack essential natural features birds depend on including vegetation, appropriate nesting substrate, shelter from weather extremes, and protection from predators. While certain species may be drawn to these artificial perches or green roof features, they often face elevated risks that may negatively impact nesting success and long-term survival, making tall buildings generally unsuitable for nesting birds. ~~However~~Nonetheless, at a program level of review it cannot be ensured that all impacts would be feasibly reduced to less than significant; therefore, impacts to sensitive species would be potentially significant.

Future development projects consistent with the Clairemont CPU would be analyzed at the project level to ensure conformance with applicable biological regulations and mitigation requirements. Future projects that could result in significant impacts to sensitive biological resources would be required to adequately identify and quantify potential site-specific and cumulative project impacts pursuant to the City's ESL Regulations and Biology Guidelines. Per the City's Biology Guidelines, a biological resources report is required for proposed development projects that are subject to the ESL Regulations and/or where the CEQA review has determined that there may be a significant impact on other biological resources considered sensitive under CEQA. To that end, future development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-BIO-1, which reinforces required compliance with the City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP SAP and VPHCP, and requires implementation of project-specific avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. See Section VII of this Addendum for additional details. Additionally, the MHPA Land Use Adjacency Guidelines would be addressed on a project-by-project basis and incorporated as project conditions of approval to minimize potential direct and indirect

impacts – including but not limited to light, noise, runoff, and invasive species – on sensitive species (see also Sections V.1.4, V.9.2, V.11.1, and V.17 of this Addendum). Depending on the location and extent of potential impacts, future site-specific development could incorporate site-specific project features and/or required mitigation measures – such as shielded outdoor lighting, quieter construction and operational equipment, modified drainage designs, and native plant palettes – to avoid habitat disruption and modification and prevent alterations to species behavior. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed.

~~Additionally, future~~ Future discretionary development projects would also be reviewed for consistency with applicable Clairemont CPU policies, including but not limited to, Policy 7.17 which calls for the protection and preservation of native species and their unique and sensitive habitats within the open space systems consistent with the MSCP. Implementation of Blueprint SD PEIR MM-BIO-1 in addition to required compliance with existing federal, state, and local regulations and adherence to the CPU policy framework for future discretionary projects would ensure that potential impacts to sensitive species resulting from future development anticipated under the project would be avoided, minimized, and mitigated to the extent feasible, consistent with applicable federal, state, and City regulations and conservation plans.

Implementation of the City's regulatory and policy framework typically is sufficient to ensure potential site-specific impacts are reduced to less than significant; however, at a program level of review and without project-specific details, it cannot be known with certainty that it would be feasible to mitigate all significant impacts of future projects to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. For example, a wetland deviation outside of the Coastal Zone under the Economic Viability Option [SDMC Section 143.0150(d)(2)] could be allowed if the strict application of the regulations would otherwise deprive a property of economically viable use. This would also require findings under SDMC Section 126.0504(c) that there are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands and the proposed deviation is the minimum necessary to afford relief from special circumstance or conditions applicable to the land and not of the applicant's making. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for sensitive species, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3.2 Sensitive Habitats

Blueprint SD PEIR

Biological resources impacts related to sensitive habitats are evaluated in Section 4.3.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU could potentially have an impact on sensitive wetland communities and upland (Tier I, Tier II, Tier IIIA, and Tier IIIB) habitat that is present within the plan areas. Development is anticipated to be focused within developed urban areas that have been

previously disturbed and have existing commercial, industrial, residential, or employment uses; however, some project areas could support sensitive habitats. The Blueprint SD PEIR noted that all future development including ministerial and discretionary projects would be reviewed for consistency with the City's ESL Regulations and if any ESL is present, a discretionary Site Development Permit or Neighborhood Development Permit would be required including an environmental review process that requires analysis demonstrating compliance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Sensitive habitat in the plan areas is concentrated in the MHPA, which are conservation lands with limited potential for disturbance as regulated by the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. However, development may occur within or adjacent to the MHPA subject to a Boundary Line Adjustment or Boundary Line Correction. Additionally, development may occur within non-MHPA sensitive habitats. The Blueprint SD PEIR concluded that at a program level of review, direct and cumulative impacts to sensitive habitats would be significant.

The Blueprint SD PEIR identified mitigation for future projects that could directly and/or indirectly impact sensitive habitat. Such future projects would be required to implement Blueprint SD PEIR MM-BIO-1, which reinforces required compliance with the City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP SAP and VPHCP and implementation of avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Nevertheless, at the program level of review and without project-specific details, the Blueprint SD PEIR determined that it cannot be known with certainty that it would be feasible to mitigate all significant future project-specific impacts to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. As a result, the Blueprint SD PEIR concluded that direct and cumulative impacts to sensitive habitats would be significant and unavoidable.

Clairemont CPU

Per the City's Biology Guidelines, a biological survey report is required for all development projects that are subject to the City's ESL Regulations and/or where the CEQA review has determined that there may be a significant impact on other biological resources considered sensitive under CEQA. Project-specific field surveys are required to be conducted in accordance with Table 1 and Appendix II of the City's Biology Guidelines and project-specific biological survey reports are required to identify and map biological resources present on the site, including any portions of the site identified as part of the MHPA and any species considered sensitive pursuant to CEQA. Surveys that are over 24 months are required to be updated to reflect the current site conditions to ensure a more accurate assessment of potential impacts to sensitive biological resources.

The Clairemont CPU area supports 11 sensitive vegetation communities, including four wetland communities and seven upland communities, as identified in Table 3, *Sensitive Vegetation Communities within the Clairemont CPU Area*, and shown in Figure 12, *Vegetation Communities and Land Cover Types* and Figure 13, *Potential Jurisdictional Resources*. These sensitive vegetation communities are generally located within the canyons and slopes between the developed mesa tops. These areas are either on privately owned parcels or are designated as City open space within the MHPA. Specifically, within Marian Bear Open Space Park and Tecolote Canyon Natural Park the

designated open space and MHPA is 100% conserved and is actively managed by the City of San Diego Parks and Recreation Department and through the Marian Bear Natural Resources Management Plan.

Table 3
SENSITIVE VEGETATION COMMUNITIES WITHIN THE CLAIREMONT CPU AREA

Vegetation Community	Acreage	Tier
Wetland		
Southern riparian forest	406.66	--
Riparian woodland	0.28	--
Riparian scrub	47.24	
Non-native riparian (disturbed riparian)	11.68	
Total Wetland Communities	465.86	
Sensitive Uplands		
Diegan coastal sage scrub (including baccharis-dominated, coastal, and disturbed forms)	622.13	II
Maritime succulent scrub	159.09	I
Chapparal	78.04	IIIA
Scrub oak chapparal	25.27	I
Southern maritime chapparal	26.02	IIIA
Native grassland	0.48	I
Non-native grassland	67.77	IIIB
Total Sensitive Upland Communities	978.80	

Source: Rocks 2025

Future site-specific development projects consistent with the Clairemont CPU could have an impact on sensitive wetland communities and upland (Tier I, Tier II, Tier IIIA, and Tier IIIB) habitat that is present within the Clairemont CPU area. Development consistent with the Clairemont CPU is anticipated to be focused within developed urban areas that have been previously disturbed with buildout resulting in increased density, intensity, and building bulk, scale, and height compared to baseline conditions. Implementation of the CPU would introduce taller buildings and construction equipment, such as cranes, which could serve as nesting sites for certain opportunistic bird species. However, these structures would not provide suitable habitat for birds as they typically lack essential natural features birds depend on including vegetation, appropriate nesting substrate, shelter from weather extremes, and protection from predators. While certain species may be drawn to these artificial perches or green roof features, they often face elevated risks that may negatively impact nesting success and long-term survival, making tall buildings generally unsuitable for nesting birds. Therefore, future development consistent with the Clairemont CPU is not expected to increase the presence of nesting birds in a way that would disrupt the ecological balance of nearby sensitive species or sensitive habitats, including through increased predation or competition. ~~However~~

Nevertheless, some project areas could support, or be adjacent to, sensitive habitats. While no vernal pool resources are currently mapped in the Clairemont CPU area, they may be identified at a project level during future site-specific project surveys. All future site-specific development, including ministerial and discretionary projects, would be reviewed for consistency with the City's ESL Regulations. If any ESL is present, a discretionary Site Development Permit or Neighborhood Development Permit would be required including environmental review and analysis demonstrating

compliance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Sensitive habitat in the Clairemont CPU area is concentrated in the MHPA. However, future site-specific development that may occur within or partially within the MHPA may be subject to a Boundary Line Adjustment or Boundary Line Correction. Additionally, future site-specific development may occur within non-MHPA sensitive habitats. At a program level of review, without site-specific project details, impacts to sensitive habitats would be potentially significant.

Future site-specific development projects consistent with the Clairemont CPU would be analyzed at the project level to ensure conformance with applicable biological regulations and mitigation requirements. Future site-specific projects that could result in significant impacts to sensitive biological resources would be required to adequately identify and quantify potential project impacts pursuant to the City's ESL Regulations and Biology Guidelines. Per the City's Biology Guidelines, a biological resources report is required for proposed development projects which are subject to the ESL Regulations and/or where the CEQA review has determined that there may be a significant impact on other biological resources considered sensitive under CEQA. As such, future development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-BIO-1 which reinforces required compliance with existing federal, state, and local regulations and Habitat Conservation Plans. See Section VII of this Addendum for additional details. Additionally, the MHPA Land Use Adjacency Guidelines would be addressed on a project-by-project basis and incorporated as project conditions of approval to minimize potential direct and indirect impacts – including but not limited to light, noise, runoff, and invasive species – on sensitive habitats (see also Sections V.1.4, V.9.2, V.11.1, and V.17 of this Addendum). Depending on the location and extent of potential impacts, future site-specific development could incorporate site-specific project features and/or required mitigation measures – such as shielded outdoor lighting, quieter construction and operational equipment, modified drainage designs, and native plant palettes – to avoid habitat disruption and modification and prevent alterations to species behavior. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed.

~~Additionally, future~~ Future discretionary development projects would also be reviewed for consistency with applicable Clairemont CPU policies, including but not limited to, Policy 7.17 which calls for the protection and preservation of native species and their unique and sensitive habitats within the open space systems consistent with the MSCP; and Policy 7.18 which encourages the preservation, protection, and restoration of canyons and hillsides as important visual features of community character. Implementation of Blueprint SD PEIR MM-BIO-1 in addition to required compliance with existing federal, state, and local regulations, conservation plans, and adherence to the Clairemont CPU policy framework for future discretionary projects would ensure that potential impacts to sensitive habitats resulting from future development anticipated under the project would be avoided, minimized and mitigated to the extent feasible.

Implementation of the City's regulatory and policy framework typically is sufficient to ensure impacts are avoided, minimized, or reduced to less than significant; however at this program level of review and without project-specific details, it cannot be known with certainty that it would be feasible to mitigate all significant future project-specific impacts to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. Impacts would be significant and unavoidable.

Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for sensitive habitats, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3.3 Wetlands

Blueprint SD PEIR

Biological resource impacts related to wetlands are evaluated in Section 4.3.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded future development projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU could potentially have an impact on wetlands or other jurisdictional wetland areas that are present within the plan areas. Wetlands impacts are regulated by the City in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Additionally, impacts to jurisdictional features would be subject to regulation by the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the federal Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) in accordance with Section 401 of the CWA, and the California Department of Fish and Wildlife (CDFW) under Section 1600 of the California Fish and Game Code, as applicable. Although wetlands in the plan areas are concentrated in the MHPA, including canyons and creeks, the Blueprint SD PEIR determined that since site-specific future development is unknown at this time, there is a potential that wetlands could be affected. Implementation of the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPCHP would ensure impacts to wetlands would be avoided to the extent feasible, and a wetland buffer would be provided around all wetlands, as appropriate, to protect the functions and values of the wetland. Implementation of the existing regulatory framework would reduce potential impacts to wetlands during project level reviews. However, at a program level of review without site-specific plans available for review, the Blueprint SD PEIR determined that it cannot be ensured that all impacts to wetlands would be mitigated to a less than significant level. Thus, the Blueprint SD PEIR concluded that direct and cumulative impacts to wetlands would be significant and unavoidable.

The Blueprint SD PEIR identified mitigation for future projects that could directly and/or indirectly impact wetlands. Such future discretionary projects would be required to implement Blueprint SD PEIR MM-BIO-1, which reinforces compliance with the City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP SAP and VPHCP and requires that future development implement avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Nevertheless, at the program level of review and without project-specific details, the Blueprint SD PEIR determined that it cannot be known with certainty that it would be feasible to mitigate all significant future project-specific impacts to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. Consequently, the Blueprint SD PEIR concluded that direct and cumulative impacts to wetlands would be significant and unavoidable.

Clairemont CPU

Per the City's Biology Guidelines, a biological survey report is required for all development projects that are subject to the City's ESL Regulations and/or where the CEQA review has determined that there may be a significant impact on other biological resources considered sensitive under CEQA. Project-specific field surveys are required to be conducted in accordance with Table 1 and Appendix II of the City's Biology Guidelines and project-specific biological survey reports are required to identify and map biological resources present on the site, including any portions of the site identified as part of the MHPA and any species considered sensitive pursuant to CEQA. Surveys that are over 24 months are required to be updated to reflect the current site conditions to ensure a more accurate assessment of potential impacts to sensitive biological resources.

Vegetation communities in the Clairemont CPU area that may qualify as jurisdictional aquatic resources include southern riparian forest, riparian woodland, riparian scrub, and non-native riparian (disturbed riparian) as described above in Section V.3.2, *Sensitive Habitats*. In addition to these vegetation communities, the USFWS National Wetlands Inventory (NWI) database shows riverine and freshwater areas within the Clairemont CPU area. NWI-mapped riverine areas occur as tributaries associated with either San Clemente Canyon along the northern portion of the Clairemont CPU area or Tecolote Canyon running north-south through the center of the Clairemont CPU area and Stevenson Canyon west of Tecolote Canyon. Refer to Figure 13, *Potential Jurisdictional Resources*, for locations of potential jurisdictional resources within the Clairemont CPU area.

Future site-specific development projects consistent with the Clairemont CPU could have an impact on wetlands or other jurisdictional wetland areas that are present within the Clairemont CPU area. Wetlands impacts are regulated by the City in accordance with the ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Additionally, impacts to jurisdictional features would be subject to regulation by the USACE in accordance with Section 404 of the CWA, the RWQCB in accordance with Section 401 of the CWA, and the CDFW under Section 1600 of the California Fish and Game Code, as applicable. Since site-specific future development is unknown at this time, there is a potential that wetlands could be affected. Implementation of the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP would ensure impacts to wetlands would be avoided, minimized, and mitigated to the extent feasible and a wetland buffer provided around wetlands as appropriate to protect the functions and values of the wetland. Additionally, the MHPA Land Use Adjacency Guidelines would be addressed on a project-by-project basis and incorporated as project conditions of approval to minimize potential direct and indirect impacts – including but not limited to light, noise, runoff, and invasive species – on sensitive wetland habitats (see also Sections V.1.4, V.9.2, V.10.2, V.11.1, and V.17 of this Addendum). Depending on the location and extent of potential impacts, future site-specific development could incorporate site-specific project features and/or required mitigation measures – such as shielded outdoor lighting, quieter construction and operational equipment, modified drainage designs, and native plant palettes – to avoid habitat disruption and modification and prevent alterations to species behavior. Additionally, future development that could impact a sensitive wetland would be required to establish a buffer around the wetland to reduce potential edge effects. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. Implementation of the existing regulatory framework would reduce potential impacts to wetlands during project-level reviews. However, at a program level of review without site-specific plans

available for review, it cannot be ensured that all impacts to wetlands would be mitigated to a less than significant level. Impacts to wetlands would be potentially significant.

Future ministerial and discretionary development projects consistent with the Clairemont CPU would be analyzed at the project level to ensure conformance with applicable biological regulations and mitigation requirements. All future proposed development projects that have potentially jurisdictional aquatic resources on or adjacent to the project area would be required to prepare a project- and site-specific biological survey report in accordance with the City's ESL Regulations and Biology Guidelines to identify such jurisdictional features and the corresponding boundary extents of identified jurisdictional areas, and to determine if proposed project impacts would occur. As such, future discretionary development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-BIO-1 which reinforces required compliance with existing federal, state, and local regulations and Habitat Conservation Plans. See Section VII of this Addendum for additional details. Additionally, projects that require discretionary review would undergo a project-specific environmental review at the appropriate future time to evaluate the project's consistency with applicable General Plan and CPU policies and could identify additional project features and/or mitigation measures to address potential biological resources impacts. Implementation of Blueprint SD PEIR MM-BIO-1 in addition to required compliance with existing state and federal regulations would ensure that potential impacts to wetlands resulting from future development anticipated under the project would be avoided, minimized and mitigated to the extent feasible, consistent with all applicable federal, state, and City regulations and conservation plans.

Implementation of the City's regulatory framework typically is sufficient to ensure impacts are reduced to less than significant; however, at this program level of review and without site and project-specific details, it cannot be known with certainty that it would be feasible to mitigate all significant future project-specific impacts to less than significant due to the potential for deviations from the City's ESL Regulations to be approved that may allow for limited instances of impacts to occur that are not fully mitigated. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for wetlands, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3.4 Wildlife Corridors and Nursery Sites

Blueprint SD PEIR

Biological resource impacts related to wildlife corridors and nursery sites are evaluated in Section 4.3.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development in accordance with the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would be focused within developed urban areas that have been previously disturbed and have existing commercial, industrial, residential, or employment uses. Migratory wildlife corridors in the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas are concentrated in areas designated as Open Space and are located within the MHPA and no open space land use designation would be changed by the Blueprint SD Initiative, Hillcrest FPA, or University CPU. Future site-specific development projects would undergo

environmental review to determine potential impacts on wildlife corridors, and impacts would be mitigated in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Due to the anticipated location of development being concentrated in already developed or urban areas combined with the City's regulatory framework that protects conservation areas and sensitive habitats, the Blueprint SD PEIR determined that the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP SAP, nor would they impede the use of native wildlife nursery sites. The Blueprint SD PEIR concluded direct and cumulative impacts to wildlife corridors and nursery sites would therefore be less than significant.

Clairemont CPU

A regional wildlife corridor exists along the northern boundary of the CPU area within San Clemente Canyon (also referred to as Marian Bear Memorial Park), which is identified by the regional MSCP as a biological core area and a biological linkage (see Figure 14, *Conserved Lands and MHPA*). This corridor extends east through San Clemente Canyon and then transitions north through MCAS Miramar. Other undeveloped areas in the Clairemont CPU area, including Tecolote Canyon and other urban canyons, are limited in connectivity due to surrounding existing development, including major freeways, but serve as stepping stones and local links within and between the remaining habitat in the Clairemont CPU area and nearby areas (i.e., Mission Bay Park and San Diego River Park open space areas to the south; Mission Trails Regional Park connections to the east; and MCAS Miramar, Los Peñasquitos Canyon Preserve, and San Diego National Wildlife Refuge to the north).

The Clairemont CPU identifies an existing bike trail within Caltrans right-of-way in proximity to San Clemente Canyon; however, mapping this existing trail in the Clairemont CPU would not require changes to the trail or result in significant biological impacts. Additionally, pedestrian, bicycle and transit improvements are identified along existing transit corridors and roadways adjacent to and crossing the San Clemente Canyon. Future modifications or improvements to the existing trail and roadways would require a project-specific biological analysis, including conformance with the appliable City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP SAP and VPHCP.

Due to the anticipated location of future development being concentrated in previously developed or urban areas, and required compliance with the City's regulatory framework which protects conservation areas and sensitive habitats, implementation of the Clairemont CPU would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP SAP, nor would the project impede the use of native wildlife nursery sites. Future development adjacent to the regional wildlife corridor within San Clemente Canyon would be reviewed for conformance with the City's ESL Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's MSCP SAP and VPHCP, and the MHPA Land Use Adjacency Guidelines would be addressed on a project-by-project basis and incorporated as project conditions of approval to minimize potential direct and indirect impacts – including but not limited to light, noise, runoff, and invasive species – on wildlife corridors and nursery sites (see also Sections V.1.4, V.9.2, V.10.2, V.11.1, and V.17 of this Addendum).

Depending on the location and extent of potential impacts, future site-specific development could incorporate project features and/or required mitigation measures – such as shielded outdoor lighting, quieter construction and operational equipment, modified drainage designs, and native plant palettes – to minimize disturbances to native resident or migratory wildlife species utilizing the wildlife corridor. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. Impacts to wildlife corridors and nursery sites would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for wildlife corridors and nursery sites and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3.5 Conservation Planning

Blueprint SD PEIR

Biological resource impacts related to conservation planning are evaluated in Section 4.3.4 (Issue 5) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be subject to compliance with applicable current and future local, state, and federal policies, guidelines, directives, and regulations, including but not limited to, the state and federal Endangered Species Act (ESA), the San Diego County MSCP, and the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. Revisions to the General Plan Conservation Element, Hillcrest FPA, and University CPU incorporated updated policies to support implementation of the City's MSCP SAP and VPHCP and included policies aimed at resource protection and preservation of the MHPA and open space. As discussed above, the University CPU proposed an MHPA BLC to add City-owned lands into the MHPA, which increased overall conservation. Future development within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would be evaluated for compliance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP, in addition to applicable General Plan and community plan policies. Project-specific requirements and necessary avoidance and mitigation measures would be determined at the subsequent project level. Adherence to the City's regulatory and policy frameworks would avoid future significant impacts. Therefore, the Blueprint SD PEIR determined that the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP SAP area or in the surrounding region. The Blueprint SD PEIR concluded that direct and cumulative impacts related to conservation planning would therefore be less than significant.

Clairemont CPU

A targeted MHPA BLC is proposed as part of the Clairemont CPU to correct the MHPA preserve boundaries and include City-owned and managed Tecolote Canyon open space lands in the MHPA. See Figure 14, *Conserved Lands and MHPA,* for a depiction of the areas to be corrected into the MHPA. The proposed MHPA BLC is consistent with the goals of the MSCP Subarea Plan to conserve biological resources and to exclude legally developed and required uses (i.e., structures, streets, and

Brush Management Zone 1). The MHPA BLC would result in an addition of approximately 78.7 acres to the MHPA. Of the approximately 78.7 acres, the majority is Diegan coastal sage scrub habitat (38.9 acres) and southern riparian forest (15.5 acres), with smaller areas of maritime succulent scrub (3.4 acres), non-native grassland (2.4 acres), scrub oak chaparral (3.4 acres), and disturbed land (14.7 acres). No subtraction to the MHPA is proposed as part of the Clairemont CPU. Thus, with approval of the Clairemont CPU BLC, considerable native and sensitive habitat would be added to the MHPA preserve. The proposed BLC was presented to the state and federal wildlife agencies as an informational item on July 18, 2025 and received support from both the state and federal wildlife agencies on September 9, 2025 and September 15, 2025 respectively.

Development consistent with the Clairemont CPU is anticipated to be focused within developed urban areas that have been previously disturbed with buildout resulting in increased density, intensity, and building bulk, scale, and height compared to baseline conditions. Future site-specific development projects consistent with the Clairemont CPU would be subject to compliance with applicable current and future local, state, and federal policies, guidelines, directives, and regulations, including but not limited to, the state and federal ESA, and the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP. A detailed analysis of the proposed CPU's -consistency with applicable conservation plans can be found in Section 5 of Attachment 1 to this Addendum. Applicable Clairemont CPU policies include, but are not limited to, Policy 7.17, which encourages the protection and preservation of native species and their unique and sensitive habitats within the open space systems consistent with the MSCP Subarea Plan; Policy 7.18 which supports the preservation, protection and restoration of canyons and hillsides as important visual features of community character; and Policy 7.23 which encourages development adjacent to canyons and open space to include pervious areas that include, but are not limited to: bio-swales, pervious pavers and cement, green roofs, and cisterns to better manage storm water runoff. Future site-specific project requirements, site-specific biological surveys, and necessary avoidance and mitigation measures would be determined at the project level, and adherence to the City's regulatory and policy framework would help to avoid future significant impacts. Additionally, the MHPA Land Use Adjacency Guidelines would be addressed on a project-by-project basis and incorporated as project conditions of approval to minimize potential direct and/or indirect impacts – including but not limited to light, drainage, noise, runoff, and invasive species – to MHPA identified lands (see also Sections V.1.4, V.9.2, V.10.2, V.11.1, and V.17 of this Addendum). Therefore, the Clairemont CPU would not result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP SAP and VPHCP area or in the surrounding region. Impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for conservation planning, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.3.6 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to biological resources. The Blueprint SD PEIR concluded that impacts to sensitive species, sensitive habitats, and wetlands were significant and included Blueprint SD PEIR MM-BIO-1 to avoid and reduce impacts although impacts would remain significant. Similarly, future development projects consistent with

the Clairemont CPU that could potentially affect sensitive biological resources, including sensitive species, sensitive habitats, and/or wetlands would implement Blueprint SD PEIR MM-BIO-1. Impacts, however, would remain significant even with the implementation of Blueprint SD PEIR MM-BIO-1. The Blueprint SD PEIR concluded that impacts related to wildlife corridors and nursery sites and conservation planning were less than significant and no mitigation was required. Likewise, the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project also would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. The Clairemont CPU would not result in any new significant biological resource impacts, nor would it result in a substantial increase in the severity of biological resource impacts from those described in the Blueprint SD PEIR.

V.4 Cultural Resources

A Historic Context Statement was prepared for the project by Urbana Preservation & Planning (Urbana Preservation & Planning 2019) to address important themes and property types associated with the development of the Clairemont community. The Historic Context Statement is included as Attachment 2 to this Addendum. A Cultural Resources Constraints and Sensitivity Analysis was also prepared for the project by HELIX Environmental Planning (HELIX 2025). The Cultural Resources Constraints and Sensitivity Analysis is included as Attachment 3 to this Addendum.

V.4.1 Historic Structures, Objects, or Sites

Blueprint SD PEIR

Cultural resources impacts related to historic structures, objects, or sites are evaluated in Section 4.4.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that although the SDMC provides for the regulation and protection of designated and potential historical resources (ensuring mitigation is implemented to reduce impacts to the maximum extent practicable), at a program level of review it is not possible to ensure the successful preservation of all historic built environment resources, objects, and sites within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas. Thus, the Blueprint SD PEIR concluded that at a program level of review, potential direct and cumulative impacts to historical resources would be significant.

The Blueprint SD PEIR includes mitigation for future projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU that could directly and/or indirectly affect a historic building, historic structure, or historic object as defined in the City's Historical Resources Regulations and Historical Resources Guidelines. Future discretionary projects would be required to implement MM-HIST-1, which reinforces required compliance with the City's Historical Resources Guidelines and Historical Resources Regulations (SDMC Sections 143.0201–143.0280) and requires the implementation of avoidance, minimization, and mitigation measures in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines.

With implementation of MM-HIST-1, future development, redevelopment, and related activities facilitated by the Blueprint SD Initiative, University CPU, and Hillcrest FPA would be required to implement SDMC regulations for the protection of designated and potential historical resources. Nevertheless, the Blueprint SD PEIR determined it is not possible to ensure the successful preservation of all historic built environment resources within the project areas or anticipate potential deviations at a program level. Furthermore, the Blueprint SD PEIR noted that pursuant to SDMC Section 143.0260, a potential deviation from the City's Historical Resources Regulations may be considered if a proposed development cannot to the maximum extent feasible comply with the regulations so long as the decision maker makes the applicable findings in SDMC Section 126.0505.~~126.0504.~~ The Blueprint SD PEIR therefore concluded that direct and cumulative impacts to historic structures, objects, or sites would be significant and unavoidable.

Clairemont CPU

As discussed in the Cultural Resources Constraints and Sensitivity Analyses prepared by HELIX (Attachment 3), a records search of the California Historical Resources Information System (CHRIS) was conducted by the City in support of the CPU. In addition, HELIX conducted a review of the State Office of Historic Preservation (OHP) historic properties directory, California's historical resources, the National Register of Historic Places (NRHP), and the City of San Diego Historical Resources Register.

The records search of the CHRIS, on file at the SCIC, identified a total of 190 cultural resources within the study area. Of the 190 cultural resources documented within the Clairemont CPU study area, 147 are built environment resources which include six historic structures (bridges), three historic districts, and 138 historic period buildings. See Attachment 3 for additional details. In addition, based on the Historic Context Statement prepared for Clairemont (Urbana Preservation & Planning 2019), potential historical resources (i.e., historic structures and/or historic districts) may be present, such as Victorian-era homes, residential tracts as part of historic districts (1936 – 1950s and 1950s – 1970s), commercial block buildings, and school buildings. See Attachment 2 for additional details.

While future development within the Clairemont CPU area would be reviewed for consistency with the historic preservation policies in the General Plan, policies within the Historic Preservation Element of the Clairemont CPU (such as Policies 9.6 through 9.9), and would be required to comply with the SDMC which provides for the regulation and protection of designated and potential historical resources as described above, it is not possible to ensure the successful preservation of all historic built environment resources within the Clairemont CPU area. Additionally, CPU Policy 9.10 promotes opportunities for education and interpretation of Clairemont's unique history and historic resources through mobile technology; brochures; walking tours; interpretative signs, markers, displays, exhibits; and art and encourages the inclusion of both extant and non-extant resources. Future site-specific development and redevelopment that may result from implementation of the Clairemont CPU could result in the alteration of a historical resource, notwithstanding application of the Historical Resources Regulations and any additional project features and/or project-specific mitigation measures. Pursuant to SDMC Section 143.0260, a deviation from the City's Historical Resources Regulations may be considered under certain circumstances as described below:

- If a proposed development cannot to the maximum extent feasible comply with this division [Historical Resources Regulations], a deviation may be considered in accordance with decision Process Four, or Process CIP-Five for capital improvement program projects or public projects.
- The minimum deviation to afford relief from the regulations of this division [Historical Resources Regulations] and accommodate development may be granted only if the decision maker makes the applicable findings in SDMC Section 126.0504.
- If a deviation for demolition or removal of a designated historical resource or a contributing structure within a historical district is approved, a Building Permit application must be deemed complete for the new development on the same premises prior to issuance of a Demolition/Removal Permit

Direct impacts of future site-specific projects under the Clairemont CPU may include substantial alteration, relocation, or demolition of historic buildings or structures. Indirect impacts may include the introduction of visual, audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance. Thus, potential impacts to individual historical resources could occur where implementation of the Clairemont CPU would result in increased development potential and would result in a significant impact to historic buildings, structures, or sites.

Therefore, future projects implemented under the Clairemont CPU that could directly and/or indirectly affect a historical building, historical structure, sites, or historical object as defined in the City's Historical Resources Regulations and Historical Resources Guidelines would be required to implement Blueprint SD PEIR MM-HIST-1, which would require future development, redevelopment, and related activities facilitated by the Clairemont CPU to implement SDMC regulations for the protection of designated and potential historical resources. See Section VII for additional details. Nevertheless, it is not possible to ensure the successful preservation of all historic built environment resources within the Clairemont CPU area at a program level of review without site-specific plans and details regarding potential deviations from the SDMC. Potential impacts to historical resources from the built environment would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for historic structures, objects, and sites.

V.4.2 Archaeological Resources

Blueprint SD PEIR

Cultural resource impacts related to archaeological resources are evaluated in Section 4.4.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that while the existing federal, state, and local regulations would provide for the regulation and protection of archaeological resources, it is not possible to ensure the successful preservation of all archaeological resources. Therefore, the Blueprint SD PEIR concluded that potential direct and cumulative impacts to archaeological resources would be significant.

The Blueprint SD PEIR included mitigation for future discretionary development projects that could directly and/or indirectly affect a cultural resource. Such future projects would be required to implement MM-HIST-2 prior to the issuance of any discretionary permit. MM-HIST-2 specifically outlines steps to be taken to determine (1) the potential presence and/or absence of cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. With implementation of MM-HIST-2, future discretionary development, redevelopment, and related construction activities would require compliance with the City's Historical Resources Regulations (SDMC Section 143.0212). City review of all permit applications for any parcel identified as sensitive on the Cultural Resources Sensitivity Maps would ensure application of MM-HIST-2 when appropriate. However, the Blueprint SD PEIR determined that even with implementation of MM-HIST-2, the feasibility and efficacy of mitigation measures could not be determined at the program level of analysis. Thus, the Blueprint SD PEIR concluded that direct and cumulative impacts to archaeological resources would be significant and unavoidable.

Clairemont CPU

The record search of the CHRIS, on file at the SCIC, identified a total of 43 archaeological resources as being within the Clairemont CPU area. These resources consist of eight prehistoric archaeological resources (six archaeological sites and two isolates); 33 historic archaeological resources (three historic archaeological sites, one historic structure, and 29 historic isolates); and two multi-component archaeological sites (both of which are lithic and shell scatters that also contain historic refuse). These recorded archaeological resources are briefly described below in Table 4, *Previously Recorded Archaeological Resources within the Clairemont CPU Area*, along with their status, eligibility for listing on the NRHP, CRHR, and City's Historical Resources Register, and recommendations for their management.

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
Archaeological Sites (Prehistoric)				
P-37-011021/CA-SDI-11021	Originally recorded as a scatter of marine shell with no shell counts recorded, with no artifacts noted. Site was revisited in 2012, and again, only a sparse scatter of marine shell was observed.	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-012558/CA-SDI-12558	Originally recorded as a marine shell and bone scatter (no counts provided), with no artifacts observed. Site was revisited in 2005,	Likely destroyed	Recommended not eligible to the NRHP and the CRHR	No additional work

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
	2011 and 2013 and no cultural materials were observed. Smith tested the site in 1992 observed that considerable subsurface disturbance was evident, and recommended the site not eligible to the NRHP or the CRHR. The subsequent updates also noted considerable disturbance in the recorded site area.			
P-37-025845/CA-SDI-17199	Site recorded as a sparse marine shell and lithic artifact scatter, containing 5 pieces of shell and 5 debitage.	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-030187/CA-SDI-19237	Site recorded as a lithic artifact scatter, six metavolcanic debitage and one core.	Partially destroyed	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-032900/CA-SDI-20785	Site recorded as a sparse 400+ quartz lithic artifact scatter with two Chione shells. Possibly a secondary deposit.	Partially destroyed	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-038965/CA-SDI-22908	Site recorded as a shell and lithic scatter with six tools, 14 debitage; noted to likely be associated with the village of La Rinconada de Jamo (Rinconada).	Likely destroyed	Unknown	Monitoring
Archaeological Sites (Multi-component)				
P-37-012453/CA-SDI-12453/H	Originally recorded as a scatter of marine shell and prehistoric lithic artifacts with a few flakes, one core and several pieces of	Likely destroyed	Unknown	Monitoring

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
	historic glass in a disturbed context along railroad tracks. Site was revisited in 2011, and no cultural materials were observed and the resource was identified as likely destroyed.			
P-37-032901/CA-SDI-20786	Originally recorded as a scatter of five marine shell and one prehistoric scraper tool. Site was revisited in 2017, and a historic component was identified consisting of a scatter of domestic refuse items including fragments of glass, dishware, and butchered animal bone. The historic materials were speculated to have possibly eroded into the area during recent rains.	Partially developed	Unknown	Avoidance or eligibility evaluation*; monitoring
Archaeological Sites (Historic)				
P-37-030188	Site consists of a nearly square concrete foundation, 5 by 5 meters in dimension. Rubble from a possible additional foundation nearby. No artifacts observed. A structure is present at this location on a 1930 historic topographic map but is not present on a 1903 map.	Undeveloped	Unknown	Avoidance or eligibility evaluation*; monitoring
P-37-033557	Historic Highway 395	Partially destroyed	Eligible under Criterion A/1 for segments that contain character	No additional work for segments of the highway that do not have the character defining features.

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
			defining features: road segments that follow the alignments from 1935-1968; two-lane, undivided highway; 24- to 30-foot roadbeds; where extant, original paving materials (such as concrete or gravel pavement or asphalt); and historic viewshed of natural and cultural topography.	No segments of the highway with the character defining features have been identified within the study area.
P-37-038964/CA-SDI-22907	Site consists of a light scatter of historic refuse, eight glass bottle fragments and two ceramic fragments, dating from the 1930s to the 1960s.	Reported destroyed	Unknown	Monitoring
P-37-040394/CA-SDI-23484	Site consists of scatter of historic refuse consisting of 46 food and beverage consumer goods, kitchen items, rusted metal, and brick.	Reported destroyed	Unknown	Monitoring
Archaeological Isolates (Prehistoric)				
P-37-025846	Isolate recorded as one rhyolite flake and one metavolcanic flake.	Undeveloped	Ineligible	No Additional Work
P-37-025847	Isolate recorded as one metavolcanic flake.	Undeveloped	Ineligible	No Additional Work

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
Archaeological Isolates (Historic)				
P-37-034101	Isolate one flow blue ceramic fragment.	Undeveloped	Ineligible	No Additional Work
P-37-040335	Isolate half-pink whiskey bottle, c. 1970	Developed	Ineligible	No Additional Work
P-37-040336	Isolate four porcelain plate fragments, refit	Developed	Ineligible	No Additional Work
P-37-040337	Isolate aqua glass insulator fragment, c. 1870-1877	Developed	Ineligible	No Additional Work
P-37-040338	Isolate three utility post holes	Developed	Ineligible	No Additional Work
P-37-040339	Isolate three glass beverage bottles, c. 1933	Developed	Ineligible	No Additional Work
P-37-040340	Isolate glass medicine vial, post 1947	Developed	Ineligible	No Additional Work
P-37-040341	Isolate bottle base, c. 1936	Developed	Ineligible	No Additional Work
P-37-040342	Isolate aqua glass insulator fragment, c. 1924-1933	Developed	Ineligible	No Additional Work
P-37-040343	Isolate ruby glass kerosene lamp fragment, c. 1953	Developed	Ineligible	No Additional Work
P-37-040345	Isolate aqua glass insulator fragment, c. 1924-1933	Developed	Ineligible	No Additional Work
P-37-040346	Isolate brown glass beer bottle, c. 1958	Developed	Ineligible	No Additional Work
P-37-040347	Isolate clear glass bottle, c. 1940-1952	Developed	Ineligible	No Additional Work
P-37-040348	Isolate blue glass medicinal bottle, c. 1890-1930s	Developed	Ineligible	No Additional Work
P-37-040349	Isolate clear glass whiskey bottle, c. 1930s	Developed	Ineligible	No Additional Work
P-37-040350	Isolate glass Coca Cola Bottle, c. 1928-1938	Developed	Ineligible	No Additional Work
P-37-040351	Isolate one amber bitters bottle, c. 1920s and one amber bottle base, c. 1930s	Developed	Ineligible	No Additional Work

Table 4
PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES WITHIN THE CLAIREMONT CPU AREA

Resource Number	Description	Development Impact	Eligibility Status	Recommendation
P-37-040352	Isolate green glass 7-up soda bottle, c. 1930-1957	Developed	Ineligible	No Additional Work
P-37-040353	Isolate clear glass ketchup bottle, c. 1934-1968 and one clear glass wine bottle, c. 1923-1964	Developed	Ineligible	No Additional Work
P-37-040354	Isolate clear glass whiskey bottle, c. 1935-1964	Developed	Ineligible	No Additional Work
P-37-040355	Isolate brown glass bottle base, c. 1934-1968	Developed	Ineligible	No Additional Work
P-37-040356	Isolate two clear glass insulators, c. 1930-1960s	Developed	Ineligible	No Additional Work
P-37-040357	Isolate aqua glass insulator fragment, c. 1921-1960s	Developed	Ineligible	No Additional Work
P-37-040358	Isolate clear glass Pepsi Cola bottle base, c. 1930s	Developed	Ineligible	No Additional Work
P-37-040359	Isolate clear glass pint liquor bottle, c. 1914-1951	Developed	Ineligible	No Additional Work
P-37-040360	Isolate green glass bottle base, c. 1952	Developed	Ineligible	No Additional Work
P-37-040361	Isolate 14 glass bottles, not in situ	Developed	Ineligible	No Additional Work
P-37-040362	Isolate green glass 7-Up soda bottle, c. 1950	Developed	Ineligible	No Additional Work
P-37-040363	Isolate green glass rum bottle, c. 1929-1954	Developed	Ineligible	No Additional Work

*Minimal subsurface testing or an extended Phase I testing program may be required to confirm that the resource is a non-significance resource type per the City's thresholds.
Source: HELIX 2025

As detailed in the Cultural Resources Constraints and Sensitivity Analyses, a Cultural Resources Sensitivity map addressing the Clairemont CPU area was developed to identify the sensitivity of areas for containing cultural resources (see Figure 17, *Cultural Sensitivity*). Areas identified as high sensitivity are those where significant prehistoric or historic archaeological resources have been documented or would have the potential to be identified. Generally, within areas of high sensitivity, the potential for encountering additional complex, intact, and potentially significant cultural resources would be high. Areas within the Clairemont CPU area assessed as having a high

archaeological resources sensitivity are estimated to represent approximately three percent of the Clairemont CPU area and include the major canyon bottoms (primarily Tecolote and San Clemente canyons). A moderate sensitivity rating represents approximately 22 percent of the Clairemont CPU area and is generally applied to the undeveloped areas of the CPU area within canyons and drainages, along the western boundary of the CPU area, and developed areas where there appears to have been limited grading and deposit of fill, or where there may be a likelihood of buried historic archaeological resources to be present. The remainder of the Clairemont CPU area (approximately 75 percent) is classified as low sensitivity as the soil that would have contained archaeological resources, if they were present, was generally removed during construction. The steep slopes of natural drainages and canyons, as well as artificial slopes and cuts produced during mass grading for the development of the area are additionally considered to have a low cultural resources sensitivity. See Attachment 3 for additional details.

The Clairemont CPU additionally identifies various policies related to the protection and preservation of cultural resources, including, but not limited to, Policies 9.1 through 9.4 which outline the need for future site-specific Native American consultation and project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archeological resources in order to avoid and minimize potential adverse impacts to significant archeological and tribal cultural resources and identify measures or mitigation such as Native American monitoring to reduce impacts to resources. While there is very little undeveloped land or previously undisturbed soils within the Clairemont CPU area, future site-specific development and related construction activities could result in the alteration or destruction of prehistoric or historic archaeological resources particularly within areas that have been categorized as moderate to high sensitivity and in proximity to areas where there are known, recorded archaeological resources. Therefore, future discretionary projects implemented under the Clairemont CPU that could directly and/or indirectly affect an archaeological resource would be required to implement Blueprint SD PEIR MM-HIST-2, which requires an initial assessment to determine the potential presence and/or absence of cultural resources, and the appropriate mitigation for any significant resources that may be impacted. See Section VII in the Addendum for additional details. However, even with implementation of Blueprint SD PEIR MM-HIST-2, the feasibility and efficacy of this mitigation measure cannot be determined at this program level of analysis. Thus, potential impacts to archaeological resources would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for archaeological resources and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.4.3 Human Remains

Blueprint SD PEIR

Cultural resource impacts related to human remains are evaluated in Section 4.4.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development within areas with moderate and high cultural resource sensitivity that could disturb native soils could have the potential to encounter human remains. Future projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and

University CPU would be subject to compliance with the City's Historical Resources Regulations (SDMC Section ~~143.0212~~143.0201 et seq.). The City implements the Historical Resources Regulations during permit review which requires the City to review Cultural Resources Sensitivity Maps to identify properties that have a likelihood of containing archaeological sites. Sites with archaeological resource potential (within identified moderate or high resource sensitivity areas) could also contain human remains. This review is supplemented with a project-specific records search of the CHRIS data and Native American Heritage Commission (NAHC) Sacred Lands File by qualified staff, after which a site-specific archaeological survey may be required, when applicable, in accordance with the City's regulations and guidelines. Should the site have the potential for impacting human remains, measures would be required including archaeological and Native American monitoring, as recommended through project specific consultation, during ground disturbance activities.

Additionally, Section 7050.5 of the California Health & Safety Code (H&SC) requires that in the event human remains are discovered during construction or excavation, all activities must be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC. The California H&SC provides a process and requirements for the identification and repatriation of collections of human remains or cultural items. Specifically, H&SC Section 8010-8030, otherwise known as CalNAGPRA, ensures that Native American human remains and cultural items are treated with respect and dignity during all phases of the archaeological evaluation process. CalNAGPRA applies the repatriation policy found in 25 United States Code Section 3001-3013, also known as NAGPRA. The act conveys to Native Americans of demonstrated lineal descent the human remains, including the funerary or religious items, that are held by federal agencies and federally supported museums, or that have been recovered from federal lands. NAGPRA makes the sale or purchase of Native American remains illegal, whether or not they were derived from federal or Native American lands.

The Blueprint SD PEIR concluded that with the implementation of local, state, and federal regulations, direct and cumulative impacts to human remains would be less than significant.

Clairemont CPU

Future development within the Clairemont CPU area could occur within areas with moderate and high cultural resource sensitivity that could disturb native soils that have the potential to contain human remains. Individual development projects implemented under the Clairemont CPU would be required to comply with local, state, and federal regulations including the California H&SC. With compliance with the existing regulatory framework pertaining to the identification and repatriation of collections of human remains or cultural items, impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for human remains, and would not result in new significant impacts or a substantial increase in the severity of previously identified impact.

V.4.4 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to cultural

resources. Future development projects consistent with the Clairemont CPU that could potentially affect historic built resources would implement Blueprint SD PEIR MM-HIST-1 and those that could potentially affect archaeological resources would implement Blueprint SD PEIR MM-HIST-2. As with the Blueprint SD PEIR, project impacts to historic structures, objects, or sites and archaeological resources would remain significant even after implementation of Blueprint SD PEIR MM-HIST-1 and Blueprint SD PEIR MM-HIST-2. Consistent with the Blueprint SD PEIR, impacts to human remains would be less than significant based on regulatory compliance. The Clairemont CPU would not result in any new significant cultural resources impacts, nor would it result in a substantial increase in the severity of cultural resources impacts from those described in the Blueprint SD PEIR.

V.5 Energy

V.5.1 Energy Resources

Blueprint SD PEIR

Energy impacts related to energy resources are evaluated in Section 4.5.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR evaluated impacts to energy resources in terms of construction-related energy consumption, transportation energy use, and operational energy use. With regard to construction, energy use would occur from fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. Although details of future projects that could be implemented in accordance with the Blueprint SD Initiative, Hillcrest FPA, and University CPU are not known at this time, there are no known conditions in the Blueprint SD Initiative area, including the Climate Smart Village Areas, in the Hillcrest FPA area, or in the University CPU area that would require non-standard equipment or construction practices that would increase fuel-energy consumption above typical rates. Therefore, the Blueprint SD PEIR concluded construction of development facilitated by the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not result in the use of excessive amounts of fuel or other forms of energy and direct and cumulative impacts would be less than significant.

Regarding transportation energy use, implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would facilitate development of higher density and intensity of land uses around transit and employment centers, and would focus increased development intensities within the Climate Smart Village Areas. Climate Smart Village Areas are areas that have access to homes, jobs and mixed-use destinations and which encourage walking/rolling, biking and transit usage compared to driving. Development in these areas would support the City's CAP and associated energy reduction goals, primarily through reductions in vehicle trips. Thus, the Blueprint SD Initiative would provide a land use and policy framework that encourages the development of higher-density residential and mixed-use development in areas that would have the greatest VMT efficiency and hence lower energy expenditures. Long-term implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy as it would place development in areas with access to

transit and would encourage alternative transportation use. The Blueprint SD PEIR concluded that direct and cumulative impacts would be less than significant.

In addition, the Blueprint SD PEIR determined that future development facilitated by the implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during operations as new development would be required to meet the mandatory energy requirements of ~~the California Green Building Standards Code (~~CALGreen~~)~~ and the Energy Code. Accordingly, the Blueprint SD PEIR concluded associated direct and cumulative energy impacts would be less than significant.

Clairemont CPU

No known conditions exist in the Clairemont CPU area that would require non-standard equipment or construction practices that would increase fuel-energy consumption above typical rates. Construction of future development under the Clairemont CPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. The Clairemont CPU facilitates and focuses future development of higher density and intensity land uses around transit facilities and proposed village areas that have ~~good~~ access to homes, jobs, and mixed-use destinations, which encourages the use of transportation modes other than the automobile. This, in turn, supports the City's CAP and associated energy reduction goals, primarily through reductions in vehicle trips. Consequently, long-term implementation of the Clairemont CPU would not create a land use pattern that would result in wasteful, inefficient, or unnecessary use of energy. Although buildout of the CPU is anticipated to result in development with greater density, intensity, and increased building heights, bulk, and scale compared to baseline conditions, ~~In addition,~~ future development under the Clairemont CPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during operations~~.~~ ~~as new~~ New development would be required to meet the mandatory energy efficiency requirements of CALGreen and the Energy Code which address the incorporation of high-performance energy systems, use of energy efficient materials and equipment, and sustainable design practices, among other measures. Impacts to energy resources resulting from implementation of the project would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for energy resources, and would not result in new significant impacts or a substantial increase in severity of previously identified impacts.

V.5.2 Conflicts with Plans or Policies

Blueprint SD PEIR

Energy impacts related to conflicts with plans or policies are evaluated in Section 4.5.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future projects would be subject to existing building and energy code regulations in place at the time they are implemented, such as CALGreen (Title 24, Part 11 of the CCR) and the Energy Code (Title 24, Part 6 of the CCR). Additionally, the Blueprint SD Initiative, Hillcrest FPA, and University CPU include land use and policy frameworks which support the development of a sustainable and efficient land use pattern and mobility system, encourage

sustainable design that is energy efficient, and promote renewable energy use. The Blueprint SD PEIR determined that development facilitated by the implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not conflict with any state or local plan for renewable energy or energy efficiency and concluded that direct and cumulative energy impacts related to conflicts with plans or policies would be less than significant.

Clairemont CPU

Subsequent site-specific individual development projects under the Clairemont CPU would be required to meet the mandatory energy requirements of CALGreen (Title 24, Part 11 of the CCR) and the Energy Code (Title 24, Part 6 of the CCR) in effect at the time of development and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Adherence to mandatory energy requirements and regulations would help to meet targeted energy goals and would also support the goals of the CAP regarding renewable energy and energy efficiency.

Subsequent site-specific discretionary development would also be reviewed for consistency with the land use and policy framework in the Clairemont CPU which supports the development of a sustainable and efficient land use pattern and mobility system, encourages sustainable design that is energy efficient, and promotes renewable energy use. Specific policies that address sustainable building design are contained in the Urban Design Element of the CPU (Policies 4.75 through 4.90). Additionally, CPU Policies 7.1 through 7.3 and Policy 7.30 promote sustainable operational building efficiencies and incorporating low impact development practices into building design and site plans. Specifically, Policy 4.78 and Policy 7.1 promote the facilitation and the siting of new on-site photovoltaic energy generation and energy storage systems to reduce the need for conventional purchased electricity and reduce ~~Greenhouse~~ greenhouse ~~Gas~~ gas ~~Emissions~~ emissions within the community. As such, the Clairemont CPU would not conflict with any state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for conflicts with energy plans or policies and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.5.3 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to energy. The Blueprint SD PEIR concluded that energy impacts were less than significant and no mitigation was required. Likewise, the project would not result in the wasteful, inefficient, or unnecessary use of energy resources and would not conflict or obstruct a state or local plan for renewable energy or energy efficiency, The Clairemont CPU would not result in any new significant energy impacts, nor would it result in a substantial increase in the severity of energy impacts from those described in the Blueprint SD PEIR.

V.6 Geology and Soils

A Desktop Geotechnical and Geologic Hazard Evaluation was prepared for the project that identifies geotechnical and geologic hazards within the CPU area and the associated risk of these hazards to existing and future land uses in the CPU area (The Bodhi Group 2020). This report is included as Attachment 4 to this Addendum.

V.6.1 Geologic Hazards

Blueprint SD PEIR

Geology and soils impacts related to geologic hazards are evaluated in Section 4.6.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not have direct or indirect significant environmental impacts to seismic hazards because future development would be required to comply with the SDMC and California Building Code (CBC). This regulatory framework includes a requirement for site-specific geotechnical investigations to identify potential geologic hazards or concerns that would need to be addressed during grading and/or construction of a specific development project. The Blueprint SD PEIR determined that adherence to SDMC grading regulations and construction requirements and implementation of recommendations contained within required site-specific geotechnical studies would avoid significant impacts related to geologic hazards. Thus, the Blueprint SD PEIR concluded direct and cumulative impacts to geological hazards would be less than significant.

Clairemont CPU

The City's Seismic Safety Study Geologic Hazards and Faults maps document the known and suspected geologic hazards and faults in the region. The maps show potential hazards and rates them by relative risk, on a scale from nominal to high. The Seismic Safety Study (City 2008) is intended as a tool to determine the level of geotechnical review to be required by the City for planning, development, or building permits. Identified hazards are described below (see Attachment 4, Figure 6). See Figure 15, *Geologic and Seismic Conditions* for existing fault lines and seismic conditions within the Clairemont CPU area.

The mesa areas that characterize the majority of the CPU area are located within Geologic Hazard Category 51 (level mesas – underlain by terrace deposits and bedrock with nominal risk), 52 (other level areas or gently sloping to steep terrain with favorable geologic structure), or 53 (level or sloping terrain with unfavorable geologic structure with a low to moderate risk). Slope areas generally in canyons within the CPU area are located within Geologic Hazard Category 23 (slide prone formations - Friars: neutral or favorable geologic structure), 24 (slide prone formations – Friars: unfavorable geologic structure), 25 (slide prone formations – Ardath: neutral or favorable geologic structure), 26 (slide prone formations – Ardath: unfavorable geologic structure), and 54 (steeply sloping terrain with unfavorable or fault-controlled geologic structure and moderate risk). The bottoms of drainages and low areas adjacent to Mission Bay and the San Diego River are designated as Hazard Category 31 or 32, which exhibit a "high potential for liquefaction due to high groundwater" or "low potential for liquefaction due to fluctuating groundwater levels," respectively.

Small areas within the northwestern and southern portions of the CPU area are categorized as Hazard Category 21 (landslides - confirmed, known, or highly suspected) or 22 (landslides – possible or conjectured). In addition, the westernmost portion of Clairemont CPU area is underlain by active faults and potentially active faults within the Rose Canyon fault zone.

Implementation of the Clairemont CPU would increase development density, intensity, and building height, bulk, and scale compared to baseline conditions. Future development associated with the implementation of the Clairemont CPU could result in the exposure of people, structures, and infrastructure to seismic hazards. As discussed above, the Clairemont CPU area is characterized by low to moderate geologic hazards risk and favorable to unfavorable geologic structures. The western edge of the Clairemont CPU area is additionally underlain by an Alquist-Priolo Earthquake Fault zone. As such, the Clairemont CPU area is subject to potential ground shaking caused by activity along faults in the region and could be subject to potential geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. These geologic hazards could expose residences, occupants, visitors, and structures, among others, to substantial adverse effects, including the risk of loss, injury, or death.

Individual future development projects under the Clairemont CPU would be required to comply with the regulatory framework of the SDMC and CBC, which would include the preparation of a site-specific geotechnical investigation, adherence to the SDMC grading regulations and construction requirements, and implementation of recommendations contained within required site-specific geotechnical studies. The City's Building Regulations include regulations for structural design intended to reduce the impact of earthquake shaking on buildings to an acceptable level of risk. The seismic design of future projects within the Clairemont CPU area would be evaluated in accordance with the CBC and City standards to ensure a reduced risk to future structures from strong seismic ground shaking. Additionally, SDMC Section 145.1803(a)(2) states that no building permit shall be issued for construction where the geotechnical investigation report establishes that the construction of buildings or structures would be unsafe because of geologic hazards.

All new development and redevelopment within the Clairemont CPU area would be required to comply with the SDMC and the CBC, which include design criteria for seismic loading and other geologic hazards and require that a geotechnical investigation be conducted for all new structures, additions to existing structures, or whenever the occupancy classification of a building changes to a higher relative hazard category (SDMC Section 145.1803). Additionally, future development projects would be subject to consistency with seismic safety policies contained in Public Facilities, Services & Safety Element of the Clairemont CPU, including Policy 8.37 which calls for incorporating public space parks and landscaped areas where active faults preclude the construction of new buildings where feasible; and Policy 8.38 which calls for maintaining and improving the seismic resilience of structures with consideration of preserving historical and unique structures. While future development projects within the Clairemont CPU area could be subject to seismic events and potential hazards associated with earthquakes, landslides, mudslides, ground failure, or similar hazards, these potential impacts would be reduced to a less than significant level through regulatory compliance with seismic requirements in the CBC, SDMC, and implementation of site-specific geotechnical report recommendations associated with future development. Furthermore, implementation of the recommendations within site-specific geotechnical reports will reduce cumulative geologic hazard impacts associated with buildout of the CPU. Project impacts related to

geologic hazards would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for geologic hazards and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.6.2 Soil Erosion

Blueprint SD PEIR

Geology and soils impacts related to soil erosion are evaluated in Section 4.6.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would result in less than significant impacts related to soil erosion and loss of topsoil. SDMC regulations prohibit sediment and pollutants from leaving worksites and require the property owner to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures for individual development projects. The Blueprint SD PEIR determined that conformance to mandated City grading requirements would ensure that proposed grading and construction operations associated with future development pursuant to the Blueprint SD Initiative, Hillcrest FPA, and University CPU would avoid significant soil erosion impacts. Thus, the Blueprint SD PEIR concluded direct and cumulative soil erosion impacts would be less than significant.

Clairemont CPU

Erosion and sedimentation are a function of rainfall, runoff, topographic conditions, ground cover, and various soil characteristics such as grain size and permeability. Bare and sparsely vegetated areas are prone to soil erosion and sediment transport by surface waters and drainages. The CPU area is urbanized and comprised mostly of developed and previously graded land. Open and undeveloped land occurs in the canyons and associated slopes but is mostly covered with natural vegetation. Potential hazards related to erosion within the Clairemont CPU area are generally low in level areas and higher on steeper slopes. Even in level areas, however, erosion hazards can be increased through development-related activities such as excavation/grading and removal of stabilizing structures and vegetation. Subsequent developed areas would be most susceptible to erosion between the beginning of grading/construction and the installation of pavement or establishment of permanent cover in landscaped areas. Erosion and sedimentation are not considered to be long-term concerns in the Clairemont CPU area, as developed areas would be stabilized through the installation of structures/hardscape and landscaping.

During construction and operations associated with future development within the Clairemont CPU area, some soil erosion could occur if soil is left exposed to the elements without proper protection. Individual development projects under the Clairemont CPU would be required to comply with applicable SDMC regulations related to erosion control and prevention. SDMC Section 142.0146 requires grading work to incorporate erosion and siltation control measures in accordance with SDMC Chapter 14, Article 2, Division 4 (Landscape Regulations) and the standards established in the Land Development Manual. These regulations prohibit sediment and pollutants from leaving the worksite and require the property owner to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures. Controls include measures outlined

in SDMC Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) that address the development's potential erosion and sedimentation impacts.

Compliance with these mandated City grading requirements would ensure that future proposed grading and construction operations would avoid significant soil erosion impacts. Furthermore, future development involving clearing, grading, or excavation that causes soil disturbance of one or more acres, or any project involving less than one acre that is part of a larger development plan, is subject to the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit provisions. Additionally, ground disturbance of a certain size would trigger preparation of and compliance with an approved Storm Water Pollution Prevention Plan that would consider the full range of sediment and erosion control Best Management Practices (BMPs), including additional site-specific conditions. Project compliance with NPDES requirements would reduce the potential for substantial soil erosion from new development associated with the project. Impacts related to soil erosion would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for soil erosion, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.6.3 Geologic Instability

Blueprint SD PEIR

Geology and soils impacts related to geologic instability are evaluated in Section 4.6.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would be required to be constructed in accordance with the SDMC and CBC and would be required to prepare a site-specific geotechnical report and implement recommendations within the report. Therefore, the Blueprint SD PEIR concluded that direct and cumulative impacts related to geologic instability and specifically landslides, lateral spreading, subsidence, liquefaction, or collapsible or expansive soils would be less than significant.

Clairemont CPU

According to the City's Seismic Safety Study (City 2008), portions of the CPU area are located in a geologic unit or soil that is at risk for landslides. Slopes with potentially unstable characteristics in the Clairemont CPU area are associated with the San Clemente, Rose, and Tecolote Canyons and their tributaries, and the coastal bluffs adjacent to Morena Boulevard (as shown in see Attachment 4, Figure 6 as Geologic Hazard Categories 21 through 26, and 54). The unstable slopes and existing landslides are associated with the Friars and Scripps Formations, Ardath Shale, and faulted areas within or adjacent to the Rose Canyon fault zone as described above. The upper portions of the canyon slopes are underlain by Stadium Conglomerate and very old paralic deposits which have high shear strengths and provide the stable cap that creates the mesa on which Clairemont was developed. The combination of steep natural slopes, building and fill loads as well as infiltration of irrigation and stormwater could create conditions that result in landslides in an urban development.

As previously noted, the City's Seismic Safety Study identifies portions of the CPU area that are located in a geologic unit or soil that is mapped at risk for liquefaction. Liquefiable soil is located in the bottoms of San Clemente, Tecolote, and Stevenson Canyons and at Tecolote Creek along the southwest boundary of the CPU area (shown in ~~see~~ Attachment 4, Figure 6 as Geologic Hazard Categories 31 and 32).

Implementation of the Clairemont CPU would increase development density, intensity, and building height, bulk, and scale compared to baseline conditions, potentially requiring stronger foundational supports. Future site-specific development projects within the Clairemont CPU area would be constructed in compliance with applicable regulations in the SDMC and CBC and additionally be required to implement the recommendations within a site-specific geotechnical report that assesses site-specific risks and hazards. Potential geologic instability hazards associated with landslides, lateral spreading, subsidence, liquefaction, or collapsible or expansive soils, including geologic instability resulting from the construction of stronger structural foundations to support development within the CPU area, would be avoided through implementation of site-specific recommendations contained in a geotechnical report investigation as required by the CBC and SDMC. Impacts related to geologic instability would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for geologic instability, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.6.4 Paleontological Resources or Unique Geologic Features

Blueprint SD PEIR

Geology and soils impacts related to paleontological resources or unique geologic features are evaluated in Section 4.6.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that compliance with SDMC Section 142.0151 would ensure paleontological monitoring is required during grading in accordance with the General Grading Guidelines for Paleontological Resources in the City's Land Development Manual. The Blueprint SD PEIR concluded that with implementation of these SDMC requirements during grading, direct and cumulative impacts to paleontological resources and unique geologic features would be less than significant.

Clairemont CPU

The City's CEQA Significance Determination Thresholds (2022b) contain a Paleontological Monitoring Determination Matrix, which identifies the City's geological deposits, formation, and rock units, potential fossil localities, and associated sensitivity ratings. Paleontological resource sensitivity of geologic formations is typically rated from high to zero.

Geologic formations in the CPU area consist of artificial fill (both documented and undocumented), young alluvium, landslide deposits, Old paralic deposits (Unit 6), Very old paralic deposits (Units 11, 10, 9a, 8, 8a), the Stadium Conglomerate, Friars Formation, Scripps Formation, and Ardath Shale.

Artificial fill materials are assigned a zero sensitivity rating. Young alluvial deposits and landslide deposits are assigned a low sensitivity rating. Very old paralic deposits are assigned a moderate sensitivity rating. Stadium Conglomerate, Friars Formation, Scripps Formation, and Ardath Shale have a high sensitivity rating. As such, future development within the Clairemont CPU area could be located in areas containing paleontological resources and unique geologic features. Grading into geologic formations with a moderate or high paleontological resource potential could destroy paleontological resources and the scientific information available from the recovery of such resources. Similarly, unique geologic features could be adversely affected if destroyed due to site development.

Grading associated with future development within the Clairemont CPU area involving excavation that exceeds the criteria identified in SDMC Section 142.0151 (i.e., grading in excess of 1,000 cubic yards, and extending to a depth of 10 feet or greater into high sensitivity formations; or grading in excess of 2,000 cubic yards, and extending to a depth of 10 feet or greater into moderate sensitivity formations) could potentially expose undisturbed formations and associated fossil remains. These development projects could destroy paleontological resources if the fossil remains are not recovered and salvaged. In addition, future projects proposing shallow grading where formations are exposed and where fossil localities have already been identified could also result in a significant impact. Based on the location of the Clairemont CPU area and the concentration of future development within existing developed areas that have been subjected to prior grading for development, much of the Clairemont CPU area is likely to be underlain by artificial fill with no potential to uncover paleontological resources. However, some areas may have high and/or moderate resource sensitivity where fossils could be uncovered during future construction-related activities. Pursuant to SDMC Section 142.0151, paleontological monitoring would be required in accordance with the General Grading Guidelines for Paleontological Resources in the Land Development Manual for any of the following:

- Grading that involves 1,000 cubic yards or greater, and 10 feet or greater in depth, in a High Resource Potential Geologic Deposit/Formation/Rock Unit; or
- Grading that involves 2,000 cubic yards or greater, and 10 feet or greater in depth, in a Moderate Resource Potential Geologic Deposit/Formation/Rock Unit; or
- Grading on a fossil recovery site or within 100 feet of the mapped location of a fossil recovery site.

If paleontological resources are discovered during grading, the SDMC requires that grading in the area of discovery cease until a qualified paleontological monitor has observed the discovery, and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources (contained within Appendix P of the Land Development Manual). These guidelines require the placement of a standard monitoring requirement on all grading plans, as applicable, to ensure paleontological monitoring is implemented and defines the steps to be taken to ensure significant paleontological resources are recovered, recorded, and curated, in the event resources are encountered. Implementation of the City's Grading Regulations and General Grading Guidelines for Paleontological Resources, as required by the SDMC and applicable to all development, would ensure that impacts resulting from future construction-related activities within the Clairemont CPU area would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for paleontological resources or unique geologic

features and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.6.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to geology and soils. The Blueprint SD PEIR concluded that geology and soils impacts would be less than significant and no mitigation was required. Likewise, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides. The project also would not result in substantial soil erosion or be located on a geologic unit or soil that is unstable, Additionally, project impacts to paleontological resources or unique geologic features would be avoided through regulatory compliance. The Clairemont CPU would not result in any new significant impacts to geology and soils, nor would it result in a substantial increase in the severity of impacts to geology and soils from those described in the Blueprint SD PEIR.

V.7 Greenhouse Gases

V.7.1 Greenhouse Gas Emissions

Blueprint SD PEIR

Impacts related to GHGs are evaluated in Section 4.7.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR stated that quantification of GHG emissions is not required for the Blueprint SD Initiative, Hillcrest FPA, and University CPU based on the City's CEQA Significance Determination Thresholds (City 2022b). Pursuant to the City Planning Department's *Revised Climate Action Plan Consistency for Plan- and Policy-Level Environmental Documents and Public Infrastructure Projects* memorandum (City 2025a), the environmental analysis for plan and policy-level documents should address the ways in which the plan or policy is consistent with the goals and policies of the General Plan and CAP, specifically General Plan policies LU-A.9, ME-D.17, CE-J.2, and CE-J.3 and CAP Strategy 3, although all six strategies from the CAP should be discussed. The Blueprint SD PEIR determined that the Blueprint SD Initiative, Hillcrest FPA, and University CPU were consistent with these General Plan policies and the CAP (see below in Section V.7.2, *Conflicts with Plans and Policies*) and concluded impacts (GHG analysis is cumulative by nature) related to GHG emissions would be less than significant.

Clairemont CPU

The proposed project is a plan and policy-level document, therefore quantification of GHG emissions is not required for the Clairemont CPU based on the City's CEQA Significance Determination Thresholds (City 2022b) and the *Revised Climate Action Plan Consistency for Plan- and Policy-Level Environmental Documents and Public Infrastructure Projects* memorandum (City 2025a) as the project

is consistent with the General Plan policies LU-A.9, ME-D.17, CE-J.2, and CE-J.3 and the six strategies of the CAP, as well as applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions (see Section V.7.2, below).

Pursuant to CEQA Guidelines Section 15183.5, the City's CAP is a qualified plan for the reduction of GHG emissions for use in cumulative impact analysis pertaining to development projects. Furthermore, pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which could generate greater GHG emissions compared to baseline conditions. However, future development of higher density and intensity land uses would be focused around transit facilities and proposed village areas that have access to homes, jobs, and mixed-use destinations, which would encourage the use of transportation modes other than the automobile. This, in turn, supports the City's CAP and associated GHG emissions reduction goals, primarily through implementation of a more efficient and compact land use pattern that encourages reductions in vehicle trips. Additionally, new development would be required to meet the mandatory energy efficiency requirements of CALGreen and the Energy Code which would reduce operational energy usage and associated GHG emissions. Future discretionary projects in the Clairemont CPU area would be required to undergo a project-level environmental review to ensure the project is consistent with applicable plans and policies as detailed in the City's CEQA Significance Determination Thresholds (City 2022b) and the Revised Climate Action Plan Consistency for Plan- and Policy-Level Environmental Documents and Public Infrastructure Projects memorandum (City 2025a). Additionally, future ministerial and discretionary development projects implemented under the Clairemont CPU would be required to demonstrate compliance with the City's CAP Consistency Regulations (SDMC Chapter 14, Article 3, Division 14), as applicable.

It should be noted that the City's CAP quantified existing GHG emissions as well as projected emissions for the years 2030 and 2035 resulting from activities within the City's jurisdiction in order to identify the City's target emissions levels and provide specific actions and strategies to meet these targets. GHG emission from construction activities were included in the CAP GHG inventory (Off-Road Transportation emissions, i.e., construction vehicle emissions, were used as the proxy for capturing this category of emissions) and business-as-usual projections and were based on the methods and models used by the California Air Resources Board (CARB) in the statewide GHG emissions inventory as described in Appendix B, *Methods for Estimating Greenhouse Gas Emissions and Emissions Reductions in the San Diego Climate Action Plan*, of the CAP. As a plan-level document, the Clairemont CPU would increase development capacity within the CPU area and would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions; however, it is not anticipated to result in GHG emissions that are inconsistent with the construction emissions projections used in the CAP as land use was not a factor in determining existing or future construction emissions in the CAP GHG Inventory. Furthermore, California regulations limit construction equipment and vehicle idling, construction best management practices promote energy efficiency and, generally, construction is short-term in nature. Therefore, construction emissions from the implementation of Clairemont CPU are not anticipated to constitute a large source of GHG emissions.

The Clairemont CPU would support the City in obtaining citywide GHG emissions reduction targets under the CAP by increasing opportunities for homes near transit and reducing vehicular travel by making it easier for residents to use public transportation, which in turn reduces GHG emissions. Impacts related to GHG emissions would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for GHG emissions and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.7.2 Conflicts with Plans or Policies

Blueprint SD PEIR

GHG impacts related to conflicts with plans or policies are evaluated in Section 4.7.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded future development under the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be consistent with state plans (CARB Scoping Plan and associated regulations), SANDAG's 2021 Regional Plan, the City's General Plan, and the City's CAP. Impacts associated with applicable GHG emission reduction plans were assessed to be less than significant.

Clairemont CPU

As discussed below, future development under the project would be consistent with state plans, SANDAG's 2021 Regional Plan, the City's General Plan, and the City's CAP. Furthermore, individual development projects implemented under the Clairemont Area CPU would be required to comply with the City's CAP Consistency Regulations per SDMC Chapter 14, Article 3, Section 14. These regulations apply to both ministerial and discretionary projects as set forth in SDMC Section 143.1403. Future discretionary projects would be required to undergo project-level review to ensure projects are consistent with applicable plans and policies. Impacts related to GHG emissions would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for conflicts with plans or policies and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

<u>CARB's Scoping Plan</u>

CARB's Scoping Plan provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. Implementation of the Clairemont CPU would comply with applicable regulations adopted in furtherance of the Scoping Plan because future individual development projects implemented under the Clairemont CPU are required to comply with the CBC's energy efficiency and applicable green building standards. Additionally, future development would be reviewed at project intake to ensure the inclusion of applicable energy efficiency and applicable green building requirements of the applicable building and energy codes. Compliance with applicable building code requirements would ensure that future projects implemented under the Clairemont CPU are consistent with state plans, including the 2008, 2017, and 2022 Scoping Plans.

SANDAG's San Diego Forward: The 2021 Regional Plan

The Village Climate Goal Propensity Map developed under the Blueprint SD Initiative was developed based on modeling that assumes full implementation of SANDAG's 2021 Regional Plan transportation network. By planning for growth in areas of existing and future planned transportation infrastructure, the Blueprint SD Initiative would support implementation of SANDAG's 2021 Regional Plan by focusing high-density residential near existing and planned transit. The Clairemont CPU would build on the General Plan policies that address the Clairemont community more specifically through policies outlined in the Clairemont CPU. The Clairemont CPU would additionally implement SANDAG's 2021 Regional Plan goals and land use strategies by supporting high-density mixed-use village development within Climate Smart Village Areas and incorporating SANDAG mobility improvements into City planning documents. The Village Climate Goal Propensity Map (Figure LU-1 in the amended General Plan; City 2024a) shows that the Clairemont CPU area contains medium to high village propensity to the north near the intersection of Clairemont Mesa Boulevard and Clairemont Drive, to the east near the intersection of Genesee Avenue and Balboa Avenue, to the south along Clairemont Drive, in the southwest corner near the Tecolote Road Trolley Station in the adjacent community of Linda Vista, and to the west near the Balboa Avenue Trolley Station. As outlined in the Clairemont CPU Land Use Element and consistent with the Village Climate Goal Propensity Map, development intensity would be increased near these identified areas and existing and planned transit stops throughout the Clairemont CPU area. By placing housing and jobs near transit, the Clairemont CPU would maximize regional investments in transit by making it easier for more residents and visitors to use public transportation and other forms of alternative transportation, which in turn decreases VMT and associated GHG emissions. Therefore, implementation of the Clairemont CPU would result in future development that would be consistent with SANDAG's 2021 Regional Plan.

City of San Diego General Plan

The Clairemont CPU is part of the General Plan, and together they provide the framework for development in the Clairemont CPU area. The Clairemont CPU builds on the General Plan policies that address the Clairemont community more specifically. As required by the City's CEQA Significance Determination Thresholds (City 2022b), plan- and policy-level documents should be evaluated against General Plan Policies LU-A.9, ME-D.17, CE-J.2, and CE-J.3. A brief consistency analysis is provided below in Table 5, *Clairemont CPU General Plan GHG Policy Consistency Analysis*. As shown in the table, the project would be consistent with these policies.

Table 5
CLAIREMONT CPU GENERAL PLAN GHG POLICY CONSISTENCY ANALYSIS

Policy	Consistency Analysis
LU-A.9: Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan.	**Consistent**. The Clairemont CPU includes updates to the land use plan for the Clairemont CPU area to help achieve the desired vision and objectives for the community. As shown in Figure 4, *Land Use Map*, higher density land uses are proposed near transportation corridors and major activity centers such as the Clairemont Town Square, Rose Canyon Gateway Village, Balboa Avenue Trolley Station Village, and Clairemont Drive Community Village. Consistent with the General Plan's Village Climate Goal Propensity Map, the designation of higher density residential, mixed-use and commercial villages along transportation corridors and near transit facilities is intended to support opportunities for transit-oriented development and encourage the use of alternative transportation such as walking, rolling, biking and riding transit.
ME-D.17: Make transit planning an integral component of long-range planning documents and the development review process.	**Consistent**. The Clairemont CPU designates higher density mixed-use and residential land uses along transportation corridors and within nodes and villages that support opportunities for transit-oriented development. As indicated in Figure 4, *Land Use Map*, of the Clairemont CPU, higher density development would be focused near the Balboa Avenue Trolley Station and the Clairemont Drive Trolley Station, as well as along major roadways served by bus routes (e.g., Balboa Avenue, Genesee Avenue, Clairemont Mesa Boulevard, and Clairemont Drive).
CE-J.2: Include community street tree master plans in community plans.	**Consistent**. The Clairemont CPU includes a Street Tree Selection Guide (see Table 4-2 of the Clairemont CPU) and policies related to the provision of street trees (CPU Policies 4.49 through 4.64, 7.5, and 7.6).
CE-J.3: Develop community plan street tree master plans during community plan updates in an effort to create a comprehensive citywide urban forest master plan.	**Consistent**. The Clairemont CPU includes a Street Tree Selection Guide (see Table 4-2 of the Clairemont CPU) and policies related to the provision of street trees (CPU Policies 4.49 through 4.64, 7.5, and 7.6).

City of San Diego Climate Action Plan

The CAP establishes six primary strategies for achieving the citywide goals of the plan. An analysis of the Clairemont CPU's consistency with the six strategies of the CAP is provided below.

Strategy 1 Decarbonizing of the Built Environment

Strategy 1 includes goals, actions, and targets with the aim of removing carbon from the City's energy system and transitioning buildings to cleaner, zero emissions sources or technologies. Consistent with Strategy 1, the proposed CPU includes policies which address the decarbonization of the built environment and includes a guiding principle, "A community focus on sustainability and urban greening." For example, Policy 4.78 encourages the incorporation of building elements to reduce the use of non-renewable energy such as small low-impact wind turbines or photovoltaic panels on flat roofs that are discreetly located to limit visibility from the street or glare to adjacent properties. The Open Space and Conservation Element of the Clairemont CPU identifies policies encouraging the transition of buildings to cleaner energy sources, such as Policy 7.2: "Encourage development and building retrofits to incorporate energy- and water-efficient building systems, components and practices." Furthermore, new construction and redevelopment that would occur under the project would be required to comply with the applicable energy efficiency and green building requirements of the applicable building and energy codes and guidelines such as the current CALGreen water conservation requirements. As such, the Clairemont CPU would be consistent with CAP Strategy 1.

Strategy 2 Access to Clean and Renewable Energy

Strategy 2 provides measures to transition the City's energy system away from fossil fuels and toward clean and renewable sources. Consistent with Strategy 2, the Clairemont CPU identifies policies which encourage the use of clean and renewable energy sources, such as Policy 7.1: "Promote and facilitate the siting of new on-site photovoltaic energy generation and energy storage systems". Additionally, Policy 7.2 encourages development and building retrofits to incorporate energy- and water-efficient building systems, components, and practices. Future discretionary projects within the Clairemont CPU would be reviewed for consistency with these policies to ensure the projects do not conflict with the CAP. Accordingly, the Clairemont CPU would be consistent with CAP Strategy 2.

Strategy 3 Mobility and Land Use

Strategy 3 has a number of goals that relate to reducing GHG emissions from motor vehicles including cars, diesel-powered trucks, buses, and other heavy-duty equipment. This strategy focuses on land use and planning to enhance mobility options with pedestrian and bicycle improvements; and calls for increased safe, convenient, and enjoyable transit use. The Clairemont CPU supports a multimodal strategy through improvements to the mobility network that increase bicycle, pedestrian, and transit access as well as through policies identified in the Mobility Element (see Policies 3.1 through 3.45). Additionally, the CPU includes policies which encourage improving transit service and access in the community, including assessing the feasibility of a potential skyway connecting the Community Core Village to the Balboa Avenue Transit Station and into Pacific Beach as well as a evaluating a potential new transit station near Jutland Drive and Morena Boulevard (see CPU Policies 3.36 and 3.37). The Clairemont CPU proposes a land use plan which focuses higher density mixed-use and residential land uses near transit facilities, along transit corridors, and within nodes and villages. The land use plan would provide opportunities for transit-oriented development and encourage the use of alternative modes of transportation such as walking, rolling, biking, and

riding transit (see Figure 4, *Land Use Map*). As such, the Clairemont CPU would be consistent with CAP Strategy 3.

Strategy 4 Circular Economy and Clean Communities

Strategy 4 aims to divert solid waste and capture landfill methane gas emissions. Future development in the Clairemont CPU area would be required to comply with the City's Construction and Demolition Debris Diversion Deposit Program Ordinance (SDMC Chapter 6, Article 6, Division 6), as applicable. Furthermore, future discretionary projects within the Clairemont CPU area would be reviewed for consistency with these policies to ensure the projects do not conflict with the CAP. Accordingly, the Clairemont CPU would be consistent with CAP Strategy 4.

Strategy 5 Resilient Infrastructure and Healthy Ecosystems

Strategy 5 calls for new actions related to both the natural and built environments in the City to better prepare for the impacts of climate change and minimize its negative effects. The CAP includes targets for wetland restoration, urban canopy coverage, and the provision of local water supply. The proposed CPU's policies which address the development of resilient infrastructure and the preservation of healthy ecosystems include, but are not limited to, Policy 7.6: "Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and air pollutants and mitigate heat impacts", and Policies 4.49 through 4.64 which encourage urban forestry throughout the community. Additionally, Policies 7.3, 7.23, and 7.28 encourage sustainable water use practices and promote stormwater design and project features to increase the amount of stormwater runoff infiltration into existing water basins. Future discretionary projects within the Clairemont CPU area would be reviewed for consistency with these policies to ensure the projects do not conflict with the CAP. Additionally, future development consistent with the Clairemont CPU would be required to adhere to the Resilient Infrastructure and Healthy Ecosystems Regulations (SDMC Section 143.1415), which requires two trees to be provided on the premises for every 5,000 square feet of lot area, with a minimum of one tree per premises. If the required trees cannot be provided on-site, they can either be provided off-site or the Urban Tree Canopy Fee can be paid. As such, the Clairemont CPU would be consistent with CAP Strategy 5.

Strategy 6 Emerging Climate Actions

Strategy 6 sets forth additional measures to reduce citywide emissions to reach the CAP's net zero goal and focuses on developing more effective partnerships with regional partners such as the Port of San Diego, SANDAG, and the County of San Diego, collaborating on research and projects with the private sector, advancing energy resilience, furthering research on carbon sequestration opportunities, and developing pilot projects that use new techniques and technologies from all sectors. As described above, the Clairemont CPU includes various policies and goals to reduce the dependency on non-renewable energy sources and reduce emissions by incorporating transportation demand management strategies.

As future development is implemented under the Clairemont CPU, the application of the City's CAP consistency regulations in addition to compliance with state regulations aimed at reducing GHG emissions would help minimize potential GHG emissions. Furthermore, future discretionary projects

within the Clairemont CPU area would be reviewed for consistency with the CPU's policies to ensure the projects do not conflict with the CAP. Thus, the Clairemont CPU would be consistent with CAP Strategy 6.

V.7.3 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to GHG emissions. The Blueprint SD PEIR concluded that GHG impacts were less than significant based on consistency with applicable General Plan policies and CAP strategies at a program level, and no mitigation was required. Likewise, the project, at the program level, would be consistent with applicable General Plan policies and CAP strategies. The Clairemont CPU would not result in any new significant GHG impacts, nor would it result in a substantial increase in the severity of GHG impacts from those described in the Blueprint SD PEIR. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for GHG impacts, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.8 Hazards and Hazardous Materials

A Hazardous Materials Technical Study was prepared for the project that identifies potential environmental concerns with respect to future development implemented under the proposed CPU (The Bodhi Group 2020b). This report is included as Attachment 5 to this Addendum.

V.8.1 Hazardous Materials

Blueprint SD PEIR

Impacts related to hazardous materials are evaluated in Section 4.8.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded future development and construction activities associated with individual development implemented by the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be in compliance with applicable federal, state, and local regulations and would ensure that regulated hazardous materials are handled and disposed of properly. Operation of future development could use small amounts of hazardous materials for cleaning and maintenance; however, hazardous materials and waste would be managed and used in accordance with applicable federal, state, and local laws and regulations, which would ensure that no hazards would result during long-term operations. The Blueprint SD PEIR concluded that direct and cumulative hazardous materials impacts would be less than significant.

Clairemont CPU

~~Future site-specific development that could occur in accordance with the Clairemont CPU~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights which could result in development that has greater bulk and scale compared to

baseline conditions which may involve the routine use, transport, or disposal of common hazardous materials. Additionally, future grading and project construction may require the use of hazardous materials (e.g., fuels, lubricants, solvents, etc.), which would require proper storage, handling, use, and disposal. At the time future projects are proposed, the use of hazardous materials and the potential for hazards to occur associated with routine transport, use, or disposal would be evaluated, and future projects would be required to comply with applicable federal, state, and local regulations which require adherence to specific guidelines regarding the use, transportation, disposal, and accidental release of hazardous materials. Thus, the Clairemont CPU would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for hazardous materials and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.8.2 Hazards Near a School

Blueprint SD PEIR

Impacts related to hazards near schools are evaluated in Section 4.8.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not increase the likelihood that hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste would occur near schools compared to baseline conditions. Future development implemented in accordance with the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be subject to applicable regulations, and industry and code standards, and requirements related to hazardous emissions and the handling of hazardous materials, including as they relate to proximity to schools. For new schools that could be constructed within 0.25 mile of a facility that emits hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste, the school district or private school entities would be responsible for planning, siting, building, and operating the schools. It would be the responsibility of the school district to perform an in-depth analysis of potential hazards at the project level. Additionally, pursuant to PRC Section 21151.4, an EIR shall not be certified nor shall a Negative Declaration be approved for any project involving the construction or alteration of a facility that emits hazardous emissions or handles extremely hazardous substances within a quarter mile of a school unless the lead agency has consulted with the school district having jurisdiction over the school, and the school district has been given written notification of the project at least 30 days prior to the proposed certification of the EIR or approval of the Negative Declaration. The Blueprint SD PEIR concluded direct and cumulative impacts to schools from hazardous materials or handling hazardous or acutely hazardous materials, substances, or waste would be less than significant.

Clairemont CPU

Future development that is anticipated to occur in accordance with the Clairemont CPU could be located within proximity to schools. There are 22 existing public and private schools, numerous day care facilities, and Mesa Community College within the Clairemont CPU area. Future development

consistent with the project could also result in the development of additional schools within the community.

While future site-specific development activities under the proposed project could emit hazardous emissions and/or transport hazardous materials within a quarter-mile of an existing or future school, the project would not increase the likelihood that these activities will occur compared to baseline conditions as the proposed CPU is a planning initiative that anticipates future development; however, no specific development is proposed at this time. Land uses associated with hazardous emissions and/or transport, use, or disposal of acutely hazardous materials typically entail industrial uses. Existing industrial uses are located along the western boundary of the CPU area generally between Santa Fe Street and Morena Boulevard, north of Balboa Avenue. Existing schools are sited more than one-quarter mile away from these existing industrial uses. This area would continue to be designated for industrial uses under the proposed project, and no other areas within the CPU area are proposed as an industrial land use designation. Thus, no school could be impacted by hazardous emissions or substances from existing or future industrial uses within the CPU area.

Furthermore, future development would be required to comply with applicable federal, state, and local regulations and industry and code standards related to hazardous emissions and the handling of hazardous materials, including discretionary approval from the County of San Diego Department of Environmental Health and Quality, Hazardous Materials Division (DEHQ/HMD) for all applicable projects that are undertaken consistent with the project. In accordance with City, state, and federal requirements, any new development on contaminated property would necessitate the cleanup and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted to occur at such locations until a “no further action” clearance letter is issued by the County DEHQ/HMD as the local Certified Unified Program Agency (CUPA), or a similar determination is issued by the City’s Fire-Rescue Department (SDFD), California Department of Toxic Substances Control (DTSC), RWQCB, or other responsible agency. Documentation of such clearance would be provided on a project-by-project basis as part of the project-specific CEQA and/or building permit reviews and would be a requirement for all future project approvals. Through implementation of the existing regulatory framework, potential impacts to schools due to proximity to hazardous emissions, materials, substances, or waste would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for hazards near a school and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.8.3 Hazardous Material Sites

Blueprint SD PEIR

Impacts related to hazardous material sites are evaluated in Section 4.8.4 (Issues 2 and 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR noted that there are listed hazardous materials sites within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas, some of which have an “open case” status. Some properties may need to be individually evaluated at the time of redevelopment and may need remedial measures to mitigate potential exposure to hazardous materials present at those

properties. The Blueprint SD PEIR determined that any new development that involves contaminated property would necessitate the cleanup and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted to occur at a contaminated site until a "no further action" clearance letter from the County's DEHQ/HMND or a similar determination is issued by the SDFD, DTSC, RWQCB, or other responsible agency. Therefore, the Blueprint SD PEIR concluded direct and cumulative impacts related to hazardous materials sites would be less than significant.

Clairemont CPU

According to the hazardous materials study, a review of federal, state, and local environmental regulatory agency databases identified multiple environmental records within the CPU area, ten of which had an "open case" or "evaluation" status at the time the hazardous materials study was conducted (Bodhi Group 2020b). A review of the State Water Resources Control Board GeoTracker (SWRCB 2025a) and the DTSC EnviroStor (DTSC 2025) databases was conducted to update listed hazardous materials sites in the Clairemont CPU area. Based on this review, there are six listed hazardous materials sites with "open case" status in the CPU area, some of which are located in the proposed Village areas. Future development in accordance with the project could convert existing sites with a history of hazardous materials use to new uses that would likely accommodate a higher density of people and sensitive receptors. Redevelopment of listed hazardous materials sites could release hazardous materials into the environment and result in both short- and long-term exposure to workers, residents, and visitors. Based on the locations of these listed sites, future development in accordance with the project could potentially expose people or sensitive receptors to hazardous materials.

Future development and redevelopment activities implemented under the Clairemont CPU would be required to adhere to applicable federal, state, and local regulations and industry and code standards related to health hazards from hazardous materials. New development within the Clairemont CPU area that involves contaminated property would necessitate the cleanup and/or remediation of the property in accordance with City, state, and federal requirements. No construction would be permitted to occur at such locations within the Clairemont CPU area until a "no further action" clearance letter is issued by the County DEHQ/HMD or a similar determination is issued by the SDFD, DTSC, RWQCB, or other responsible agency. Documentation of such clearance would be provided as part of the project-specific CEQA and/or building permit reviews for individual projects and would be a requirement for future project approvals. Although the Clairemont CPU area contains listed hazardous sites, compliance with existing regulations would reduce potential impacts to a less than significant level. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for hazardous material sites.

V.8.4 Emergency Response

Blueprint SD PEIR

Hazardous materials impacts related to emergency response are evaluated in Section 4.8.4 (Issue 5) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that the Blueprint SD Initiative, Hillcrest FPA, and University CPU do not include any goals or objectives that would interfere with or diminish the capacity of existing programs and facilities to provide effective emergency response or allow for sufficient emergency evacuation in these areas. The Blueprint SD Initiative, Hillcrest FPA, and University CPU include policies which support effective emergency evacuation and would also improve circulation and mobility in these areas for all modes of travel, including emergency vehicles, and dedicated roadway space for transit would also be available for emergency vehicle use. Additionally, the Blueprint SD PEIR determined future development under the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be primarily located within areas near major transportation corridors that serve as emergency evacuation routes. The Blueprint SD PEIR concluded direct and cumulative impacts related to emergency response would be less than significant.

Clairemont CPU

The Clairemont CPU includes policies supporting emergency response and operational improvements, such as Policy 8.8: "Identify and pursue funding to support the development and regular upgrading/expansion of fire stations, as necessary, to adequately respond to fires and emergencies"; and Policy 8.9: "Maintain and evaluate sufficient fire rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides". Implementation of the Clairemont CPU would also enhance safety and mobility for pedestrians, cyclists, transit, and emergency responders throughout the Clairemont CPU area. For example, Policy 3.38~~7~~ proposes repurposing and designating a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms. As specified in Policy 3.38~~7~~, the lane configuration and type of use would be contingent upon needs. These lanes would accommodate transit and other congestion-reducing mobility forms and could also be utilized as needed for emergency access, thereby improving emergency response capabilities along the corridor. In addition, the proposed CPU includes policies that support enhancements to the mobility network and thereby enhancing the emergency response capabilities along the corridors including but not limited to, Policy 3.43 which calls for supporting street design improvements and operational measures that work toward implementing systemic safety actions and countermeasures that could include, but are not limited to, the following: a robust and accessible network of safe, convenient, and comfortable pedestrian and bicycle facilities and amenities, roundabouts throughout the community, where appropriate, traffic calming measures that reduce speeding and traffic diversion, roadway features that eliminate crash prone conflicts, and protected intersections, such as at Clairemont Drive and Clairemont Mesa Boulevard; and Policy 3.48 which calls for facilitating the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize traffic congestion, maximize parking efficiency, manage transportation and parking demand, and improve environmental awareness and neighborhood quality.

The Emergency Operations Plan (County of San Diego 2022) identifies a broad range of potential hazards and a response plan for public protection, and also identifies major interstates and highways within San Diego County that could be used as primary routes for evacuation in the event of an emergency. Emergency access and emergency evacuation for the Clairemont CPU area would be provided by I-5, (accessible via Balboa Avenue, Clairemont Drive, and Tecolote Road), I-805

(accessible via Balboa Avenue, Clairemont Mesa Boulevard, and Mesa College Drive), SR-163 (accessible via Mesa College Drive and Genesee Avenue), and SR-52 (accessible via Genesee Avenue and Clairemont Mesa Boulevard). Future site-specific development under the Clairemont CPU would be primarily located within areas proximate to major transportation corridors that serve as emergency evacuation routes. Implementation of the Clairemont CPU is not anticipated to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the existing transportation network serving the community would remain accessible for emergency response and evacuations. Furthermore, as stated above, the Clairemont CPU identifies proposed mobility improvements and a robust policy framework which would facilitate the development of a safe, efficient, and well-connected mobility network that would enable effective emergency response and evacuation. Additionally, the City's Office of Emergency Services oversees emergency preparedness and response services for disaster-related measures, including administration of the City's Emergency Operation Center (EOC); and maintains the EOC in a continued state of readiness, training City staff and outside agency representatives in their roles and responsibilities, and coordinating EOC operations when activated in response to an emergency or major event/incident. Thus, impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for emergency response and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.8.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to hazards and hazardous materials. The Blueprint SD PEIR concluded that impacts related to hazards and hazardous materials were less than significant through regulatory compliance, and no mitigation was required. Likewise, the project would not create a significant hazard to the public or environment (1) through the routine transport, use, or disposal of hazardous materials; (2) through reasonably foreseeable upset and accident conditions involving the release of hazardous materials; or (3) by emitting or handling hazardous materials within 0.25 mile of an existing or planned school based on regulatory compliance. Furthermore, the project would not impair implementation of, or physically interfere with an adopted emergency response plan. Therefore, impacts related to hazards and hazardous materials resulting from the project would be less than significant. The Clairemont CPU would not result in any new significant impact related to hazards and hazardous materials, nor would it result in a substantial increase in the severity of impacts related to hazards and hazardous materials from those described in the Blueprint SD PEIR.

V.9 Hydrology

A Hydrology and Water Quality Report was prepared for the project that describes drainage and stormwater quality conditions within the CPU area (West Coast Civil 2021). This report is included as Attachment 6 to this Addendum.

V.9.1 Groundwater

Blueprint SD PEIR

Hydrology impacts related to groundwater are evaluated in Section 4.9.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that new development occurring within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would be required to implement on-site low impact development (LID) BMPs to support infiltration, where feasible, into the design of future projects. Further, implementation of LID BMPs, where feasible, would protect the quality of groundwater resources and address the potential for transport of pollutants of concern through either detention/retention or infiltration, consistent with the requirements of the Municipal Separate Storm Sewer System (MS4) Permit issued by the San Diego RWQCB, and the City's Stormwater Standards Manual and Drainage Design Manual. The Blueprint SD PEIR determined implementation of LID BMP design elements would ensure infiltration of stormwater runoff and reduce the amount of pollutants transported from the project areas to receiving waters. Thus, through compliance with the existing regulatory framework addressing protection of water quality, the Blueprint SD PEIR concluded direct and cumulative impacts related to groundwater would be less than significant.

Clairemont CPU

A small portion of the southwest corner of the Clairemont CPU area (near the Tecolote Road Trolley Station) is located within the Mission Valley Groundwater Basin (9-14). This groundwater basin is assigned a Very Low Priority Basin and is not designated as a critically overdrafted basin or adjudicated area by the California Department of Water Resources (CDWR 2020). Pursuant to the Sustainable Groundwater Management Act, Very Low Priority Basins are not required to prepare groundwater sustainability plans to manage long-term sustainability of groundwater within the basin. Groundwater use in the City is limited due to the availability of imported water and comprises a very small portion (approximately five percent) of the San Diego region's water supply portfolio (San Diego County Water Authority 2025). Development implemented under the Clairemont CPU is not anticipated to include or require the extraction of groundwater.

~~Development~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which could interfere with groundwater recharge if it proposes to use groundwater or if it results in an increase in impervious surfaces within previously undeveloped sites which would impede groundwater infiltration and recharge. While a majority of the anticipated development within the Clairemont CPU would consist of redevelopment of existing developed sites, some development of vacant land could occur. Generally, redevelopment would increase the capacity for groundwater recharge as most existing development was constructed prior to current water quality standards being in place which require some level of site infiltration, where feasible.

Future individual development projects would be required to implement on-site LID BMPs into the project design, as applicable, consistent with the MS4 Permit issued by the San Diego RWQCB, and the City's Stormwater Standards Manual and Drainage Design Manual. Compliance with current

stormwater regulations would ensure infiltration of stormwater runoff and protection of water quality, which would also protect the quality of groundwater resources and support infiltration where appropriate. Impacts would be less than significant. Further, the Clairemont CPU proposes policies which address groundwater recharge, including Policy 7.30 which calls for incorporating LID practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for groundwater, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.9.2 Drainage

Blueprint SD PEIR

Hydrology impacts related to drainage are evaluated in Section 4.9.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future projects would be required to comply with the City's drainage and floodplain regulations in the SDMC and adhere to the City's Drainage Design Manual, ESL Regulations protecting floodplains, Federal Emergency Management Agency (FEMA) standards, and the City's Stormwater Standards Manual. Compliance with these regulations would ensure development is designed to avoid drainage impacts due to erosion and siltation, surface runoff, stormwater drainage systems, and flood flows. Therefore, the Blueprint SD PEIR concluded direct and cumulative impacts would be less than significant.

Clairemont CPU

The Clairemont CPU is located within three hydrologic basins. The northern and western portions of the Clairemont CPU area are located in the Miramar Hydrologic Subarea (HSA) in the Miramar Hydrologic Area (HA) of the Peñasquitos Hydrologic Unit (HU). The central, southern, and southeastern portion of the Clairemont CPU area is located in the Tecolote HSA in the Tecolote HA of the Peñasquitos HU. The very southeastern portion (near the SR-163/I-805 interchange) is located within the Mission San Diego HAS in the Lower San Diego HA of the San Diego HU (SWRCB 2025).

The majority of the Clairemont CPU area is situated on a highly urbanized, gently rolling mesa with drainage mainly occurring along streets, gutters, and storm drain pipelines that empty into the canyons incising the mesas. The Clairemont CPU area is part of three drainage basins, including the San Clemente Creek Basin, Tecolote Creek Basin, and Lower San Diego River Basin. Stormwater runoff within these basins generally flows in three directions (see Attachment B of Attachment 6 to this Addendum). Stormwater runoff within the approximately 4,314-acre San Clemente Creek Basin in the northern and western portions of the CPU area drains north to the San Clemente Creek and west into Rose Creek, and ultimately to Mission Bay. Runoff within the approximately 4,219-acre Tecolote Creek Basin in the central and eastern portions of the CPU area drains west and south to Tecolote Creek, which also drains to Mission Bay. Stormwater runoff within the approximately 6-acre Lower San Diego River Basin in the very southeastern portion of the CPU area drains to the canyons

along Mission Center Road, which eventually discharges into the Lower San Diego River. Stormwater flows from the San Diego River and Mission Bay are ultimately discharged into the Pacific Ocean.

Erosion and Siltation

~~Future development under the Clairemont CPU~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which could potentially result in increased erosion or siltation both on-site and off-site. The alteration of drainage patterns and increase in runoff associated with the addition of impervious surfaces and structures can increase the frequency and amount of flooding and potentially result in accelerating the rate of erosion and siltation throughout the watershed. Future development projects would be required to comply with the City's ESL Regulations, Steep Hillside Guidelines, Stormwater Standards Manual, Drainage Design Manual, and Jurisdictional Runoff Management Plan (JRMP). In general, smaller infill projects would not substantially increase impervious surface area and implementation of on-site stormwater construction BMPs in compliance with the City's JRMP would suffice to minimize impacts. For larger projects involving substantial changes in drainage patterns, impervious surfaces, and resulting surface runoff, additional studies may be required to determine compliance with the City's Stormwater Standards Manual.

Site-specific hydrology or drainage studies would determine pre- and post-construction peak runoff flow rates and velocities, as well as the potential for siltation and erosion for sites discharging to natural waterbodies. Erosion and siltation resulting from increased runoff would be generally avoided or reduced through site design, source control and structural pollutant control BMPs, and hydromodification management requirements, as required for certain types of projects in compliance with the City's ESL Regulations, Steep Hillside Guidelines, Stormwater Standards Manual and Drainage Design Manual. Additionally, development located within or adjacent to the MHPA would be required to comply with and incorporate the MHPA Land Use Adjacency Guidelines as project conditions of approval to avoid and/or minimize potential direct and indirect impacts associated with runoff, siltation, and erosion on sensitive biological resources. Depending on the location and extent of potential impacts, future site-specific development could incorporate site-specific project features and/or required mitigation measures – such as modified drainage designs, water detention basins and native plant palettes – to avoid and/or minimize impacts to sensitive biological resources. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. Future projects within the Clairemont CPU area would be required to comply with the regulatory framework in place at the time that ensures development is designed to avoid drainage impacts due to erosion and siltation. Impacts would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for drainage related to erosion and siltation~~,~~ and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Surface Runoff

~~Future development projects under the Clairemont CPU~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared

to baseline conditions which could potentially increase surface runoff and change stream-flow velocities or quantities. The Clairemont CPU area is mostly developed with impervious surfaces (associated with existing buildings, roadways, and parking areas), and future development in accordance with the proposed CPU would be concentrated within existing developed areas. Stormwater runoff originating in the Clairemont CPU area is conveyed to receiving waters via streets, gutters, cross gutters, open channels, creeks, and storm drain systems. Downstream receiving waters include the San Clemente Creek which flows westerly to Rose Creek and discharges into Mission Bay; Tecolote Creek which flows southwesterly and discharges into Mission Bay; Murphy Canyon Creek which discharges into the San Diego River, and ultimately the Pacific Ocean (West Coast Civil 2021).

Future development within the Clairemont CPU area may result in an increase in impervious surfaces and has the potential to change runoff characteristics, including drainage patterns and runoff volumes and/or rates, which could result in flooding. Future individual projects would be required to comply with the City's ESL Regulations, Steep Hillside Guidelines, Stormwater Standards Manual. These regulations ensure the City's compliance with the NPDES permit requirements and San Diego Regional MS4 permit issued by the San Diego RWQCB. The Stormwater Standards Manual contains requirements that dictate design elements in development and redevelopment projects. Requirements pertaining to stormwater runoff include the implementation of on-site LID BMPs, such as detention/retention basins, permeable pavement, cisterns, and rain barrels, to retain stormwater on-site and limit runoff. The Stormwater Standards Manual also includes the applicable requirements of the Final Hydromodification Management Plan prepared by the County of San Diego and implemented by the MS4 Permit Co-permittees of the San Diego Region. These requirements include design elements to limit stormwater runoff discharge rates and durations, specifically in locations where downstream channels are susceptible to erosion. Future development projects would also be subject to the drainage regulations contained in the SDMC Chapter 14, Article 2, Division 2, Stormwater Runoff and Drainage Regulations and the JRMP, which require that all development be conducted to prevent erosion and stop sediment and pollutants from leaving the property to the maximum extent practicable.

Further, most of the canyons and natural slopes within the CPU area are located within the MHPA or are designated as open space. Future development within the Clairemont CPU area would be focused in previously disturbed and developed urbanized areas and would not directly impact canyons, drainages, or streams and associated drainage patterns. Development adjacent to the MHPA would be subject to the MHPA Land Use Adjacency Guidelines and would be required to incorporate the MHPA Land Use Adjacency Guidelines as project conditions of approval to avoid and/or minimize potential direct and indirect impacts- including but not limited to surface runoff and grading - on sensitive habitats (see also Sections V.3 and V.17 of this Addendum). Depending on the location and extent of potential impacts, future site-specific development could incorporate project features and/or required mitigation measures – such as modified drainage designs and grading, water detention basins, and native plant palettes – to avoid surface runoff impacts to sensitive biological resources. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. In addition, the Clairemont CPU includes policies that support open space preservation, drainage management, and stormwater infrastructure improvements (Policies 7.9 through 7.29). As such, the project would not result in alterations to existing drainage patterns in a manner that would result in flooding on- or

off-site. Impacts would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for drainage related to surface runoff, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Stormwater Drainage Systems

Future development in accordance with the Clairemont CPU has the potential to exceed the capacity of existing or planned stormwater drainage facilities. Stormwater drainage facilities are designed to prevent flooding by collecting stormwater runoff and directing flows to the nearest downstream waterbody and/or away from urban development. If drainage facilities are not adequately designed, built, or properly maintained, the capacity of the existing facilities can be exceeded resulting in flooding and increased sources of polluted runoff. The capacity of a drainage structure can typically be adequately determined by a site-specific hydrology and drainage study. Required compliance with the City's Stormwater Standards Manual and Drainage Design Manual would ensure that future development would not contribute runoff that exceeds the capacity of stormwater drainage systems and that drainage from an existing site is treated to remove pollutants. The requirements for on-site LID BMPs, such as stormwater detention/retention BMPs set forth in the City's Stormwater Standards Manual, would minimize impervious areas and reduce project runoff and the potential transport of pollutants to the City's stormwater drainage systems. Furthermore, the City's Stormwater Department actively maintains and repairs the City's existing stormwater infrastructure to ensure adequate stormwater conveyance. Impacts would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for drainage related to stormwater drainage systems, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Flood Flows

Based on mapping from the Federal Emergency Management Agency (FEMA), most of the CPU area lies outside of mapped floodplains; however, there are portions of the CPU area located within floodways and floodplains (see Attachment C of Attachment 6 to the Addendum). San Clemente Creek along the northern boundary of the CPU area, Rose Creek along the western CPU boundary, and areas surrounding Tecolote Creek in the central and southern portions of the CPU area are within the 100-year flood zone and are designated as either Zone AE (areas with established base flood elevations), Zone A (areas with no base flood elevations determined), Zone AO (flood depths ~~on~~of one to three feet; ~~(~~usually sheet flow on sloping terrain; average depths determined), or Zone X (areas of 0.2 percent annual chance flood; areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than ~~none~~one ~~-~~square mile; and areas protected by levees from one percent annual chance flood).

The base flood elevations vary between approximately 100 and 230 feet in the San Clemente Creek floodway, between approximately 33 and 100 feet in the Rose Creek floodway, and between approximately 8 and 330 feet in the Tecolote Creek floodway.

The Clairemont CPU proposes a Community Village land use designation near the Tecolote Road Trolley Station that is within designated FEMA flood zones (Zone AO). Future development under the

Clairemont CPU would be required to adhere to applicable regulations regarding flood protection. Development within floodways must be consistent with the uses allowed by the SDMC. Development in floodways would also need to be offset by improvements or modifications to enable the passage of a base flood, in accordance with the FEMA standards and regulations provided in SDMC Section 143.0146 and would be required to demonstrate compliance with the City's Flood Mitigation Plan and development regulations for Special Flood Hazard Areas (SFHAs) (SDMC Sections 143.0145 and 143.0146). Furthermore, all future development within the Clairemont CPU area would be required to adhere to the City's Drainage Design Manual, ESL Regulations protecting floodplains, and the City's Stormwater Standards Manual. Impacts related to changes in drainage patterns affecting flood flows would be avoided through site-specific evaluation of local hydrology and preparation of design plans approved by the City Engineer. Through regulatory compliance, impacts related to drainage changes affecting flood flows associated with implementation of the Clairemont CPU would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for drainage related to flood flows, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.9.3 Inundation

Blueprint SD PEIR

Hydrology impacts related to the risk of pollutants release due to inundation are evaluated in Section 4.9.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded impacts related to pollutant release resulting from inundation within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would be significant for areas within flood hazard zones. Future development would be required to comply with the City's Flood Mitigation Plan and the SDMC for development regulations for SFHAs (SDMC Sections 143.0145 and 143.0146) which would ensure flood hazards and the corresponding risk of release of pollutants due to inundation are minimized. However, the Blueprint SD PEIR concluded that due to portions of the Climate Smart Village Areas being located within the Mission Valley Community Plan area, which is designated Zone X with a Provisionally Accredited Levee (PAL) note, direct impacts associated with the Blueprint SD Initiative are considered significant due to the level of uncertainty regarding the potential flooding impact related to development behind the PAL area. Further, because this is a localized impact and would not contribute to a cumulative flooding impact, the Blueprint SD PEIR concluded that cumulative impacts would be less than significant.

Clairemont CPU

Implementation of the Clairemont CPU would result in additional multi-family and mixed-use development within the CPU area, in addition to industrial uses which could result in the release of pollutants in the event of inundation.

As discussed above, the northeast portion of the Clairemont CPU area is mapped within flood hazard zones, and the CPU proposes a Community Village land use designation near the Tecolote Road Trolley station adjacent to Tecolote Creek that is within designated flood hazard zones (Zone

AO). Future development under the Clairemont CPU would be subject to applicable requirements, such as the City's ESL Regulations related to flood hazard zones, and federal requirements, including City requirements for protection from flooding such as elevating the lowest floor of a structure at least two feet above the base flood elevation (SDMC Section 143.0146(b)(2)). Fully enclosed areas below the lowest floor that are subject to flooding are required to comply with FEMA requirements for flood proofing. Pursuant to SDMC Sections 143.0145 and 143.0146, future development projects within SFHAs must also undergo a project-level analysis to determine the effects of the project to base flood elevations and ensure that no flooding, erosion, or sedimentation impacts occur on or offsite. Nevertheless, at this program level of review, impacts related to flooding in the Clairemont CPU area would be considered significant due to existing flood risks being present that could affect pollutant release. At a program level of review, no feasible mitigation measures are available. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for release of pollutants due to inundation in flood hazard areas.

The southwest corner of the Clairemont CPU area is within the inundation zone associated with the San Vicente Main Dam and the El Capitan Main Dam and Spillway 1 (California Department of Water Resources 2022). The dam inundation area is the area downstream of a dam that would be flooded in the event of a failure or uncontrolled release of water. Dam failure, however, is considered a low-probability event because dams are inspected annually by the California Division of Safety of Dams to ensure they are in good operating condition. With continued evaluation of dam stability, continued compliance with State regulations would ensure risk associated with flooding due to dam failure is considered minimal, and therefore, impacts associated with risk of pollutant release in the event of dam failure would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for inundation related to dam failure.

A small portion (approximately two acres) of the Clairemont CPU area is located within a mapped tsunami inundation zone (California Emergency Management Agency 2009). This area generally encompasses the Tecolote Creek mouth and upstream areas under I-5, the Coaster and trolley tracks, and up to approximately West Morena Boulevard. Adherence to current regulations and emergency management plans would ensure that potential tsunami impacts associated with risk of pollutant release in the event of a tsunami would be less than significant. Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR for inundation related to tsunami.

The CPU area does not contain any confined water bodies but is located as close as approximately 350 feet from Mission Bay. According to the Blueprint SD PEIR, no area within the City is subject to risk of inundation due to seiche. A geologic or other natural event of an unprecedented scale for the region would be required to induce a seiche capable of significant damage. However, adherence to the City's existing regulations and LDC would ensure that development projects located near confined water bodies, such as Mission Bay could withstand a seiche, should one occur. Impacts associated with risk of pollutant release in the event of a seiche would be less than significant.

Therefore, the proposed project is consistent with the hydrology impact conclusions identified in the Blueprint SD PEIR related to the risk of pollutants release due to inundation, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.9.4 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR related to hydrology.

The Blueprint SD PEIR concluded hydrology impacts related to groundwater, drainage, and the risk of pollutants releases due to inundation resulting from dam failure, tsunami, or seiche were less than significant and no mitigation was required. Likewise, the project would not substantially decrease groundwater supplies or substantially interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Further, the project would not substantially alter the existing drainage pattern of the site or area, and would not risk release of pollutants due to project inundation due to dam failure, tsunami, or seiche. Consistent with the Blueprint SD PEIR, project hydrology impacts related to the risk of pollutants release due to inundation in flood hazard areas would be significant and unavoidable at the program level, with no feasible mitigation. The Clairemont CPU would not result in any new significant hydrology impacts, nor would it result in a substantial increase in the severity of hydrology impacts from those described in the Blueprint SD PEIR.

V.10 Land Use and Planning

V.10.1 Physical Division of a Community

Blueprint SD PEIR

Land use impacts related to physical division of a community are evaluated in Section 4.10.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that overall policy changes related to mobility are intended to support community accessibility and connectivity. Implementation of the land use and policy framework defined by the Blueprint SD Initiative, Hillcrest FPA, and University CPU would avoid physical division of the community. The Blueprint SD PEIR concluded direct and cumulative impacts would be less than significant.

Clairemont CPU

The Clairemont CPU area is largely outlined through the existing freeway network, the ~~I~~SR-52 to the North, the I-5 to the West, and the I-805 to the East. These freeways serve as physical boundaries defining the community and are connected through major roadway systems that serve as transportation corridors within the community. The Clairemont CPU supports opportunities for homes and jobs within appropriate areas, including within the Climate Smart Village ~~Propensity~~ Areas to the north near the intersection of Clairemont Mesa Boulevard and Clairemont Drive, to the

east near the intersection of Genesee Avenue and Balboa Avenue, to the south along Clairemont Drive, in the southwest corner near the Tecolote Road Trolley Station in the adjacent community of Linda Vista, and to the west near the Balboa Avenue Trolley Station. Future implementation of the proposed multi-modal improvements to the mobility network in the CPU area, including planned SANDAG transportation investments, would support enhanced and equitable transit service. Implementation of these planned transit improvements has a key goal of connecting communities, not dividing them. City and SANDAG policies which focus on enhancing pedestrian, bicycle and transit connections would be implemented through the design of future infrastructure improvements within the Clairemont CPU area, avoiding the physical division of community. Additionally, the Clairemont CPU Mobility Policy 3.40 calls for coordination with SANDAG, MTS, and Caltrans on ongoing transportation planning and infrastructure implementation efforts involving streets and freeway facilities traversing and/or providing access to the Clairemont community.

The Clairemont CPU Mobility Element includes goals and policies to support improvements to the mobility network to increase connectivity within the City by providing enhanced pedestrian, bicycle, ~~and~~ transit, and other multi-modal connections. These policies include, but are not limited to, Policies 3.2 through 3.30 which support creating a continuous pedestrian and bicycle network with amenities to further accommodate and encourage residents to walk, roll, or ride a bike for their commuting and daily needs and also support enhancements to the mobility network to improve transit reliability and efficiency. Additionally, Policies 3.24, 3.36, and 3.37 encourage coordination with the appropriate transportation agencies to assess the feasibility of a potential transit station near Jutland Drive and Morena Boulevard and a potential skyway from the Community Core Village to the Balboa Avenue Trolley Station and into Pacific Beach. Such mobility improvements would support the goal of creating a well-connected network for pedestrians, bicyclists, and transit riders, which would support improved air quality, public health, and connectivity, and would not have the potential to physically divide a community. To increase the use and access of alternative modes of transportation CPU policies support various safety enhancement such as Policy 3.2: “Develop an interconnected network of Complete Streets throughout the community that safely accommodates multiple travel modes and users of all ages and abilities while providing adequate person throughput capacity, service quality, and travel times”. Further, Policy 3.43 states: “Support street design improvements and operational measures that work toward implementing systemic safety actions and countermeasures that could include, but are not limited to the following: a robust and accessible network of safe, convenient, and comfortable pedestrian and bicycle facilities and amenities, roundabouts throughout the community, where appropriate, traffic calming measures that reduce speeding and traffic diversion, roadway features that eliminate crash prone conflicts, and protected intersections, such as at Clairemont Drive and Clairemont Mesa Boulevard”.

Individual site-specific development projects implemented under the Clairemont CPU would additionally be required to comply with SDMC Chapter 12, Article 9, Division 7, Public Right-Of-Way Permits, which establishes the process for review of public right-of-way permit applications, including requirements for traffic control plans during construction to ensure community accessibility is retained and/or alternative routes are provided. As such, the implementation of the Clairemont CPU would not include elements that could physically divide an established community, and impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for the physical division of a community, and

would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.10.2 Conflict with a Land Use Plan, Policy, or Regulation

Blueprint SD PEIR

Land use impacts related to conflict with a land use plan, policy, or regulation are evaluated in Section 4.10.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be consistent with the City's overarching policy and regulatory documents including the General Plan and SDMC. Additionally, updates to mobility policies would help achieve consistency with SANDAG's 2021 Regional Plan. The Blueprint SD Initiative, Hillcrest FPA, and University CPU would be consistent with applicable environmental goals, objectives, or guidelines of the SANDAG 2021 Regional Plan, the General Plan and General Plan Noise Element, ESL Regulations, California Coastal Act, the MSCP SAP, the VPHCP, CAP, Historical Resource Regulations, ALUCPs, and affordable housing regulations. Therefore, the Blueprint SD PEIR concluded direct and cumulative impacts would be less than significant.

Clairemont CPU

Applicable plans, policies, and regulations assessed for project consistency were analyzed in the Blueprint SD PEIR, and include SANDAG's 2021 Regional Plan, and the City's General Plan, CAP, ESL Regulations, Historical Resource Regulations, Affordable Housing Regulations, MSCP SAP, and VPHCP, and Montgomery Field Airport Land Use Compatibility Plan (ALUCP). As discussed below, the Clairemont CPU would not conflict with these plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for conflict with a land use plan, policy, or regulation, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

<u>SANDAG's San Diego Forward: The 2021 Regional Plan (Amendment 2023)</u>

Implementation of the Clairemont CPU would be consistent with SANDAG's 2021 Regional Plan (2023 Amendment) as it supports land use changes that would allow for increased residential and mixed-use development density and intensity in locations near transit. Within the Clairemont CPU area, development intensities are concentrated around transit facilities (Balboa Avenue Trolley Station and Clairemont Drive Trolley Station), activity centers (Clairemont Town Square, Balboa Mesa Shopping Center, and Clairemont Village) and along major roadways that are served by bus routes (Genesee Avenue, Clairemont Mesa Boulevard, and Clairemont Drive). Implementation of the land use changes proposed in the Clairemont CPU would be consistent with and implement key goals of SANDAG's 2021 Regional Plan due to growth being planned within focus areas identified as Climate Smart Village Areas as well as in proximity to transit. The Blueprint SD Initiative's Village Climate Goal Propensity Map provides a citywide land use framework designed around the 2050 SANDAG Regional Plan transportation network and identifies Climate Smart Village Areas which are areas that

have good access to homes, jobs, and mixed-use destinations, that are in proximity to high frequency transit services, have transit access to job centers, and have good connections between transit and destinations. The Clairemont CPU land use plan was developed consistent with the Village Climate Goal Propensity Map and focuses increases in density and development intensity in areas in proximity to existing and planned transit; thus, the Clairemont CPU is consistent with SANDAG's 2021 Regional Plan.

City of San Diego General Plan

The Clairemont CPU would facilitate transit-oriented, mixed-use villages, and developments within a Climate Smart Village Area consistent with the General Plan's Village Climate Goal Propensity Map (General Plan Figure LU-1). The proposed project would implement the General Plan City of Villages strategy by allowing increased densities for multi-family residential development to occur in a Climate Smart Village Area, and would implement the General Plan's goals, objectives, and policies related to the provision of housing and affordable housing.

The following is an analysis of how future development anticipated under the project would be consistent with applicable elements of the City's General Plan. As discussed below, the project would be consistent with applicable General Plan elements.

Land Use Element and Community Planning Element

The Land Use and Community Planning Element provides policies to guide the City's growth and implement the City of Villages strategy within the context of the City's community planning program. The community planning program is the mechanism to refine citywide policies, designate land uses, and make additional site-specific recommendations as needed. The Land Use and Community Planning Element establishes the structure to respect the diversity of each community and includes policy direction to govern the preparation of community plans.

The Clairemont CPU goals and policies implement the General Plan City of Villages strategy which focuses on directing population growth into mixed-use activity centers that are pedestrian-friendly and linked to an improved regional transit system. Consistent with this, the Clairemont CPU would focus higher density development, including mixed-use villages, near transit facilities (Balboa Avenue Trolley Station, Clairemont Drive Trolley Station, and the Tecolote Road Trolley Station in the adjacent community of Linda Vista), activity centers (Clairemont Town Square, Balboa Mesa Shopping Center, and Clairemont Village), and along transportation corridors that are served by bus transit (Genesee Avenue, Clairemont Mesa Boulevard, and Clairemont Drive). Higher density development would additionally be located near the intersection of Clairemont Mesa Boulevard and Clairemont Drive, to the east near the intersection of Genesee Avenue and Balboa Avenue, and to the south along Clairemont Drive. This land use development pattern is consistent with the General Plan's Village Climate Goal Propensity Map (General Plan Figure LU-1), which shows medium to high propensity for village development near these areas identified above.

The Clairemont CPU implements the General Plan land use framework and land use policies at the community level, which is the intended role and relationship of the City's General Plan with individual community plans. Community plans contain more detailed land use designations and site-

specific policy recommendations that are tailored to the specific community. While community plans address specific community needs, their policies and recommendations must be consistent with the General Plan. Such is the case with the proposed Clairemont CPU; its land use and policy frameworks provide a guide for future development within the community that is consistent with the overarching land use and policy frameworks, particularly the City of Villages strategy, within the General Plan.

Mobility Element

An overall goal of the Mobility Element is to achieve a balanced, multimodal transportation system that allows people to move around safely, conveniently, and enjoyably while minimizing environmental and neighborhood impacts. The Mobility Element contains policies that help walking/rolling, bicycling, and using micromobility devices become more viable for short trips, and for transit to link highly frequented destinations more efficiently. It also includes a vision for improving existing streets consistent with Complete Streets planning principles and concepts that will result in dynamic, vibrant corridors that support all modes of travel. Furthermore, the Mobility Element identifies the proposed transportation system and strategies designed to meet the future mobility needs generated by planned new growth.

The Clairemont CPU supports high-density residential and mixed-use development in an area with access to public transit and encourages active transportation in an effort to reduce automobile trips. This is demonstrated by the CPU land use plan of concentrating higher density residential and village development near transit facilities (Balboa Avenue Trolley Station, Clairemont Drive Trolley Station, and Tecolote Road Trolley Station), activity centers (Clairemont Town Square, Balboa Mesa Shopping Center, and Clairemont Village), and along major roadways that are served by bus transit. The planned transit, pedestrian, bicycle, and roadway networks within the Clairemont CPU Mobility Element are consistent with the overall mobility goal of the General Plan Mobility Element. In addition, the environmental impacts associated with automobile use would be minimized accordingly through implementation of Mobility Element policies at the project-level. ~~Program-level~~ The policies of the Clairemont CPU Mobility Element are consistent with the General Plan Mobility Element's goals of the development of a balanced, multimodal transportation network.

Urban Design Element

The Urban Design Element addresses urban form and design through policies aimed at respecting the natural environment, preserving open space systems, and targeting new growth into compact villages.

Implementation of the Clairemont CPU would be consistent with the General Plan City of Villages strategy and would focus development within mixed-use activity centers that are pedestrian-friendly and linked to an improved regional transit system. The Clairemont CPU land use and policy framework encourages higher density residential and urban village development near transit facilities and corridors which is consistent with the General Plan Mobility Element goal to "direct growth into transit-oriented mixed-use and commercial areas where a high level of activity already exists or can be realized." In addition, the Clairemont CPU Urban Design Element includes policies which would enhance Clairemont's major attributes such as its canyons, distinct neighborhoods,

active commercial centers, and its connection to Mission Bay. The Clairemont CPU Urban Design Element contains various policies to guide development design at the project level within the Clairemont CPU area that are consistent with the General Plan Urban Design Element goals, as noted above. Development within the Clairemont CPU's CEOZ areas would also be required to comply with the applicable regulations in SDMC Section 132.1601 et seq. which provides supplemental design regulations regarding the provision of public spaces, including greenways, paseos, plazas, podiums, and urban greens, as well as site-specific design regulations regarding the provision of parkways, greenways, paseos, and public parks within specific areas of the CEOZ areas. Adherence to the proposed policy framework would result in development that respects the natural environment and preserves open space.

Economic Prosperity Element

The Economic Prosperity Element is intended to ensure that the economy grows in ways that strengthens San Diego industries, retains and creates good jobs with self-sufficient wages, increases average income, and stimulates economic investment in the City's communities.

The Clairemont CPU supports this overall goal by creating opportunities for higher density and intensity residential and ~~multi-use~~mixed-use villages ~~uses~~ near activity centers, transit facilities, and along transportation corridors within the community. These areas would be linked by transit and active transportation modes through coordinated land use, mobility, and urban design policies. Moreover, specific policies within the Clairemont CPU would be consistent with the Economic Prosperity Element, including but not limited to, Policy 5.9: "Encourage offices, hotels, and businesses to locate within village areas to promote these areas as live-work centers"; and Policy 5.13: "Encourage the attraction, retention, and expansion of start-up and smaller businesses that develop innovative products and technologies".

Public Facilities, Services, and Safety Element

This element ensures the provision and maintenance of infrastructure and public facilities and services for future growth within the City. It also includes policies associated with healthcare services and facilities, hazard and disaster preparedness, and seismic safety.

As the implementation of the Clairemont CPU encourages opportunities for more homes and jobs within Climate Smart Village Areas and along transportation corridors, the provision of new and expanded infrastructure and public services would be necessitated at a time determined by the respective City departments managing the individual public utility infrastructure and facilities. The Clairemont CPU Public Facilities, Services & Safety Element addresses public services, facilities, and health and safety issues within the Clairemont CPU area and provides guidance for public agencies when considering new and enhanced facilities within the community through specific policies related to the location and design of new facilities; public schools; libraries; healthcare; police; fire-rescue; flooding/stormwater; seismic safety; lighting, landscaping, repair and maintenance; and extreme heat. The Clairemont CPU identifies planned and existing public facilities in Figure 16, *Community Serving Facilities*. The Clairemont CPU also identifies existing geologic and seismic conditions in order to identify areas of risk within the community. Subsequent site-specific development implemented under the Clairemont CPU would be required to provide or fund

necessary facility improvements through payment of fees to implement neighborhood supportive infrastructure. Public infrastructure and service needs would be evaluated as development is implemented.

Recreation Element

This element provides citywide guidance for the preservation, protection, acquisition, development, operation, maintenance, and enhancement of public recreation opportunities and facilities throughout the City for all users.

The proposed Clairemont CPU Recreation Element aims to enhance the recreational value of parks and public spaces by expanding and reimagining them to maximize their value to the community. It envisions a well-connected system of parks, recreational facilities, and open space that provide opportunities for passive and active recreation, social interaction, community gatherings, and the enhancement of public spaces and streets to promote alternative modes of transportation. This vision is depicted in Figure 11, *Parks and Recreational Facilities*, which maps existing and planned parks and recreational facilities within the Clairemont CPU area. The CPU also contains goals and policies meant to facilitate the achievement of the General Plan Recreation Element standards. In addition, subsequent site-specific development implemented under the Clairemont CPU would be required to provide a new community-serving infrastructure amenity ~~per a SDR~~ or would be required to pay a Neighborhood Enhancement Fee, which would go towards the construction of neighborhood enhancing improvements. The improvement or payment of this fee would implement, and be consistent with, the General Plan Recreation Element policy to encourage private development to include recreation facilities.

Conservation Element

This element addresses hillside and open space conservation and habitat protection, as well as sustainability goals. The goal of the Conservation Element is to provide for the long-term conservation and sustainable management of the rich natural resources that help define the City's identity, contribute to its economy, and improve its quality of life. It contains policies to guide the conservation of the resources, including water, open space, air quality, biodiversity, minerals, agriculture, natural materials, recyclables, topography, views, and energy.

The Clairemont CPU Conservation Element is consistent with the General Plan Conservation Element in that it addresses the expansion, protection, restoration and enhancement of open space and sensitive species and habitat within the CPU ~~Area~~area. It provides policies and land use guidance that address natural resource conservation, reduction in the use of non-renewable resources, and climate resiliency. Specific policies protect open space (Policies 7.12 through 7.16), native vegetation (Policies 6.29, 7.17, and 7.20), and hillsides (Policies 7.18 and 7.23). Approximately 78.7 acres of open space within Tecolote Canyon will be added to the MHPA through the proposed BLC, creating more conserved land within the community plan area. It also includes policies to encourage sustainable development, consistent with energy conservation goals of the General Plan Conservation Element. Implementation of these policies through development, infrastructure investment, individual action, and participation in Citywide and regional initiatives is intended to conserve natural resources, minimize ecological footprints, and maintain the long-term community health.

Noise Element

The Noise Element focuses on minimizing excessive noise effects and improving the quality of life ~~of~~ for people working and living in the City. The Noise Element identifies goals and related policies with regards to noise and land use compatibility, motor vehicle traffic noise, and trolley and train noise. Additionally, the Noise Element identifies noise attenuation methods that may be utilized to minimize the effect of noise on noise-sensitive receptors. Per the Noise Element, noise impacts can typically be abated by four methods: reducing the sound level of the noise generator, interrupting the noise path between the source and receiver, increasing the distance between the source and receiver, and insulating the receiver (building material and construction methods). These methods help to reduce interior noise levels, but only the first three help to reduce outside noise levels with the exception of aircraft noise. Table NE-5 of the General Plan Noise Element identifies typical noise attenuation methods to minimize interior noise levels associated with external noise sources, including but not limited to, the use of double-paned glass; baffled exterior vents; and interior sheetrock of exterior walls attached to double walls. Table NE-6 of the General Plan Noise Element identifies potential methods to reduce external noise generation, including but not limited to, implementing traffic calming/traffic management techniques to minimize traffic noise; incorporating proper sound insulation for buildings; and utilizing natural land, built forms, and landscaping to provide effective shielding between the noise source and the receptor.

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which~~Future development under the proposed Clairemont CPU~~ could result in the exposure of sensitive receptors to ambient noise from motor vehicle traffic that exceeds standards established in the City's Noise Element of the General Plan. While impacts of existing noise levels on future projects are generally not considered an impact under CEQA (e.g., because it addresses impacts of the environment on the project), this issue is addressed in the context of the City's Noise Element Standards which sets standards for exterior noise exposure associated with development projects. ~~From a CEQA perspective,~~ Per the City's CEQA Significance Determination Thresholds, a significant impact would only result if a project would contribute traffic to a degree that would increase existing traffic noise levels by 3 dB(A), which generally would require a doubling of traffic volumes.

Regarding compatibility with the Land Use–Noise Compatibility Guidelines, transportation noise is generally the dominant noise source with a community's noise environment. Because future development within the Clairemont CPU would be concentrated primarily within Climate Smart Village Areas and along major transportation corridors, it is anticipated that traffic noise (primarily from I-5, I-805, SR-163, SR-52, Balboa Avenue, Clairemont Mesa Boulevard, and others) would dominate the noise environment. The Clairemont CPU proposes an enhanced mobility network that prioritizes walking/rolling, biking, and public transit that will help encourage the use of alternative modes of transportation and reduce motor vehicle usage and associated traffic noise. The Clairemont CPU Mobility Element also proposes policies that support the General Plan Noise Element for reducing the source of traffic noise through traffic calming and traffic management techniques as proposed in CPU Policies 3.1, 3.2, 3.20, 3.43, and 10.13. Other transportation noise sources would include aircraft noise associated with nearby airports (Montgomery-Gibbs Executive Airport and MCAS Miramar) and rail noise associated with existing tracks within the LOSSAN and

Mid-Coast corridors that are east of and are roughly parallel to I-5, along the western boundary of the CPU area. It is possible that noise levels from these transportation sources may exceed the General Plan's Land Use–Noise Compatibility Guidelines at exterior use areas or interior areas; however, an inconsistency with the compatibility standards as a result of aircraft or rail noise would be considered the result of existing environmental noise affecting the project, which as previously noted is not significant under CEQA (e.g., impact of the environment on the project).

The conditionally compatible noise levels are 65 CNEL for single-family residential and schools; 70 CNEL for multi-family residential; and 75 CNEL for commercial-retail, commercial office, and for active and passive recreation. For indoor uses at a conditionally compatible land use, exterior noise must be attenuated to a 45 CNEL interior noise level for single- and multi-family residential and schools; and a 50 CNEL interior noise level for commercial-retail and commercial office.

Due to planned increased development potential within areas subject to transportation noise including near transit facilities and activity centers and along major transportation corridors, future development within the Clairemont CPU area could be subject to ambient noise levels in excess of General Plan noise level standards. Future projects consistent with the Clairemont CPU would be required to implement site-specific noise attenuation measures and project design features as applicable, which would typically be sufficient to reduce noise levels to provide consistency with the standards. Future discretionary development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-NOI-1 which reinforces required compliance with the construction noise levels limits in accordance with SDMC Section 59.5.0404, including implementation of site-specific noise reduction measures to meet property line noise limitations. See Section VII of this Addendum for additional details. However, it is not possible to ensure all outdoor use areas would meet the City's noise level standards at this program level of review. Consistency with the City's noise compatibility standards would be disclosed in environmental documents; however, an inconsistency with the compatibility standards would typically be the result of existing environmental noise affecting the project, which as previously noted is not significant under CEQA (e.g., impact of the environment on the project).

Policies outlined in the Clairemont CPU Noise Element would align with the General Plan Noise Element, such as Policy 10.3: "Incorporate site planning, architectural features, and/or operational measures as applicable to provide for noise compatibility between uses"; and Policy 10.8: "Ensure that noise levels generated are at or within acceptable levels when residential uses are located nearby". Further, the Land Use Element and Urban Design Element of the Clairemont CPU proposes policies that support the use of noise attenuation methods consistent with the General Plan Noise Element, including but not limited to, Policy 2.40 which calls for establishing landscaping that enhances structures, creates and defines public and private spaces, and provides shade, aesthetic appeal and environmental benefits; and Policy 4.32 which calls for creating a strong sense of edge along streets and open spaces by incorporating a continuous row of trees, landscape buffers, and/or by providing consistent building setbacks especially along Clairemont Mesa Boulevard, Clairemont Drive, and Genesee Avenue.

Regarding interior noise, Title 24 requirements during the building permit review would require residential/habitable interior noise standards of 45 dB(A) CNEL, and non-residential interior noise standards of 50 dB(A) CNEL. In addition, Section 1207 of the CBC requires that interior noise levels

attributable to exterior sources are not to exceed 45 CNEL in any habitable room. Generally, modern construction techniques can provide sufficient attenuation to reduce noise levels to meet the CBC requirement. Adherence to Title 24 requirements for interior noise analysis prior to issuance of a building permit would ensure compatibility with the General Plan Noise Element's interior noise standards.

Historic Preservation Element

The Historic Preservation Element is intended to guide the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City. It also aims to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation.

Consistent with the Historic Preservation Element, the Clairemont CPU Historic Preservation Element contains policies that would protect resources within the CPU area at a project level for future development. Such policies include preparation of site-specific studies to identify potential archaeological, tribal cultural, and historic resources (Policy 9.2 and Policy 9.5 through Policy 9.9), initiation of Native American consultations for site-specific development (Policy 9.1), and implementation of avoidance and mitigation measures for resources identified during site-specific investigations (Policy 9.3). Future development under the Clairemont CPU would also be required to comply with the City's Historical Resource Regulations, which protect and preserve historical resources and archaeological sites.

Environmental Justice Element

The Environmental Justice Element focuses on reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and healthy homes, and physical activity. This element also encourages and supports inclusive public engagement in City decisions. It strives to uphold existing high-quality public spaces and amenities while creating the space for more inclusive practices that foster a San Diego where all community members have equal access and opportunities, regardless of where they live in the City.

The Environmental Justice Element does not identify the Clairemont CPU area as an environmental justice community, which are areas of the City most impacted and negatively affected by environmental burdens and associated health risks.

The Clairemont CPU is consistent with the Environmental Justice Element in that its land use plan and policy framework that encourages opportunities for new homes of various affordability levels in a high resource area with access to services, resources, and jobs located near transit. Specifically, Policy 2.1: "Provide a diverse mix of housing types that are affordable to people of all incomes, including homes for seniors, students and families"; Policy 2.2: "Provide a diverse mix of higher density housing opportunities in village areas, including homes for older adults and people with disabilities, within walking distance to higher frequency transit service"; and Policy 2.7: "Encourage the inclusion of on-site affordable housing". Other supportive CPU goals include the following

Recreation Element goal: “An equitable system of parks and recreation facilities that serves the needs and abilities of all people.”

Housing Element

The Housing Element is intended to assist with the provision of adequate housing to serve San Diegans of every economic level and demographic group.

The Clairemont CPU would be consistent with the Housing Element as it would create more housing opportunities and housing choices within Climate Smart Village Area along transit corridors and would facilitate implementation of the Housing Element by increasing production of market-rate and affordable units. -The CPU also contains housing policies (Policies 2.1 through 2.3) to implement the CPU Land Use Element goal to provide “A variety of housing types for all people of all ages, abilities, and incomes”.

City of San Diego Climate Action Plan

The Clairemont CPU would not conflict with the CAP, as it would be consistent with the CAP's goal of focusing new development in areas that would allow residents, employees, and visitors to travel as a pedestrian, cyclist, or transit user in an area of the City that support existing transit. The Clairemont CPU would encourage transit-oriented, mixed-use development centered around the Mid-Coast Trolley Line stops, transit centers, and other high-frequency transit services, such as along major roadways, as well as near activity centers. As detailed in Section V.7, *Greenhouse Gases~~Gasses~~,* future ministerial, discretionary, and public improvement projects under the Clairemont CPU would be required to comply with the CAP Consistency Regulations and/or CAP strategies as applicable.

Environmentally Sensitive Land Regulations

The purpose of the ESL Regulations is to protect, preserve, and, where damaged, restore the environmentally sensitive lands of the City of San Diego and the viability of the species supported by those lands (SDMC Chapter 14, Article 3, Division 1). These regulations are intended to ensure that development occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities. These regulations are intended to protect public health, safety, and welfare while employing regulations that are consistent with sound resource conservation principles and the rights of private property owners. ESL includes sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and SFHAs (SDMC Chapter 14, Article 3, Division 1). ESL within the Clairemont CPU includes sensitive biological resources, steep hillsides, and SFHAs.

Future subsequent development facilitated by the implementation of the Clairemont CPU would be subject to a review (both ministerial and discretionary projects) to identify whether ESL is located within the proposed project~~-specific~~ development area. Should future development be proposed within ESL, this would trigger a requirement for a discretionary permit to address potential impacts

to ESL. The City's ESL Regulations (SDMC Chapter 14, Article 3, Division 1) require projects to demonstrate that the proposed development site is physically suitable for the proposed use and would minimize disturbance to natural landforms and not increase flood hazards. Deviations from the ESL Regulations would require supplemental findings to be prepared prior to approval in order to show that development would not result in an additional public safety threat or extraordinary public expense or create a public nuisance. As existing procedures are in place to ensure compliance with the ESL Regulations, there would be no conflict with the ESL Regulations.

Historical Resources Regulations

The purpose of the City's Historical Resources Regulations (SDMC Sections 143.0201 through 143.0280) is to protect, preserve, and, where damaged, restore the historical resources of San Diego. Historical resources include historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties.

Based on the Historic Context Statement prepared for the Clairemont CPU ~~Area~~ area (Urbana 2019), the development of Clairemont occurred in distinct periods of development, including the Victorian Period Development (1888 to 1915), Community Building and Federal Housing Administration (FHA) Principles Development (1936 to 1950), and Post-World War II (WWII) Suburban Development (1950s to 1970s). There are two locally designated historic resources within the CPU area listed in the City's Register of Historical Resources, including the Stough-Beckett Cottage located at 2203 Denver Street (HRB Site No. 146) and the Aizo and Komume Sogo Farm located at 1398 Lieta Street (HRB Site No. 1305). No designated historic resources listed in the California Register of Historic Resources (CRHR) or National Register of Historic Places (NRHP) are located in the CPU area. Additionally, there are no designated historic districts or Multiple Property Listings (MPL) located within the CPU area. The Historic Context Statement, however, includes a list of potential individual and MPL resources that may be eligible for listing under the City's Register of Historical Resources, CRHR, or NRHP.

Due to the likely presence of historical resources in the Clairemont CPU area, future development would be required to comply with, and implement, the Historical Resources Regulations as a condition of subsequent project-specific approval. These regulations would require future development with the potential to affect a historical resource to evaluate the significance of that resource and, in the case of potentially significant impacts, to implement appropriate mitigation measures, where feasible, that would reduce the impacts to below a level of significance, in accordance with the Historical Resources Guidelines. If development cannot comply with the development regulations for historical resources to the maximum extent feasible, then the approval and issuance of a Site Development Permit would be required. As previously noted in the General Plan Historic Preservation Element discussion, the Clairemont CPU Historic Preservation Element includes policies for the preservation, protection, restoration, and rehabilitation of historical and cultural resources within the Clairemont CPU area (Policies 9.1 through 9.10).

Affordable Housing Regulations

The City implements the State Density Bonus Law through its Affordable Housing Regulations (SDMC Chapter 14, Article 3, Division 7). Future development within the Clairemont CPU area may use the Affordable Housing Regulations to obtain density bonus allowances. Future development may

qualify for waivers and/or incentives that allow for deviations to City development regulations such as increases in allowable height and/or floor area ratios, which could result in development allowances in excess of City base zone regulations. As specified in the SDMC Section 143.0740(c)(1)(C) as it relates to incentives and SDMC Section 143.0743(b)(3) as it relates to waivers, requested waivers and incentives shall be analyzed in compliance with CEQA, and no waiver shall be granted without such compliance. The Clairemont CPU would not conflict with the City's Affordable Housing Regulations because it would not affect the ability of future projects to apply the regulations on a project basis. However, the City would require review of potential deviations requested by future projects as further described below under Section V.10.3, *Deviation or Variance*.

Multiple Species Conservation Program Subarea Plan

Implementation of the Clairemont CPU would be consistent with the City's MSCP Subarea Plan as future development is planned in primarily urbanized locations on top of mesas and not within MHPA areas, which occur in several canyons and hillsides within the community, including the Tecolote and Marian Bear Memorial Park canyon systems. The MSCP Subarea Plan ~~identified~~ identifies Marian Bear Memorial Park and Tecolote Canyon as MHPA~~Multiple Planning Habitat Areas~~, and the Clairemont CPU identifies parcels partially mapped as MHPA within the Tecolote Canyon to be wholly mapped as MHPA, thereby increasing conserved land. The MSCP Subarea Plan establishes MHPA Land Use Adjacency Guidelines to be addressed on a project-by-project basis to avoid and/or minimize direct and/or indirect impacts and maintain the function of the MHPA. Consistent with the Biology Guidelines, the City requires compliance with the MHPA Land Use Adjacency Guidelines to be incorporated as project conditions of approval for any development within or adjacent to the MHPA, which would avoid and/or minimize direct and/or indirect impacts to the MHPA. Additionally, the Clairemont CPU policies 7.9 through 7.23~~20~~ support the development and implementation of open space management plans and consistency with the MSCP Subarea Plan.

Vernal Pool Habitat Conservation Program

There are no mapped vernal pools or vernal pool habitat conservation program preserve areas within the Clairemont CPU area (City 2025) and future development in accordance with the Clairemont CPU would occur primarily within developed areas. Therefore, it is unlikely that future development within the Clairemont CPU would occur within or near vernal pools. However, if any vernal pool resources are identified on or adjacent to a site considered for development under the Clairemont CPU, the requirements of the City's VPHCP would apply (see Attachment 1 of this Addendum for further details). Impacts to vernal pools would be evaluated for consistency with the VPHCP general conditions for compensatory mitigation and general management directives and appropriate mitigation and management directives would be implemented as a matter of required compliance with the City's VPHCP and MSCP.

Airport Land Use Compatibility Plan

Portions of the Clairemont CPU area are located within the Airport Influence Areas (AIAs) of four airports, including the Montgomery-Gibbs Executive Airport (Review Areas 1 and 2), Marine Corps Air Station (MCAS) Miramar (Review Areas 1 and 2), San Diego International Airport (SDIA) (Review Area 2), and Naval Air Station (NAS) North Island, as identified below in Table 6, *Airport Safety Compatibility*

Zones. The Montgomery-Gibbs Executive Airport is located approximately 0.6 mile to the east of the CPU area, MCAS Miramar is located directly to the northeast of the CPU area, SDIA is located approximately 2.5 miles to the south, and NAS North Island is located approximately 4.2 miles to the south of the CPU area.

Table 6
AIRPORT SAFETY COMPATIBILITY ZONES

Airport	AIA	Safety Zones	FAA Notification Area	Overflight Notification Area
Montgomery-Gibbs Executive Airport	Review Areas 1 and 2	4 and 6	Yes	Yes
MCAS Miramar	Review Areas 1 and 2	Transition Zone	Yes	Yes
SDIA	Review Area 2	--	--	--
NAS North Island	Yes	--	--	--

AIA = Airport Influence Area; FAA = Federal Aviation Administration
Sources: San Diego Regional Airport Authority 2010, 2011, 2014, and 2020.

The Airport Land Use Compatibility Plans (ALUCPs) for these airports contain policies related to safety compatibility and airspace protection for areas within each AIA. Safety compatibility policies are intended to minimize the risks of an off-airport accident or emergency landing. Airspace protection surfaces are established to evaluate the airspace compatibility of land use actions in the AIA. Airspace protection compatibility policies ensure that structures and other uses of the land do not cause hazards to aircraft in flight within the airport vicinity. Hazards to flight may include but are not limited to physical obstruction of navigable airspace, wildlife hazards (such as bird strikes), and land use characteristics that create visual or electronic interference with aircraft navigation or communication. The airspace protection surfaces establish the maximum height that objects on the ground can reach without potentially creating constraints or hazards to the use of the airspace by aircraft approaching, departing, or maneuvering in the vicinity of the airport.

The AIA is the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses. The AIA is generally divided into Review Area 1 and Review Area 2. Review Area 1 consists of locations where noise and safety concerns may necessitate limitations on the types of land use actions. Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and overflight notification areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. The recordation of overflight notification documents is also required in locations within Review Area 2.

Future development under the proposed project that is located within AIA Review Areas 1 and 2 would be required by SDMC Sections 132.0207, 132.1515, and 132.1520 to obtain an FAA Determination of No Hazard to air navigation at the time of a building permit application if the project would exceed the Part 77 Notification Surfaces. If required by the applicable ALUCP, an overflight notification agreement must be recorded with the Office of the County Recorder for any

new residential use within the overflight area. ALUC review is required for land use plans and regulations within Review Areas 1 and 2 that propose increases in height limits, and for land use projects that have received from the FAA a Notice of Presumed Hazard, a Determination of Hazard, or a Determination of No Hazard subject to conditions, limitations or marking and lighting requirements, and/or would create glare, lighting, electromagnetic interference, dust, water vapor, smoke, thermal plumes, or bird attractants.

Safety Zones are established for the purpose of evaluating the safety compatibility of land use actions in the AIA. The zone boundaries are based on general aviation aircraft accident location data and data regarding the runway configuration and aircraft operational procedures at the airport. Small portions of the eastern CPU area, near the I-805/Balboa Avenue and I-805/~~SR~~ SR-163 interchanges, lie within Safety Zone 4 (Outer Approach/Departure Zone) or Safety Zone 6 (Traffic Pattern Zone). Zone 4 occurs along the extended runway centerline (beyond Zone 2) and is especially important at airports that have straight-in instrument approach procedures or a high volume of operations, resulting in an extended traffic pattern. Zone 6 contains the aircraft traffic pattern. Although a high percentage of accidents occur within Zone 6, for any given runway, Zone 6 is larger than all the other zones combined. Relative to the other zones, the risks in Zone 6 are much lower, but are still greater than in locations more distant from the airport. Future development in Safety Zones 4 and 6 would be required to comply with the Residential and Nonresidential Development Criteria contained in Section 3.4 (Safety Compatibility Zone Policies) of the ALUCP for Montgomery-Gibbs Executive Airport.

Additionally, a small area near the northeastern boundary of the CPU area is located within the Transition Zone for MCAS Miramar Safety Compatibility. The Transition Zone is the safety zone located on the perimeter of Accident Potential Zone II. Any future development in the Transition Zone would be required to comply with Residential and Nonresidential Development Criteria contained in Section 3.4 (Safety Compatibility Zone Policies) of the MCAS Miramar ALUCP.

Future development within the ALUCP Safety Zones associated with Montgomery-Gibbs Executive Airport or MCAS Miramar would be required to comply with the standards established by the ALUCPs, as well as associated FAA, City, and Department of Defense/Department of the Navy requirements. Consistency with ALUCP requirements would be reviewed on a project-by-project basis and compliance with these requirements would avoid future significant safety impacts associated with ALUCP safety zones and airspace protection. Development under the proposed project would also be subject to SDMC regulations that reduce dust, vapor, smoke, and electromagnetic interference through limits for glare, air contaminants, electrical/radio activity, and outdoor lighting (SDMC Chapter 14, Article 2, Division 7 Off-Site Development Impact Regulations). Thus, implementation of the proposed project would be consistent with adopted ALUCPs as future development would be required to show compatibility with the requirements of the ALUCPs, SDMC, and associated FAA requirements. As such, implementation of the proposed project would not result in a safety hazard for people residing or working in areas located within an airport land use plan. Based on regulatory compliance, no conflict with ALUCP policies or regulations would occur.

V.10.3 Deviation or Variance

Blueprint SD PEIR

Land use impacts related to deviation or variance are evaluated in Section 4.10.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR noted that as the Blueprint SD Initiative, Hillcrest FPA, and University CPU actions are planning and policy level actions, no deviations or variances are proposed. However, future development may propose deviations or variances. In accordance with the SDMC, if findings cannot be supported by the City, the deviation or variance would not be approved. Similarly, the City may approve waivers and/or incentives under the Affordable Housing Regulations and other affordable density bonus programs; however, impacts resulting from the City's Affordable Housing Regulations and other affordable housing density bonus programs have been addressed as part of the environmental review associated with the adoption of the regulations. Therefore, the Blueprint SD PEIR concluded that direct and cumulative impacts resulting from deviations or variances associated with future development would be less than significant with the application of the City's SDMC that require specified findings to be made prior to approval of any deviation or variance.

Clairemont CPU

The project's actions are also planning and policy level actions therefore no deviations or variances are proposed. Future development consistent with the Clairemont CPU may propose deviations or variances as part of a project specific design proposal. In addition to deviations and variances allowed pursuant to the SDMC regulations, the Affordable Housing Regulations may be applied to future development. The application of waivers and/or incentives associated with the Affordable Housing Regulations could allow for deviations to City development regulations, such as increases in allowable height and/or floor area ratios, which can result in development allowances in excess of City base zone regulations and in excess of densities envisioned under the Village Climate Goal Propensity Map.

As future site-specific projects are proposed, the City requires, at the project level review, identification and analysis of proposed deviations and variances to ensure they are compatible with City policy. As part of this review, the potential for adverse environmental impacts is considered. The City's LDC requires certain findings to be made that demonstrate support for proposed deviations or variances. For example, deviations from the City's ESL Regulations are allowed provided specified findings can be made as detailed in SDMC Section 126.0505. Variance findings required for approval are identified in SDMC Section 126.0805. In accordance with SDMC, if findings cannot be supported by the City, the deviation or variance would not be approved. In addition, future development projects consistent with the Clairemont CPU that provide affordable housing may be entitled to incentives and waivers under the City's Affordable Housing Regulations and other affordable density bonus programs. Incentives and waivers allow for deviation from development regulations unless the City makes required findings to deny the incentive and/or waiver. However, impacts resulting from the City's Affordable Housing Regulations and other affordable housing density bonus programs have been addressed as part of the environmental review associated with the adoption of

those regulations. Impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for a deviation or variance.

V.10.4 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to land use and planning. The Blueprint SD PEIR concluded that impacts related to land use and planning were less than significant, and no mitigation was required. Likewise, the project would not physically divide an established community or conflict with a land use plan, policy, or regulation (including deviations or variances) adopted for the purpose of avoiding or mitigating an environmental effect. The Clairemont CPU would not result in any new significant impacts related to land use and planning, nor would it result in a substantial increase in the severity of land use and planning impacts from those described in the Blueprint SD PEIR.

V.11 Noise

V.11.1 Ambient Noise Levels

Blueprint SD PEIR

Noise impacts related to ambient noise levels are evaluated in Section 4.11.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR evaluated noise impacts associated with ambient noise levels for construction activities, non-transportation sources, and transportation sources, as summarized below.

Construction Noise

The Blueprint SD PEIR concluded that construction activities related to implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would potentially generate short-term noise levels in excess of 75 dB(A) L_{eq} at adjacent properties, which would exceed the maximum level permitted by SDMC Section 59.5.0404. While the City regulates noise associated with construction equipment and activities through enforcement of its Noise Abatement and Control Ordinance, it is possible that some construction activities could exceed 75 dB(A) L_{eq} in the vicinity of sensitive receptors. Without site-specific development details, such as the extent of construction activities, the construction equipment being utilized, and the distance to sensitive receptors, the Blueprint SD PEIR determined it cannot be ensured, at the program level, that all construction noise would be reduced to a level below significance. Therefore, the Blueprint SD PEIR concluded that direct and cumulative impacts associated with construction noise would be significant.

The Blueprint SD PEIR included mitigation measure MM-NOI-1 which requires future discretionary development projects to comply with the construction noise level limits defined by SDMC Section 59.5.0404 and requires an applicable permit from the Noise Abatement and Control Administrator should the project exceed these limits. However, even with implementation of MM-NOI-1, significant

construction noise impacts may still occur because it may not be possible to reduce property line construction noise level limits consistent with the SDMC at all times and a permit from the Noise Abatement and Control Administrator may be required, which allows a project to temporarily exceed standards. Thus, the Blueprint SD PEIR concluded that direct and cumulative impacts would be significant and unavoidable.

Non-Transportation Noise Sources

The Blueprint SD PEIR noted that the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would contain residential and commercial interfaces, and other land use interfaces may be present including residential near industrial uses. Mixed-use areas where residential uses are located in proximity to commercial sites could expose sensitive receptors to noise above allowable levels. While it is not anticipated that stationary sources associated with multi-family residential land uses would result in noise exceeding property line limits, at a program level of review, and without site-specific development details, the Blueprint SD PEIR determined it cannot be ensured that all development would be able to meet property line noise limitations. The City's Noise Ordinance property line standards would apply to future ministerial and discretionary development consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU. Although enforcement mechanisms for the violation of noise regulations in the Noise Abatement and Control Ordinance would provide for the correction of potential noise exceedances, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant.

The Blueprint SD PEIR included MM-NOI-1 which requires future discretionary development projects with stationary sources of noise to comply with Section 59.5.0401 et seq. of the SDMC, which specifies the maximum one-hour average sound level limits allowed at the boundary of a property. Nevertheless, at a program level of review, it cannot be ensured that all future development can demonstrate compliance. Thus, the Blueprint SD PEIR concluded that direct and cumulative impacts would be significant and unavoidable.

Transportation Noise

The Blueprint SD PEIR determined that future development within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas could result in increases in transportation noise and could have the potential to increase the exposure of sensitive land uses to traffic noise. Implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would introduce a greater intensity of mixed-use and multi-family development that would generate traffic that would add to existing traffic noise levels. The Blueprint SD PEIR concluded that the increased traffic generated noise could result in an increase in ambient noise levels resulting in a significant direct and cumulative impact.

While the Blueprint SD PEIR concluded that at a program level of review impacts are considered significant, the Blueprint SD Initiative, Hillcrest FPA, and University CPU are intended to support a shift from vehicle traffic toward transit, pedestrian, and bicycle. City implementation of the land use and policy framework of the CAP, the Blueprint SD Initiative, Hillcrest FPA, and University CPU would support non-vehicular modes, which would support reductions in traffic noise over time. The Blueprint SD PEIR concluded that at a program level of review, no feasible mitigation is available to reduce impacts and thus, direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

Construction Noise

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights compared to baseline conditions. Although no site-specific construction or development is proposed at this time, construction noise impacts could occur as future development within the Clairemont CPU area occurs. Due to the developed nature of the CPU area, it is anticipated that construction activities could take place adjacent to existing structures and that sensitive receptors could be located in proximity to construction sites. Therefore, construction activities related to future development under the Clairemont CPU could generate short-term noise levels in excess of SDMC standards (75 dB(A) L_{eq}) at adjacent properties. Future projects would be required to comply with the City's Noise Abatement and Control Ordinance (SDMC Section 59.5.0404), however, it is possible that some construction activities could exceed 75 dB(A) L_{eq} in the vicinity of sensitive receptors. Without site-specific development details, it cannot be ensured at this program level of analysis that construction noise associated with implementation of the Clairemont CPU would be reduced to a level below significance. Therefore, impacts associated with construction noise would be significant.

Future discretionary development projects consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-NOI-1 which reinforces required compliance with the construction noise levels limits in accordance with SDMC Section 59.5.0404, including implementation of site-specific noise reduction measures to meet property line noise limitations. See Section VII in this Addendum for additional details. However, significant construction noise impacts may still occur as it may not be possible to reduce property line construction noise level limits consistent with the SDMC at all times. If construction noise would exceed the construction noise limits, a permit would be required from the Noise Abatement and Control Administrator which allows a project to temporarily exceed standards. Therefore, construction noise impacts would be significant and unavoidable. Thus, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for construction noise and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Non-Transportation Noise Sources

Implementation of the Clairemont CPU would accommodate higher density residential and mixed-use village development within the CPU area. Noise associated with these land uses would include pedestrian traffic, park activity, and the use of outdoor public spaces. Additionally, the Clairemont CPU area would contain residential, commercial, and industrial interfaces, as well as mixed-use areas. Mixed-use areas where residential uses are located in proximity to commercial or industrial sites could expose sensitive receptors to noise above allowable levels established by the SDMC. As discussed in Section V.10.2 of this Addendum, portions of the Clairemont CPU are located within the Airport Influence Areas (AIAs) of four airports, including the Montgomery-Gibbs Executive Airport (Review Areas 1 and 2), Marine Corps Air Station (MCAS) Miramar (Review Areas 1 and 2), San Diego International Airport (SDIA) (Review Area 2), and Naval Air Station (NAS) North Island. The proposed project is a comprehensive update to the existing Clairemont Community Plan and would not result

in a change to the existing airport operations. As such, future development in the Clairemont CPU area may be exposed to existing or future noise associated with airport operations; however, this would not be considered an impact of the project under CEQA (e.g., impact of the environment on the project). At a program level of review and without site-specific development details, it cannot be ensured that all future development within the Clairemont CPU area would be able to meet property line noise limitations. Impacts would be significant.

Future discretionary development within the Clairemont CPU area would be reviewed for consistency with the Clairemont CPU policies, including but not limited to, Policy 10.2 which calls for addressing commercial and industrial activity noise that could affect nearby residential uses and other sensitive receptor uses when planning new residential mixed-use development; Policy 10.4 which calls for including noise attenuation measures in new development to ensure the appropriate interior noise level for sensitive receptor uses near noise-generating activities as specified in General Plan Noise Element; and Policy 10.8 which calls for ensuring that noise levels generated are at or within acceptable levels when residential uses are located nearby. Future development within the Clairemont CPU area would be reviewed for consistency with applicable Clairemont CPU policies in addition to the SDMC property line noise level limits to ensure stationary noise sources comply with applicable standards at the property line. It should also be noted that for residential projects, the effects of noise generated by project occupants and their guests on human beings is not considered to be a significant effect on the environment pursuant to PRC ~~Public Resources Code~~ Section 21085. Further, the Land Use Element and Urban Design Element of the Clairemont CPU proposes policies that support the use of noise attenuation methods consistent with the General Plan Noise Element, including but not limited to, Policy 2.40 which calls for establishing landscaping that enhances structures, creates and defines public and private spaces, and provides shade, aesthetic appeal and environmental benefits; and Policy 4.32 which calls for creating a strong sense of edge along streets and open spaces by incorporating a continuous row of trees, landscape buffers, and/or by providing consistent building setbacks especially along Clairemont Mesa Boulevard, Clairemont Drive, and Genesee Avenue.

Future discretionary development projects with stationary sources of noise would be required to implement Blueprint SD PEIR MM-NOI-1 which reinforces required compliance with the maximum one-hour average sound level limits allowed at the boundary of a property per Section 59.5.0401 et seq. of the SDMC. These regulations would ensure any stationary sources of noise such as HVAC equipment are adequately attenuated to meet property line noise level limits. See Section VII in this Addendum for additional details.

Implementation of MM-NOI-1 would reduce noise levels at the property line from stationary sources to less than significant in most cases. At a project level of review additional project features and/or project-specific mitigation measures could be identified which would minimize potential wildfire impacts. However, significant noise impacts may still occur because it may not be possible to reduce property line noise level limits consistent with the SDMC. Thus, noise impacts associated with non-transportation sources be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for non-transportation noise and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Transportation Noise

Transportation noise is generally the dominant noise source with a community's noise environment. Future development within the Clairemont CPU would be concentrated primarily within Climate Smart Village Areas and along major transportation corridors. It is anticipated that traffic noise (I-5, I-805, SR-163, SR-52, Balboa Avenue, Clairemont Mesa Boulevard, and others) would dominate the noise environment. Other transportation noise sources would include aircraft noise associated with nearby airports (Montgomery-Gibbs Executive Airport and MCAS Miramar) and rail noise associated with existing tracks within the LOSSAN and Mid-Coast corridors that are east of and are roughly parallel to I-5, along the western boundary of the CPU area. Therefore, permanent increases in ambient noise levels would primarily be associated with transportation noise.

Implementation of the Clairemont CPU would introduce a greater intensity and density of mixed-use and multi-family development that would generate traffic and add to existing traffic noise levels. Consequently, future development within the Clairemont CPU area could result in increases in transportation noise and could have the potential to increase the exposure of sensitive land uses to transportation noise. The Clairemont CPU includes policies which address potential traffic noise impacts including, but not limited to, Policy 10.13 which calls for utilizing traffic calming measures to enhance safety and reduce vehicle noise along neighborhood streets; and Policy 10.14 which calls for working with Caltrans to establish and maintain landscape buffers along freeway rights-of-way using berms, planting of native and/or drought resistant trees, and shrubs. Future discretionary development within the Clairemont CPU area would be reviewed for consistency with these policies and adherence to these policies would help reduce potential transportation noise impacts in the CPU area. Furthermore, future development within the CPU's CEOZ areas would be required to implement the supplemental development regulations of the CEOZ which would guide the implementation of public spaces, such as parkways and greenways, which serve to calm traffic and reduce associated traffic noise impacts. Nevertheless, the increased traffic-generated noise could result in an increase in ambient noise levels resulting in a significant impact. Transportation noise impacts to interior spaces would be avoided through required compliance with Title 24 interior noise requirements, which require building features that attenuate outside noise, thereby minimizing potential interior noise impacts, as well as through utilization of interior noise attenuation methods identified in General Plan Noise Element Table NE-5.

Future transportation noise also has the potential to adversely affect outdoor use areas. Any shift or increase in density could increase traffic volumes along local roadways resulting in increases in ambient noise levels. ~~The General Plan Noise Element Land Use – Noise Compatibility Guidelines identify acceptable exterior noise exposure for various land use types. Where existing noise levels for the particular land use type are at, or in excess of, the conditionally compatible noise compatibility guidelines, and a project would contribute vehicle trips to surrounding roadways such that traffic noise levels would result in an increase of more than 3 dBA, impacts related to transportation noise would be significant.~~ Future development under the proposed Clairemont CPU could result in the exposure of sensitive receptors to ambient noise from motor vehicle traffic that exceeds standards established in the City's Noise Element of the General Plan. While impacts of existing noise levels on future projects are generally not considered an impact under CEQA (e.g., because it addresses impacts of the environment on the project), this issue is addressed in the context of the City's Noise Element Standards which sets standards for exterior noise exposure

associated with development projects. Per the City's CEQA Significance Determination Thresholds, a significant impact would only result if a project would contribute traffic to a degree that would increase existing traffic noise levels by 3 dB(A), which generally would require a doubling of traffic volumes.

The Clairemont CPU is intended to support a shift from vehicle traffic toward transit, pedestrian, and bicycle use, which would support reductions in traffic noise over time. The Clairemont CPU takes a Complete Streets approach and proposes an enhanced mobility network that prioritizes walking/rolling, biking, and public transit use that will help encourage the use of alternative modes of transportation and reduce motor vehicle usage and associated traffic noise. The Clairemont CPU Mobility Element also proposes policies that support the General Plan Noise Element for reducing the source of traffic noise through traffic calming and traffic management techniques as proposed in CPU Policies 3.1, 3.2, 3.20, 3.43, and 10.13. However, at a program level of review, no feasible mitigation is available to reduce this impact. Associated noise impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for transportation noise, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.11.2 Groundborne Vibration

Blueprint SD PEIR

Noise impacts related to groundborne vibration are evaluated in Section 4.11.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that potential groundborne vibration impacts related to railroad and stationary sources would be less than significant; however, implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would have the potential to result in groundborne vibration impacts related to construction if pile driving is proposed within close proximity of structures. The Blueprint SD PEIR concluded that because specific construction techniques for future project development are not known at the program level of review, direct and cumulative impacts related to vibration during construction would be significant.

The Blueprint SD PEIR included mitigation for future development projects that include pile driving and would exceed allowable vibration levels. Such future projects would be required to implement MM-NOI-2, which would require the implementation of vibration reduction measures to minimize construction-related vibration impacts. However, even with implementation of MM-NOI-2, significant construction vibration-related impacts may still occur because the project-specific construction techniques, locations of construction activities, and location of vibration sensitive land uses are not known at this time. Therefore, the Blueprint SD PEIR concluded that direct and cumulative construction-related vibration impacts would be significant and unavoidable.

Clairemont CPU

Rail Vibration

Rail traffic on existing tracks located along the western boundary of the CPU area currently generates and would continue to generate groundborne vibration within the CPU area. These tracks support the operation of Amtrak passenger trains, COASTER commuter trains, BNSF freight trains, and the San Diego MTS Mid-Coast Trolley line. The Federal Transit Administration (FTA) provides screening distances for land uses that may be subject to vibration impacts from commuter rail (FTA 2018). For Category 1 uses such as vibration-sensitive equipment, the screening distance from the public right-of-way is 600 feet. For Category 2 land uses such as residences and buildings, where people would normally sleep, the screening distance is 200 feet. The screening distance for Category 3 land uses, such as institutional land uses, is 120 feet. No land use designations anticipated to accommodate Category 3 institutional land uses are proposed within 120 feet of the railway.

The CPU proposes land use designations that may accommodate the FTA's Category 1 and Category 2 land uses within the applicable screening distances of the railway (Figure 5, *Villages, Corridors and Nodes*). Specifically, the proposed Industrial Park land use designation along Morena Boulevard and Santa Fe Street north of Balboa Avenue would be located within 600 feet of the railway and could accommodate Category 1 uses, such as research and development uses that utilize vibration-sensitive equipment. Proposed land use designations within 200 feet of the railway that could accommodate Category 2 residential uses include Community Village land use designation within the Rose Canyon Gateway and Balboa Avenue Transit Station Village areas located along Morena Boulevard near Balboa Avenue, and the Community Village, Neighborhood Commercial, Community Commercial, and Residential land use designations within the Bay View and Tecolote Village areas and the Commercial Node area along the southern portion of Morena Boulevard.

As such, future development pursuant to the proposed CPU has the potential to locate new vibration-sensitive land uses within the screening distances of the railway tracks and could therefore expose vibration-sensitive uses to existing rail-generated groundborne vibration. However, this would not be considered an impact of the project under CEQA (e.g., because it addresses impacts of the environment on the project). The Clairemont CPU includes policies which support a potential transit station near Jutland Drive and Morena Boulevard (see Policies 2.19 and 3.36); however, ~~Furthermore,~~ the Clairemont CPU does not propose any rail or trolley improvements which could potentially increase trolley operations and exacerbate existing rail-generated groundborne vibration. Therefore, groundborne vibration impacts associated with rail operations resulting from project implementation would be less than significant. This is consistent with the impact conclusions identified in the Blueprint SD PEIR for vibration impacts associated with rail operations, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Stationary Source Vibration

Stationary vibration sources are generally associated with industrial manufacturing uses that utilize equipment or processes that have a potential to generate groundborne vibration. The Clairemont CPU land use plan includes Industrial Park uses, which provides for employment uses such as business/professional office and research and development, with limited commercial service, flex-

space, and retail uses. Research and development could entail some limited industrial manufacturing uses. Although industrial manufacturing operations occasionally utilize equipment or processes that have a potential to generate groundborne vibration, vibration levels found to be excessive for human exposure that are the result of industrial machinery are generally addressed from an occupational health and safety perspective. The residual vibrations are typically of such low amplitude that they quickly dissipate into the surrounding soil and are rarely perceivable at the surrounding land uses. Additional land uses proposed under the Clairemont CPU, such as residential, commercial, mixed-use, and institutional uses, do not typically generate vibration. Therefore, the implementation of the Clairemont CPU would not result in vibration impacts from stationary sources. Groundborne vibration associated with stationary sources would be less than significant. This is consistent with the impact conclusions identified in the Blueprint SD PEIR for vibration impacts from stationary sources, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Construction Vibration

Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions. Construction activities associated with future development within the Clairemont CPU area may include the demolition of existing structures, site preparation work, excavation of parking and subfloors, foundation work, and building construction, which could result in potential construction vibration impacts. Demolition for an individual site may last several weeks to months and may produce substantial vibration, depending on the equipment used. Excavation for underground levels could also occur on some development sites, and vibratory pile driving could be used to achieve the depths necessary to construct building foundations that support the development height, bulk, and scale envisioned by the proposed CPU. Piles or drilled caissons may also be used to support building foundations. Future development under the Clairemont CPU could require increased construction activities and associated construction vibration relative to baseline conditions in order to achieve planned buildout, which could require longer construction durations, an expanded use of construction equipment, and a broader range of building materials.

Vibration levels during any construction ~~constructure~~ phase may at times be perceptible. However, non-pile driving or foundation work construction phases that have the highest potential of producing vibration (such as jackhammering and other high-power tools) would be intermittent and would only occur for short periods of time for any individual development site. By the use of administrative controls, such as scheduling construction activities with the highest potential to produce perceptible vibration to hours with the least potential to affect nearby properties, perceptible vibration can be kept to a minimum. Pile driving has the potential to generate the highest groundborne vibration levels and is the primary concern for structural damage when it occurs within close proximity of structures. Vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the FTA criteria for architectural damage (e.g., 0.12 peak particle velocity [PPV] for fragile or historical resources, 0.2 PPV for non-engineered timber and masonry buildings, and 0.3 PPV for engineered concrete and masonry). Implementation of the Clairemont CPU would have the potential to result in groundborne vibration impacts related to construction if pile driving is proposed within close proximity of structures. Construction details and equipment for future project-level development are not known at this time.

Therefore, at a program level of review for the Clairemont CPU, impacts related to vibration during construction would be significant.

Future development projects implemented under the Clairemont CPU would result in additional bulk, scale, and height that would include pile driving and would exceed applicable vibration levels would be required to implement Blueprint SD PEIR MM-NOI-2. See Section VII in this Addendum for additional details. Although implementation of Blueprint SD PEIR MM-NOI-2 would reduce potential construction vibration-related impacts, significant construction vibration-related impacts may still occur because the project-specific construction techniques, locations of construction activities, and location of vibration sensitive land uses are not known at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for vibration impacts from construction activities and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.11.3 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to noise. The Blueprint SD PEIR concluded that noise impacts related to ambient noise increases associated with construction activities, non-transportation noise sources, and transportation noise were significant and included MM-NOI-1 to reduce impacts although impacts would remain significant. Similarly, future development projects consistent with the Clairemont CPU would implement Blueprint SD PEIR MM-NOI-1 but impacts would remain significant. The Blueprint SD PEIR concluded that groundborne vibration impacts from future construction activities were significant and included Blueprint SD PEIR MM NOI-2 to reduce impacts, although impacts would remain significant. Similarly, future development projects consistent with the Clairemont CPU that would involve pile driving and would exceed applicable vibration levels would implement Blueprint SD PEIR MM-NOI-2, but impacts would remain significant. The Blueprint SD PEIR concluded groundborne vibration impacts associated with railroad and stationary sources were less than significant and no mitigation was identified. Likewise, associated vibration impacts resulting from the project would be less than significant. The Clairemont CPU would not result in any new significant noise impacts, nor would it result in a substantial increase in the severity of noise impacts from those described in the Blueprint SD PEIR.

V.12 Public Services

V.12.1 Public Facilities

Blueprint SD PEIR

Public services impacts related to public facilities are evaluated in Section 4.12.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU could result in the need for additional fire-rescue, police, school, and library

facilities. As the location and need for potential future facilities could not be determined at the program level of review, the Blueprint SD PEIR determined it was unknown what specific impacts, and the extent of the impacts could occur associated with the future construction and operation of such facilities. Future public services facilities projects would require a separate environmental review and compliance with regulations in existence at the time would reduce potential environmental impacts related to the construction and operation of these public services facilities. However, as it could not be ensured that all impacts associated with the construction and operation of potential future public services facilities would be mitigated to less than significant, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant. The Blueprint SD PEIR concluded that at a program level of review, no feasible mitigation is available to reduce impacts and thus, direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

Fire Protection

Fire protection services in the City are provided by the San Diego Fire-Rescue Department (SDFD). The SDFD serves a total area of approximately 343 square miles and a population of approximately 1.4 million people. The SDFD currently has a total of 51 fire stations and nine permanent lifeguard stations. The Clairemont CPU area is served by three fire stations within the Clairemont CPU area including Station 25, Station 27, and Station 36. Fire Station 25 is located at 1972 Chicago Street in the southwestern portion of the CPU area. This station services 5.4 square miles within the Bay Park neighborhood and is equipped with one fire engine and one battalion chief's vehicle. Fire Station 27 is located at 5064 Clairemont Drive in the northern portion of the CPU area and serves the West Clairemont neighborhood. This station includes one fire engine and services 5.8 square miles. Fire Station 36 provides services to 5.32 square miles of the East Clairemont neighborhood and is located at 5855 Chateau Drive in the northeastern portion of the CPU area. Fire Station 36 includes an engine and medic unit. The Clairemont CPU area is additionally served by two fire stations in neighboring communities, including Station 23 in Linda Vista, ~~and~~ Station 28 in Kearney Mesa and Station 35 in University. The CPU identifies a potential new fire station near Marston Middle School generally southwest of Clairemont Drive and Balboa Avenue; however no specific location has been identified at this time. The Clairemont CPU includes policies that address the provision of fire-rescue services within the community, including Policy 8.8 which calls for identifying and pursuing funding to support the development and regular upgrading/expansion of stations, as necessary, to adequately respond to fires and emergencies; and Policy 8.9 which calls for maintaining and evaluating sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides. In addition to City resources and programs, fire safe councils are community-led organizations that provide opportunities for community members to organize and collaborate with local, state and federal fire agencies to manage fire risk.

Implementation of the Clairemont CPU would result in an increase in residential and non-residential development over existing conditions. The increase in development and associated demand for fire protection services could require the provision of new and/or improved fire stations and fire apparatus to maintain fire-rescue service ratios, response times, and other performance objectives, although actual needs and potential locations would be determined in the future as development occurs. The construction and operation of new and/or improved fire stations in the future could

result in environmental impacts, including but not limited to, disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. At the time future fire stations are proposed, they would require a separate environmental review and compliance with regulations in existence at that time as well as any additional project-specific mitigation measures would reduce potential environmental impacts related to the construction and operation of new fire stations. However, as the location and need for potential future fire stations cannot be determined at this time, it is unknown what specific impacts may occur or the extent of these impacts. Thus, it cannot be ensured that all impacts associated with the construction and operation of potential future fire protection facilities would be mitigated to less than significant. No feasible mitigation measures are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for public services impacts related to fire protection.

Police Protection

The San Diego Police Department (SDPD) provides police services to the City which is divided into nine divisions. The Clairemont CPU area is patrolled by the Northern Division Station, located at 4275 Eastgate Mall, north of the CPU area in the University Community Plan area. ~~The CPU area is also served by the Western Division Station at 5215 Gaines Street in the adjacent Linda Vista Community Plan area.~~ No new police stations are proposed as part of the Clairemont CPU. The Clairemont CPU includes policies which address the provision of police services within the community, including Policy 8.6 which calls for maintaining a close relationship between community alert groups, Neighborhood Watch Programs and the Police Department to increase awareness of community policing concerns; and Policy 8.7 which calls for maintaining and evaluating the need for additional police services such as Community Service Officer programs and police storefronts in villages.

Buildout of the Clairemont CPU would increase residential and non-residential development and associated demand for police services in the CPU area, which could result in the need for additional or expanded capacity of police stations to maintain police service ratios, response times, and other performance objectives, although actual needs and potential locations would be determined in the future as development occurs. The construction and operation of new and/or improved police facilities in the future could result in environmental impacts, including but not limited to, disturbances or conversion of habitat, water pollution during construction, increased noise levels, deterioration or alteration of historical resources and an increase in impermeable surfaces. At the time future police station projects are proposed, they would require a separate environmental review and compliance with regulations in existence at that time such as the City's ESL Regulations, Biology Guidelines, and Historical Resource Regulations, and any additional project-specific mitigation measures to reduce potential environmental impacts related to the construction and operation of these police stations. However, as the location and need for potential future police stations cannot be determined at this time, it is unknown what specific impacts may occur or the extent of these impacts. Thus, it cannot be ensured that all impacts associated with the construction and operation of potential future police facilities would be mitigated to a less than significant level. No feasible mitigation measures are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown. Impacts would be significant and

unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for public services impacts related to police protection and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Schools

The Clairemont CPU area is served by the San Diego Unified School District (SDUSD). SDUSD school facilities within the Clairemont CPU area are comprised of 12 elementary schools, seven middle schools, and four high schools. In addition, the San Diego Community College District operates Mesa Community College. No new schools are proposed as part of the Clairemont CPU. The proposed CPU includes policies that address the provision of school facilities to serve the community, including Policy 8.22: "Encourage the efficient use of land at San Diego Unified School District schools by increasing the number of classrooms, while still maintaining outdoor playground and field areas"; Policy 8.23: "Coordinate with the San Diego Unified School District to explore options for the provision of pre-kindergarten to 12th grade educational facilities"; and Policy 8.24: "Ensure that new, expanded or portable buildings, and public or semi-public uses on designated institutional land are compatible with the surrounding land uses".

Implementation of the Clairemont CPU would result in opportunities for more homes and jobs over existing conditions within the CPU area, which would generate additional students and could result in the need for additional school facilities within the community plan area. Government Code Sections 65995 and Education Code Section 17620 authorize school districts to impose facility mitigation fees on new development to address any increased enrollment that may result. Senate Bill 50 substantially revised developer fee and mitigation procedures for school facilities as set forth in Government Code Section 65996. The legislation provides that an acceptable method of offsetting a project's effect on the adequacy of school facilities is payment of a school impact fee prior to issuance of a building permit. Once paid, the school impact fees would serve as mitigation for project-related impacts to school facilities. As such, the City is legally prohibited from imposing additional mitigation related to school facilities, as payment of the school impact fees constitutes full and complete mitigation. Pursuant to these state laws, the school district is the authorized agency to collect mitigation fees to be used for school facilities and is responsible for any potential expansion of existing and/or development of new school facilities. This process is outside the jurisdiction of the City and therefore cannot be used as mitigation for this project.

While the payment of fees would provide funding for school districts to address future school capacity needs, the potential increase in students from implementation of the Clairemont CPU could impact the capacity of existing schools and could require the construction or expansion of new or existing school facilities. At the time future school projects are proposed, they would require a separate environmental review and compliance with regulations in existence at that time such as the City's ESL Regulations, Biology Guidelines, and Historical Resource Regulations, at which time project-specific environmental impacts would be identified and addressed and potential project features and/or any additional project-specific mitigation measures to reduce potential environmental impacts related to the construction and expansion of new or existing schools would be proposed. However, as the location and need for potential future schools cannot be determined at this time, it is unknown what specific impacts may occur or the extent of these impacts. While SDUSD would be responsible for the potential expansion of existing and/or development of new

school facilities within the Clairemont CPU area, potential physical impacts associated with the construction and operation of future school sites are not known at this time. Thus, it cannot be ensured that impacts associated with the construction and operation of future schools would be mitigated to a less than significant level. No feasible mitigation measures are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for public services impacts related to schools and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Libraries

Library services within the Clairemont CPU area are provided by the Balboa, North Clairemont Mesa, and Clairemont branches of the City's Public Library system. The Clairemont CPU area is located in Zone B (Beach/Northern Downtown) of the City's Library Master Plan (City 2023). The Library Master Plan recommends strategic investment into the existing branches in the Clairemont CPU area (Balboa, North Clairemont Mesa, and Clairemont). These identified branches are not recommended for major capital improvements in the Library Master Plan. While no new libraries are proposed as part of the Clairemont CPU, the Library Master Plan identifies the need for a new 25,000-SF library within the Clairemont community area. The CPU contains policies aimed at maintaining and enhancing library service within the community, including Policy 8.2~~7~~8: "Seek community input and participation in future development or expansion of library facilities serving the community"; Policy 8.2~~9~~30: "Support the expansion of existing library facilities to meet future demand which should address the following needs: technology, building upgrades, storage, and office space, and include the incorporation, expansion, and reconfiguration of community meeting room space; ~~and~~ Policy 8.~~30~~31: "Expand and renovate the Balboa, Clairemont, and North Clairemont Branch libraries to meet the needs of the community consistent with the Citywide Library Master Plan" and Policy 8.32: "Seek opportunities for a new 25,000 square foot library within Clairemont consistent with the recommendations of the Citywide Library Master Plan".

Implementation of the Clairemont CPU would result in more opportunities for homes and jobs over existing conditions within the CPU area, which would increase demand for library services. Future library facility projects would be subject to a separate subsequent environmental review and analyzed for compliance with the regulations existing at the time such as the Building Code, ESL Regulations, Biological Guidelines, and Historical Resource Regulations, Historical Resources Guidelines, tribal consultation requirements, and additional project-specific mitigation measures that would reduce potential environmental impacts associated with construction or expansion and operation of these new or existing library facilities. However, the potential specific impacts and extent of these impacts associated with the expansion, construction and operation of existing and future library facilities are unknown at this time. Thus, it cannot be ensured that impacts associated with the expansion, construction and operation of future library facilities would be mitigated to a less than significant level. No feasible mitigation measures are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for public services impacts related to libraries and

would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.12.2 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR related to public services. The Blueprint SD PEIR concluded that impacts associated with public services and facilities, including fire-rescue, police protection, schools, and libraries would be significant and unavoidable because it is not possible to ensure future site-specific impacts could be fully mitigated to less than significant at a program level. No mitigation was identified in the Blueprint SD PEIR. The proposed project would result in similar impacts to public services given the program level of review for the Clairemont CPU. As such, the project would result in significant and unavoidable public services impacts related to fire-rescue, police protection, schools, and libraries. The Clairemont CPU would not result in any new significant impacts related to public services, nor would it result in a substantial increase in the severity of impacts related to public services from those described in the Blueprint SD PEIR.

V.13 Recreation

V.13.1 Deterioration of Parks and Recreational Facilities

Blueprint SD PEIR

Recreation impacts related to deterioration of parks and recreational facilities are evaluated in Section 4.13.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would result in an increase in the use of existing neighborhood and regional parks and other recreational facilities which would result in the deterioration of these facilities.

The Blueprint SD Initiative includes a land use and policy framework that supports the maintenance and provision of new recreational facilities and incorporates policy documents such as the Parks Master Plan (City 2021) to guide the development, expansion, and enhancement of new and existing recreational facilities. The Blueprint SD PEIR noted that future CPUs, Specific Plans, and FPAs that are implemented in accordance with the Blueprint SD Initiative could identify potential recreational opportunities and provide regulations and policies which support and facilitate the development, expansion, and enhancement of park and recreational facilities. While the development of future site-specific recreational amenities could offset the potential increased use of existing recreational facilities, the Blueprint SD PEIR determined it is unknown where these future improvements would be located, the specific impacts and the extent of impacts that could result from providing these facilities, and to what extent these future facilities would be able to accommodate increases in demand for recreational facilities. Thus, the Blueprint SD PEIR concluded that because it could not be ensured that all future impacts would be mitigated to a less than significant level, direct and

cumulative impacts would be significant and unavoidable. No feasible mitigation measures were identified in the Blueprint SD PEIR.

Clairemont CPU

Existing public parks and recreation facilities within the Clairemont CPU area include three community parks, eight neighborhood parks, ten~~eight~~ joint-use facilities, two trail networks within City-owned and maintained open space areas, two trailheads and scenic overlooks, four recreation centers, and one aquatic complex. See Figure 11, *Parks and Recreation Facilities*, for existing and planned parks and recreation facilities. In addition, Tecolote Canyon Natural Park and Marian Bear Memorial Park provide passive recreation amenities along existing and maintained trails within the conserved MHPA area. Buildout of the Clairemont CPU would result in more opportunities for homes and jobs over existing conditions which could result in an increase in the use of existing parks and other recreational facilities, potentially resulting in the physical deterioration of these facilities.

The Clairemont CPU identifies new parks and recreational facilities, including one mini park (Brandywine Street Mini Park), one neighborhood park (Coral Rose Neighborhood Park), seven linear parks/pocket parks and trailheads (Ute Drive Linear Park, Acworth Avenue Trailhead Pocket Park, Regina Avenue Trailhead Pocket Park, Marian Bear Trailhead Pocket Park, Mt. Lawrence Linear Park, Mt. Lawrence Pocket Park, and Ogalala Canyon Trailhead ~~Linear~~ Pocket Park), six~~eight~~ joint-use facilities (Bay Park Elementary, ~~CPMA Middle, Hawthorne Elementary,~~ Holmes Elementary, Lafayette Elementary, Ross Elementary, and Toler Elementary~~, and Whitman Elementary~~ Schools), three recreation centers (Olive Grove, South Morena, and Mt. Abernathy), and one aquatic complex (South Morena).

The proposed CPU also includes a regulatory and policy framework which would facilitate the development of parks and recreational facilities in the CPU area. Subsequent site-specific development within the CPU's CEOZ boundaries would be required to comply with the supplemental development regulations in SDMC Section 132.1601 et seq. which require new development to provide public spaces such as plazas, urban greens, podiums, greenways, and paseos and associated amenities. New development within specific areas of the CPU's CEOZ areas would also be required to provide greenways, parkways and paseos in accordance with SDMC Sections 132.1620, 132.1625, and 132.1630. Specific public spaces requirements for development within the Rose Canyon Gateway Village are also provided in SDMC Section 132.1635.

Policies within the CPU Recreation Element that support the development of parks and recreational facilities include, but are not limited to, Policy 6.1: "Incorporate public spaces such as plazas, ~~promenades~~greenways, mini-parks, and squares as focal aspects of a village to encourage public interactions, gatherings, outdoor markets, and events"; Policy 6.7: "Pursue the implementation of the planned park sites and improvements to existing parks"; Policy 6.8: "Pursue land acquisition for the creation of new public parks, recreation facilities and public spaces as opportunities arise"; Policy 6.10: "Incorporate parks as part of the development of mixed-use villages to satisfy population-based park requirements" and Policy 6.14: "Pursue opportunities for new parks and recreation facilities through partnerships and joint-use agreements".

The development of future parks and recreational facilities within the Clairemont CPU area that could occur in accordance with the proposed CPU could offset the potential increased use of existing parks and recreational facilities and their associated deterioration; however, it is unknown to what extent these potential future facilities would be able to accommodate increases in demand for parks and recreational facilities as the population grows. As future development is proposed, individual private developments would be required to either pay Citywide park fees or provide public parks consistent with SDMC Section 142.0640(b)(8)(A-F). New development with the CPU's CEOZ areas would also be required to provide public spaces, greenways, parkways, paseos, and/or public parks pursuant to SDMC Section 132.1601 et seq. These public spaces can include recreational elements and provide additional opportunities for passive and active recreation in the community. However, despite compliance with the City's regulatory framework that requires individual developments to support funding for or construction of public park facilities, the additional growth that could occur within the Clairemont CPU area could increase the use and deterioration of existing recreational facilities. Thus, impacts would be potentially significant. No feasible mitigation measures beyond required regulatory compliance are available at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for recreation impacts related to deterioration of parks and recreational facilities and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.13.2 Construction or Expansion of Recreational Facilities

Blueprint SD PEIR

Recreation impacts related to construction or expansion of recreational facilities are evaluated in Section 4.13.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU could require the construction and/or expansion of parks and recreational facilities. While compliance with the regulations in existence at that time future individual projects are proposed would address potential environmental impacts related to the construction and operation of future park and recreational facilities, the Blueprint SD PEIR determined it is unknown where specific future developments would be located and what the specific environmental impacts and extent of impacts may be associated with providing these facilities. The Blueprint SD PEIR concluded that as it cannot be ensured that all impacts associated with the construction and operation of potential future parks and recreational facilities would be mitigated to less than significant, direct and cumulative impacts would be significant and unavoidable. No feasible mitigation measures were identified in the Blueprint SD PEIR.

Clairemont CPU

Buildout of the Clairemont CPU would result in increased development due to higher density residential and mixed-use village uses. Population growth associated with subsequent development within the community could result in an estimated total population of approximately 119,000 at buildout. The growth associated with these future developments could result in the need for the construction of new, or expansion of existing, recreational facilities. Based on a population of

119,000 people, the following population-based parks and recreation facilities are needed in the Clairemont CPU area to the City's Parks Master Plan (City 2021) standards:

- Parks and recreational facilities totaling approximately 11,900 recreational value points based on the Parks Master Plan standard of 100 Recreation Value-Base points per 1,000 residents.
- Recreation Center: 80,920 square feet of recreation center building space or five new recreation centers at 17,000 square feet of recreation center building space.
- Aquatic Complex: 2.4 aquatic complexes.

The total current recreation value points for existing parks and recreational facilities in the Clairemont community is ~~6,887~~ 3,710 points. The Clairemont CPU Recreation Element identifies several new parks and recreational facilities, as well as improvements to existing park and recreational facilities, to help achieve these standards. See Figure 11, *Parks and Recreation Facilities*, for depictions of existing and planned park and recreational facilities. Identified new facilities include one mini park (Brandywine Street Mini Park), one neighborhood park (Coral Rose Neighborhood Park), seven linear parks/pocket parks and trailheads (Ute Drive Linear Park, Acworth Avenue Trailhead Pocket Park, Regina Avenue Trailhead Pocket Park, Marian Bear Trailhead Pocket Park, Mt. Lawrence Linear Park, Mt. Lawrence Pocket Park, and Ogalala Canyon Trailhead ~~Linear~~ Pocket Park), six~~eight~~ joint-use facilities (Bay Park Elementary, ~~CPMA Middle,~~ Hawthorne Elementary, Holmes Elementary, Lafayette Elementary, Ross Elementary, and Toler Elementary~~, and Whitman Elementary~~ Schools), three recreation centers (Olive Grove, South Morena, and Mt. Abernathy), and one aquatic complex (South Morena). The Standley Joint-Use Aquatic Center in the adjacent University Community Plan area and a planned aquatic complex at Hickman Field in the Kearny Mesa Community Plan area will support multiple communities including Clairemont. The CPU Recreation Element also contains several policies that support expansions and enhancements to existing parks and the implementation of new park facilities. Of note are Policy 6.7: "Pursue the implementation of the planned park sites and improvements to existing parks"; Policy 6.9: "Purse the implementation of recreation centers and aquatic centers to serve the community"; ~~and~~ Policy 6.10: "Incorporate parks as part of the development of mixed-use villages to satisfy population-based park requirements"; and Policy 6.34: "Support the development of multi-level recreation centers that maximize limited land availability, expand indoor recreation opportunities, and integrate complementary uses (such as community gathering spaces, fitness facilities, and classrooms) to serve a range of users and age groups".

The Clairemont CPU also includes a regulatory and policy framework which would facilitate the development of parks and recreational facilities in the CPU area. As discussed above in Section V.13.1, future development within the CPU's CEOZ boundary would be required to comply with the supplemental development regulations in the SDMC Section 132.1601 et seq. which require the development of public spaces such as plazas, urban greens, podiums, greenways, and paseos and associated amenities in certain areas of the community. New development within specific areas of the CPU's CEOZ areas would also be required to provide, greenways, parkways, paseos, and/or public parks in accordance with SDMC Sections 132.1620, 132.1625, 132.1630, and 132.1635. As future development is proposed, individual private developments would be required to either pay citywide park fees or provide public parks consistent with SDMC Section 142.0640(b)(8)(A-F).

Additionally, the proposed CPU includes policies which encourage the development of new recreational opportunities along transit corridors.

The Clairemont CPU does not propose the implementation of any specific parks or recreational facility projects at this time; however, subsequent development that occurs in accordance with the Clairemont CPU could result in the construction and/or expansion of parks and recreational facilities within the community. The construction and operation of new and/or expanded parks and recreational facilities could result in environmental impacts, including but not limited to, disturbances or conversion of habitat, water pollution during construction, impacts to historical and cultural resources, increased noise levels, and an increase in impermeable surfaces. At the time future site-specific parks and recreational facility projects are proposed, they would require a separate environmental review and compliance with regulations in existence at that time such as the City's LDC, ESL Regulations, Biology Guidelines, and Historical Resource Regulations as well as any additional project-specific mitigation measures to reduce site-specific potential environmental impacts related to the construction and operation of these parks and recreational facilities. While the CPU identifies potential locations of new parks and recreational facilities, as the specific location of potential future parks and recreational facilities cannot be determined at this time, it is unknown what specific impacts may occur and the extent of these impacts. Thus, as it cannot be ensured that all impacts associated with the construction and operation of potential future parks and recreational facilities would be mitigated to a less than significant level, impacts would be potentially significant. No feasible mitigation measures beyond required regulatory compliance with the Parks Master Plan standards and SDMC Section 142.0640(b) are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for recreation impacts related to construction or expansion of recreational facilities.

V.13.3 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR related to recreation. The Blueprint SD PEIR concluded that recreation impacts related to deterioration of parks and recreational facilities and construction or expansion of recreational facilities would be significant and unavoidable because it is not possible to ensure future impacts could be fully mitigated to less than significant at a program level. No mitigation was identified in the Blueprint SD PEIR. The proposed project would result in similar impacts related to recreation given the program level of review for the Clairemont CPU. As such, the project would result in significant and unavoidable recreation impacts related to deterioration of parks and recreational facilities and construction or expansion of recreational facilities. The Clairemont CPU would not result in any new significant recreation impacts, nor would it result in a substantial increase in the severity of recreation impacts from those described in the Blueprint SD PEIR.

V.14 Transportation

V.14.1 Transportation Policy Consistency

Blueprint SD PEIR

Transportation impacts related to transportation policy consistency are evaluated in Section 4.14.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded the Blueprint SD Initiative, Hillcrest FPA, and University CPU would support improved pedestrian, bicycle, and transit facilities and foster increased safety for alternative transportation modes by facilitating higher density development within areas closer to existing and planned transit. Additionally, the Blueprint SD PEIR noted that the Blueprint SD Initiative, Hillcrest FPA, and University CPU provides policies that support improvements to pedestrian, bicycle, transit, and roadway facilities while reducing per capita VMT and increasing alternative mode share. Thus, the Blueprint SD PEIR concluded the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not conflict with an adopted program, plan, ordinance, or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities, and direct and cumulative impacts would be less than significant.

Clairemont CPU

The Clairemont CPU would not conflict with applicable adopted transportation policies, plans, and programs including those supporting pedestrian, bicycle, and transit facilities. The proposed CPU would allow for an increase in residential and mixed-use village development near existing transit facilities and activity centers and also along transit corridors, consistent with the planned regional transportation network in SANDAG's 2021 Regional Plan (SANDAG 2021), see Figure 4, *Land Use Map*, for depiction of the proposed land uses in relation to transit. The Village Climate Goal Propensity Map, which was developed with the regional transportation network in mind, provides a framework for directing land uses within areas that would align with existing and planned transit infrastructure. The overall goal is to increase opportunities for homes and jobs in locations that would cause a shift in mode share from single occupancy vehicles to walking/rolling, bicycling, and transit use as planned transit infrastructure is implemented. The land use framework provided in the Clairemont CPU would facilitate development consistent with the Village Climate Goal Propensity Map to help achieve the overall goal of reducing citywide per capita VMT that is consistent with and supportive of the goals of the City's General Plan, CAP, and SANDAG's 2021 Regional Plan, because it supports transit-oriented, mixed-use development. Within the Clairemont CPU area, increases in density are consistent with the land use and policy framework identified in the Village Climate Goal Propensity Map, allowing for increases in density in locations near existing or planned transit infrastructure to support shifts in mode share and reductions in per capita VMT.

The Clairemont CPU is consistent with adopted policies, plans, and programs supporting the transportation system, as it includes policies that support improvements to pedestrian, bicycle, transit, and roadway facilities while encouraging a shift towards sustainable travel modes and advancing goals to reduce GHG emissions and per capita VMT. Policies within the Clairemont CPU

that would align with policies in the General Plan, the City's CAP, and SANDAG's 2021 Regional Plan include, but are not limited to:

- Policy 3.1: Support implementation of physical and operational street improvements to support the City's Vision Zero initiative, such as roundabouts, traffic calming measures, pedestrian hybrid beacons, and lead pedestrian intervals, where appropriate, to improve safety and visibility, reduce crossing distances, and reduce speeds and conflicts with motorists.
- Policy 3.2: Develop an interconnected network of Cc~~o~~mplete Ss~~t~~reets throughout the community that safely accommodates multiple travel modes and users of all ages and abilities while providing adequate person throughput capacity, service quality, and travel times.
- Policy 3.8: Provide pedestrian treatments, such as high-visibility pavement markings, bulb-outs/curb extensions, mid-block crossings, pedestrian-scale lighting, and landscaped buffers, to create safe and more inviting walking environments along designated pedestrian districts and corridors route types as well as around mixed-use villages, schools and parks.
- Policy 3.18: Enhance safety, comfort, and accessibility for all levels of bicycle riders with improvements such as wayfinding and markings, bicycle signals, bike boxes, buffered bike lanes, separated bikeways, and protected intersections.
- Policy 3.20: Introduce traffic calming measures to improve pedestrian and bicyclist safety and comfort, and to reduce speeding and traffic diversion from arterial streets onto residential streets, local streets, and alleyways. Implement traffic calming measures, as appropriate, along streets with designated Class III Bicycle Routes and/or other streets intended to become bicycle boulevards.
- Policy 3.21: Provide and support a continuous network of safe, convenient, and attractive bicycle facilities that connect Clairemont with other communities and to the regional bicycle network, with the recommended classifications in Figure 3-2: Planned Bicycle Facilities Map of the Clairemont CPU. Implementation of these bikeways should be considered as streets are resurfaced or right-of-way becomes available.
- Policy 3.24: Work with SANDAG and Caltrans to assess the feasibility of shared-use pedestrian and bicycle connections across the Interstate-5 freeway near light rail stations, and to/from Pacific Beach and Mission Bay Park. These connections could include new active transportation bridges, cantilevered expansions of existing bridges, a skyway or other innovative options.
- Policy 3.31: Collaborate with MTS and SANDAG to develop mobility hubs in all villages, including those identified in Figure 3-3: Existing and Planned Transit Map of the Clairemont CPU, to encourage transit ridership, support multimodal travel, and provide first- last mile connections.
- Policy 3.33: Promote accessibility and increase opportunities to connect all modes of transportation to the light rail and villages, through connections that could include designated transit corridors equipped with transit priority treatments, closed loop systems and local shuttles, and multi-use paths or separated bikeways parallel to major streets.

- Policy 3.37: Work with SANDAG to assess the feasibility of a skyway from the Community Core Village to the Balboa Avenue Trolley Station.
- Policy 3.3~~7~~8: Repurpose and designate a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestions-reducing mobility forms. The lane configurations and type of use are contingent upon needs.
- Policy 3.3~~8~~9: Support extending Knoxville Street south to West Morena Boulevard to create a new "T" intersection. Assess feasibility and determine a preferred alignment of the Knoxville Street extension and intersection control at Knoxville Street and West Morena Boulevard.
- Policy 3.48: Facilitate the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize traffic congestion, maximizing parking efficiency, manage transportation and parking demand, and improve environmental awareness and neighborhood quality.

Based on the above, the Clairemont CPU would support citywide and regional programs, plans, ordinances, or policies addressing the transportation system, including pedestrian, bicycle, transit, and roadways facilities (see Figure 6, *Planned Pedestrian Route Types,* Figure 7, *Planned Bicycle Facilities,* and Figure 8, *Existing and Planned Transit*). Impacts would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for transportation impacts related to transportation policy consistency and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.14.2 Vehicle Miles Traveled

Blueprint SD PEIR

Transportation impacts related to VMT are evaluated in Section 4.14.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that the Blueprint SD Initiative, Hillcrest FPA, and University CPU would have a significant VMT impact at the program level due to residential, employment, and retail VMT exceeding 85 percent of the Base Year regional means. Although the model results show that VMT per Capita (residents) for the Blueprint SD Initiative, Hillcrest FPA, and University CPU, and VMT per Employee (employment) for the Blueprint SD Initiative and Hillcrest FPA would fall below the City's significance thresholds, these model results assume full implementation of the SANDAG 2021 Regional Plan transportation investments, which cannot be ensured. For the University CPU, even assuming full implementation of the SANDAG 2021 Regional Plan transportation investments, VMT per Employee would be 85.3 percent of the Base Year regional mean, resulting in a significant VMT per Employee impact under the University CPU. Overall, due to the fact that completion of all the SANDAG 2021 Regional Plan transportation investments cannot be ensured, and future project-specific review is required in accordance with the City's Transportation Study Manual (TSM), at a program level of review, the Blueprint SD PEIR concluded direct and cumulative residential and employment VMT impacts would be significant for the Blueprint SD Initiative, Hillcrest FPA, and University CPU. The Blueprint SD PEIR concluded that direct and cumulative retail VMT impacts

would be significant for the Blueprint SD Initiative and the University CPU at the program level, but less than significant for the Hillcrest FPA because all retail would be locally serving due to size limitations imposed by the City's base zoning in this area.

The Blueprint SD PEIR includes mitigation measures for future development projects and future community plan updates. MM-TRANS-1 reinforces required compliance with the City's Mobility Choices Ordinance (SDMC Section 143.1103 et seq.) and the City's TSM for future discretionary projects, including preparation of a VMT analysis and local mobility analysis, where applicable. MM-TRANS-2 requires future community plan updates to demonstrate that future residential and nonresidential VMT levels are below the City's CEQA Significance Determination Thresholds on a citywide basis, with the full implementation of the SANDAG 2021 Regional Plan. The Blueprint SD PEIR concluded that VMT impacts would be significant even after implementation MM-TRANS-1 and MM-TRANS-2 because (1) it cannot be determined with certainty whether all future site-specific project level impacts could be reduced to below a level of significance, and (2) it cannot be guaranteed that completion of all the SANDAG 2021 Regional Plan transportation investments will occur. Therefore, the Blueprint SD PEIR concluded that impacts associated with residential, employment, and retail VMT would be significant and unavoidable.

Clairemont CPU

The City prepared a VMT analysis for the project, which is included as Attachment 7 to this Addendum.

Since the adoption of the Blueprint SD PEIR, land use assumptions for the Clairemont CPU have been refined to include increased housing capacity and expanded mixed-use development opportunities at the Clairemont Town Square, Community Core (within the Balboa Mesa Shopping Center), and Clairemont Drive Village Areas. Each of these areas align with the Climate Smart Village Areas identified in the Village Climate Goal Propensity Map. The proposed project also focuses on increasing employment opportunities along major transit corridors, including Balboa Avenue and Genesee Avenue, and near the Balboa Avenue and Clairemont Drive Trolley Stations, reinforcing transit-oriented development and access to job centers. Collectively, these land use strategies support the General Plan's goals, as amended by the Blueprint SD Initiative, by promoting high-density housing near transit, locating housing and services near employment centers, creating vibrant mixed-use villages, and directing growth to areas with strong multimodal connections.

In accordance with Blueprint SD PEIR mitigation measure MM-TRANS-2, a VMT Assessment was prepared to analyze potential VMT impacts related to residential, employment, and retail uses. The modeling for the Blueprint SD Initiative included the planned regional mobility network, investments, and policies from the 2021 Regional Plan, as described in Section 3.5 of the Blueprint SD PEIR. Building on this foundation, the Clairemont CPU proposes additional mobility improvements that directly support the proposed project's land use vision of mixed-use villages connected to surrounding neighborhoods by a balanced, multimodal transportation network. The Clairemont CPU's proposed mobility system aims to enhance existing infrastructure with Complete Streets elements and improve transit access by establishing a safe, interconnected active transportation network. Key enhancements consist of operational upgrades, transit priority measures, and the retrofit of existing streets to accommodate pedestrian and bicycle infrastructure.

These improvements strengthen both existing and new multimodal connections across Clairemont. Overall, the multimodal changes proposed in the Clairemont CPU do not conflict with SANDAG's 2021 Regional Plan model assumptions used for the Blueprint SD Initiative. Instead, they refine and expand the community's transportation network in ways that promote greater mode choice for residents and visitors, encourage a shift toward sustainable travel options, and advance regional goals to reduce GHG emissions and VMT.

The Clairemont CPU's refined land use and mobility proposals remain broadly consistent with those in Blueprint SD Model Run 2 (Model Run 2). This consistency, along with the validation of the model's underlying land use and travel forecast assumptions, supports the conclusion that Model Run 2 provides a conservative and appropriate analytical foundation for evaluating the Clairemont CPU's projected population, associated travel patterns, and VMT impacts. Additional details on the validation of Model Run 2 for the proposed project are provided in Attachment 7.

Residential and Employment VMT

Table 7 presents the Clairemont Community Plan Area's VMT efficiency metrics for Base Year conditions, which is the best available data to represent existing VMT conditions. Under Base Year conditions, Clairemont's VMT per Capita (residents) is 18.2, and its VMT per Employee (employment) is 19.4, representing 95 percent and 102 percent of the Base Year regional means, respectively. Since both of these metrics are above 85 percent of the regional means, the community exceeds the established VMT significance thresholds. Therefore, in accordance with the City's CEQA Significance Determination Thresholds and TSM VMT screening criteria, a VMT impact analysis is required for the Clairemont CPU, as the community is not currently considered VMT efficient for both residential and employment land uses.

Table 7
BASE YEAR VMT METRICS – CLAIREMONT COMMUNITY PLAN AREA

VMT Efficiency Metrics	2016 Base Year		
	2016 Regional Mean[1]	Clairemont CPU Area Mean[2]	Percent of 2016 Regional Mean
VMT per Capita (Residents)	19.1	18.2	95%
VMT per Employee (Employment)	19.1	19.4	102%

[1] Source: SANDAG ABM 2+ RP 2021, 2016 Base Year Scenario, VMT Report Scenario ID 186
[2] Source: SANDAG ABM 2+ RP 2021, 2016 Base Year Scenario, TFIC SB 743 VMT Maps Scenario ID 458
See Attachment 7 Appendix C-1, C-2, and C-3 for VMT Reports and SANDAG Traffic Forecast Information Center (TFIC) data

By 2050, with the implementation of the Clairemont CPU, VMT efficiency in the Clairemont community is projected to improve compared to the Base Year conditions shown in Table 7. As presented in Table ~~9~~8, the estimated 2050 VMT per Capita is 15.2 and VMT per Employee is 13.1, equating to 80 percent and 69 percent, respectively, of the Base Year regional means. With the proposed land use changes and full implementation of the 2021 Regional Plan, VMT associated with residential and employment uses would remain below the 85 percent significance thresholds at full buildout of the Clairemont CPU. However, consistent with the analysis in the Blueprint SD PEIR, at a

program level of analysis, VMT impacts would be significant because it cannot be ensured that full implementation of the SANDAG Regional Plan's transportation investments will occur.

Future discretionary projects in the Clairemont CPU area would be required to implement MM-TRANS-1 which reinforces required compliance with the City's Mobility Choices Ordinance (SDMC Section 143.1103 et seq.) and the City's TSM, including preparation of a VMT analysis and local mobility analysis, where applicable. Although compliance with the Mobility Choices Ordinance is anticipated to result in the implementation of infrastructure improvements that could result in per capita VMT reductions, at a program level of analysis, it cannot be determined with certainty whether implementation of the required improvements would be implemented at the time a future development project's VMT impacts could occur and whether those improvements would reduce VMT impacts to below a level of significance. Additionally, not all types of development are subject to the Mobility Choices Regulations as detailed in SDMC Section 143.1102. Therefore, the Clairemont CPU would not result in new significant impacts or a substantial increase in the severity of transportation impacts previously identified in the Blueprint SD PEIR.

Table ~~98~~
RESIDENT AND EMPLOYEE VMT ANALYSIS FOR THE CLAIREMONT COMMUNITY PLAN UPDATE

VMT Efficiency Metrics	2016 Regional Mean[1]	Impact Threshold	2050 Clairemont CPU		
		85% of Base Year Regional Mean[1,2]	Clairemont CPU Area Mean[2]	Percent of 2016 Regional Mean	Exceeds Threshold[3] (YES/NO)
VMT per Capita (Residents)	19.1	16.2	15.2	80%	NO
VMT per Employee (Employment)	19.1	16.2	13.1	69%	NO

[1] Source: SANDAG ABM 2+ RP 2021, 2016 Base Year Scenario, VMT Report Scenario ID 186
[2] Source: SANDAG ABM 2+, Blueprint Model Run 2 Scenario - SB 743 VMT Report, Scenario ID 320
[3] Threshold is 85% of the 2016 Regional Mean VMT per Capita or VMT per Employee, respectively.
See Attachment 7 Appendix C-3 and C-4 for VMT Reports

Retail VMT

While the metrics and thresholds in Table 3-1 of Attachment 7 are appropriate for project-level analysis, both the Governor's Office of Land Use and Climate Innovation (LCI), formerly the Office of Planning and Research, and the City recognize that large-scale land use plans should evaluate residential, employment and retail land uses in aggregate. It is not feasible to isolate the component of VMT attributable solely to proposed retail land uses, as regional VMT reflects a combination of factors including population and employment growth, land use changes, transportation network modifications, and policy shifts. For this reason, it is more appropriate to address VMT impacts and potential mitigation measures for retail uses at the project level.

At this programmatic level analysis, the proposed retail land uses in the Clairemont CPU are expected to be locally serving and intended to meet the needs of the community. New retail-related uses per the Clairemont CPU would be community, neighborhood, or arterial commercial shopping/retail uses that would be primarily concentrated within the mixed-use village areas,

corridors and nodes with the intention to support growth. There is no new regional shopping center land use proposed as part of the Clairemont CPU. Locally serving retail uses help shorten travel distances and reduce overall VMT and are therefore presumed to result in a less-than-significant transportation impact per LCI and the City's TSM. As discussed in Attachment 7, these retail uses would support a live/work/play environment within densified, mixed-use areas that encourage transit use and other sustainable transportation options. Accordingly, the proposed project's retail-related VMT impacts would be less than significant and would neither create new significant impacts nor exacerbate any retail VMT impacts identified in the Blueprint SD PEIR.

In accordance with MM-TRANS-2, future community plan updates are required to demonstrate that future residential and nonresidential VMT levels are below the City's CEQA Significance Determination Thresholds on a Citywide basis with full implementation of the SANDAG Regional Plan. The VMT analysis for the Clairemont CPU uses Model Run 2 of the Blueprint SD PEIR as those land uses closely match the proposed density for the Clairemont CPU. Model Run 2 of the Blueprint SD PEIR assumes full implementation of the SANDAG Regional Plan's transportation improvements. As shown in Table 9, Model Run 2 of the Blueprint SD Initiative is projected to result in residential and employment VMT levels below 16.2, which represents 85 percent of the Base Year regional means and serves as the significance impact threshold under CEQA for this analysis.

Table ~~10~~9
CITYWIDE RESIDENT AND EMPLOYEE VMT ANALYSIS FOR THE BLUEPRINT SD PEIR MODEL RUN 2

VMT Efficiency Metrics	2016 Regional Mean[1]	Impact Threshold	2050 Blueprint SD (Scenario 2)		
		85% of Base Year Regional Mean[1,2]	Citywide Mean[2]	Percent of 2016 Regional Mean	Exceeds Threshold[3] (Y/N)
VMT per Capita (Residents)	19.1	16.2	13.9	73%	NO
VMT per Employee (Employment)	19.1	16.2	13.8	72%	NO

[1] Source: SANDAG ABM 2+ RP 2021, 2016 Base Year Scenario, VMT Report Scenario ID 186
[2] Source: SANDAG ABM 2+, Blueprint Model Run 2 Scenario - SB 743 VMT Report, Scenario ID 320
[3] Threshold is 85% of the 2016 Regional Mean VMT per Capita or VMT per Employee, respectively.
See Attachment 7 Appendix C-3 and C-4 for VMT Reports

As detailed in Attachment 7, the Clairemont CPU aligns with the Blueprint SD Initiative's land use framework and mobility strategies. With full implementation of the SANDAG Regional Plan, VMT per Capita and VMT per Employee associated with the Clairemont CPU's residential and employment land uses would not exceed the 85 percent thresholds at buildout of the Clairemont CPU. As stated above, it is anticipated that the proposed retail land uses in the Clairemont CPU area would be locally serving and therefore, the VMT impact due to retail development would be less than significant. Therefore, the City has satisfied the requirements of MM-TRANS-2, and the Clairemont CPU would not result in new significant impacts or a substantial increase in the severity of previously identified impacts compared to the Blueprint SD PEIR.

V.14.3 Design Features

Blueprint SD PEIR

Transportation impacts related to design features are evaluated in Section 4.14.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR noted that proposed improvements to roadways or amenities would undergo review and approval by the City Engineer and would be subject to compliance with applicable City standards, including the City's Street Design Manual. As a result, the Blueprint SD PEIR determined that a substantial increase in hazards or incompatible uses would not occur from implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU. As such, the Blueprint SD PEIR concluded direct and cumulative impacts would be less than significant.

Clairemont CPU

The Clairemont CPU mobility network accommodates all modes of transportation. The future design of roadways and roadway modifications, such as retrofitting existing streets with pedestrian and bicycle facilities, would be required to adhere to applicable federal, state, and City regulations and design criteria, which contain provisions to minimize roadway hazards. Compliance with these standards including, but not limited to, the City's SDMC, Standard Drawings, and Street Design Manual, to the satisfaction of the City Engineer, would avoid impacts related to roadway hazards due to design features or incompatible uses. Furthermore, the Clairemont CPU calls for multimodal transportation improvements that are intended to improve mobility and safety for all users. Enhancements include implementation of separated bikeways (CPU Mobility Element Policies 3.11, 3.12, and 3.15, see Figure 7, *Planned Bicycle Facilities*); roundabouts, traffic calming measures, roadway features that eliminate crash prone conflicts, and protected intersections (Policy 3.43); and street design improvements to advance the City's Vision Zero goals (Policy 3.1). Further, the Clairemont CPU includes policies that call for the preparation of future studies along specific roadways including but not limited to: Policy 2.19: Coordinate with SANDAG to consider a future light rail transit station at Jutland Drive to serve employees and community members, and support a community plan amendment to allow a mix of uses within walking distance of the potential new station; Policy 3.37: Work with SANDAG to assess the feasibility of a skyway from the Community Core Village to the Balboa Avenue Tolley Station; Policy 3.~~39~~40: Support a feasibility study to analyze extending Damon Avenue to Morena Boulevard to serve as a primary entrance and create an east-west main street through the village with pedestrian and bicycle facilities; and Policy: 3.~~41~~: ~~Conduct corridor studies along Genesee Avenue, Clairemont Mesa Boulevard and Balboa Avenue to e~~Evaluate alternatives for repurposing right-of-way along Genesee Avenue, Clairemont Mesa Boulevard and Balboa Avenue to support active transportation and transit improvements with~~; and~~ consider~~ation to~~ future development emergency access requirements, parking and safety improvements, where appropriate. The project does not propose incompatible uses that could increase hazards. Impacts related to hazardous design features would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for transportation impacts related to design features and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.14.4 Emergency Access

Blueprint SD PEIR

Transportation impacts related to emergency access are evaluated in Section 4.14.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that throughout the City and beyond, there are generally adequate emergency evacuation routes through the major interstate system, local highways, and prime arterials, including within the Hillcrest FPA and University CPU areas. The Blueprint SD PEIR further determined that implementation of specific policies and roadway improvements within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would have the potential to reduce traffic congestion and improve circulation efficiency thereby improving emergency access. Future development in accordance with the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be required to comply with applicable City codes related to emergency access, including the City's Fire Code and the SDMC, reviewed for consistency with policies related to emergency access, and forwarded to the City Fire Marshall to ensure adequate emergency access. Through implementation of project-specific requirements for roadway improvements consistent with the Fire Code, TSM, and the SDMC, and adherence to City policies and regulations, the Blueprint SD PEIR concluded that direct and cumulative impacts associated with emergency access would be less than significant.

Clairemont CPU

Buildout of the Clairemont CPU would result in an increase in residential and non-residential development over existing conditions within the CPU area. Emergency personnel and residents would use existing roadways and prime arterials with the proposed improvements identified in the Clairemont CPU and freeways for emergency access and emergency evacuation purposes.

Emergency access and emergency evacuation for the Clairemont CPU area would be provided by the surrounding freeways, including:

- I-5, accessible via Balboa Avenue, Clairemont Drive, and Tecolote Road;
- I-805, accessible via Balboa Avenue, Clairemont Mesa Boulevard, and Mesa College Drive;
- SR-163, accessible via Mesa College Drive and Genesee Avenue; and
- SR-52, accessible via Genesee Avenue and Clairemont Mesa Boulevard.

As part of the Clairemont CPU, modifications to certain local roadways that provide emergency access and evacuation routes are proposed. See Figure 9, *Planned Street Classification*, for details. These modifications may include the repurposing of existing right-of-way for active transportation facilities, traffic calming measures, transit priority treatments, and transit flexible lanes which could result in reductions to vehicular lane capacity. However, in the event of an emergency, planned lane reductions, including portions of Clairemont Drive, would not impede emergency operations. The full width of the existing right-of-way, including the bikeways, would be available for use by emergency vehicles and for vehicular evacuation, as directed by emergency personnel. Emergency-imposed traffic routing and controls could also be implemented to redirect vehicles away from a hazard or an affected area.

Consistent with the General Plan Mobility Element, the design of new or modified streets must consider the needs of emergency vehicles, even when features such as traffic calming are incorporated. Further, the Clairemont CPU includes policies 3.1 and 3.43 supporting operational improvements to facilitate the safe, efficient ingress and egress of all vehicles, including emergency vehicles.

In addition to these vehicular transportation routes, the Clairemont CPU area is served by the Mid-Coast Trolley Line, which could facilitate emergency evacuation efforts. The highest intensity development within the CPU area is focused around areas with access to transit access and major transportation corridors, enhancing emergency response capabilities. Future planned transit improvements would further strengthen mobility and emergency response capabilities.

The Clairemont community has limited north-south street connectivity. Genesee Avenue serves as the primary north-south roadway, with regional north-south connections provided by I-5 and I-805 along the western and eastern boundaries of the community, respectively. The CPU proposes repurposing and designating a dedicated travel lane in each direction along Genesee Avenue between SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms (Policy 3.3~~7~~8). The proposed flex lanes along Genesee Avenue are intended to increase transit use, which would alleviate traffic congestion and improve multimodal circulation efficiency. These lanes could also be utilized as needed for emergency access, thereby enhancing emergency response capabilities along the corridor.

The CPU further includes policies supporting transit priority measures and the implementation of Intelligent Transportation Systems (ITS) infrastructure (refer to Policies 3.48 and 3.49). As these systems are implemented, they would enhance the operational efficiency of the transportation network, further improving emergency access and overall mobility.

Future individual development projects under the Clairemont CPU would be required to comply with applicable City codes related to emergency access, including the City's Fire Code and the SDMC, and forwarded to the City Fire Marshall to ensure adequate emergency access. Additionally, subsequent discretionary projects would be reviewed for consistency with CPU policies related to emergency access. As future development consistent with the Clairemont CPU is proposed, the City would consider the adequacy of emergency access and emergency evacuation routes. Generally, the anticipated location of future development would have ready access to transit and major transportation corridors. Based on the existing roadway network in place combined with improvements required by the City as development occurs and required consistency with City regulations related to emergency access, impacts related to emergency access would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for transportation impacts related to emergency access and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.14.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR with respect to transportation. The Blueprint SD PEIR concluded transportation impacts related to transportation

policy consistency, design features, and emergency access would be less than significant, and no mitigation was required. Likewise, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system; would not substantially increase hazards due to design features or incompatible uses; and would not result in inadequate emergency access. With full implementation of the CPU's refined land use and mobility proposals, along with SANDAG's 2021 Regional Plan, the proposed project's VMT efficiency metrics (i.e., VMT per Capita and VMT per Employee) would not exceed the 85 percent thresholds at full buildout, resulting in less-than-significant VMT impacts. Additionally, the CPU's proposed retail land uses are expected to be locally serving, and therefore the retail-related VMT impact would also be less than significant. However, the Blueprint SD PEIR concluded that, at a programmatic level of analysis, VMT impacts would remain significant due to uncertainties surrounding full implementation of SANDAG Regional Plan's transportation investments and the ability of all future development in Clairemont to effectively reduce VMT impacts to below significant levels. Nonetheless, the Clairemont CPU would not result in any new significant transportation impacts, nor would it result in a substantial increase in the severity of transportation impacts from those described in the Blueprint SD PEIR.

V.15 Tribal Cultural Resources

V.15.1 Tribal Cultural Resources

Blueprint SD PEIR

Impacts related to tribal cultural resources are evaluated in Section 4.15.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that while compliance with existing regulations including the City's Historical Resources Regulations, Historical Resources Guidelines, and tribal consultation requirements, and implementation of applicable General Plan and Community Plan policies would provide for the protection of tribal cultural resources and would minimize potential impacts, it is not possible to ensure the successful preservation of all tribal cultural resources at a program level of review. Pursuant to SDMC Section 143.0260, a potential deviation from the City's Historical Resources Regulations may be considered if a proposed development cannot to the maximum extent feasible comply with the regulations so long as the decision maker makes the applicable findings in SDMC Section 126.0505.~~126.0504.~~ Given the potential that future development could request deviations under the Historical Resources Regulations, the Blueprint SD PEIR determined it cannot be ensured that all impacts to tribal cultural resources would be avoided or minimized and concluded direct and cumulative impacts would be significant.

In an effort to determine the potential for Tribal Cultural Resources to be impacted as a result of project implementation, Native American Tribes were engaged. Tribal consultation in accordance with SB 18 was initiated by the City in July 2021 for both the Blueprint SD Initiative (including the Hillcrest FPA) and the University CPU. The City received responses from three Tribes. On July 23, 2021, Ray Teran from the Viejas Band of Kumeyaay Indians provided comments on the project. The City of San Diego responded to the correspondence from the Viejas Band of Kumeyaay Indians on July 26, 2021. On August 13, 2021, Dennen Pelton from the Rincon Band of Luiseno Indians provided

a response to the notice identifying the project as being outside of the Band's specific Area of Historic Interest. On April 10, 2024, Daniel Tsosie, the cultural resource manager from the Campo Band of Mission Indians requested consultation under SB 18 for the Blueprint SD Initiative. A consultation meeting was scheduled with Mr. Tsosie on April 23, 2024, but was cancelled by the Tribal representative. The consultation meeting was rescheduled to May 1, 2024, in which Mr. Tsosie began consultation with City staff regarding the Cultural Resources Sensitivity Maps and associated mitigation measure. Consultation with Mr. Tsosie was concluded on May 15, 2024, and the City made note of the recommendations.

On November 3, 2023, the City delivered AB 52 notifications for the Blueprint SD Initiative, including the Hillcrest FPA and the University CPU, to the Iipay Nation of Santa Ysabel, the Jamul Indian Village, the San Pasqual Band of Diegueno Mission Indians, and the Campo Band of Diegueno Mission Indians. Subsequent emails were delivered on November 17, 2023, November 20, 2023, and January 26, 2024. No responses were received from three of the Tribes. One request for consultation was received from Ms. Angelina Gutierrez from the San Pasqual Tribe of Mission Indians on November 6, 2023. The City responded to this request and contacted Ms. Gutierrez seeking to schedule a meeting on November 13, 2023, and December 7, 2023 to attempt to schedule an AB 52 consultation meeting, but did not receive a response.

The Blueprint SD PEIR includes mitigation that requires all discretionary development projects consistent with the Blueprint SD Initiative, Hillcrest FPA, and University CPU to implement Blueprint SD PEIR MM-HIST-2, which includes measures to minimize impacts to tribal cultural resources. This mitigation, combined with General Plan and applicable community plan policies promoting the protection of tribal cultural resources, compliance with CEQA and PRC Section 21080.3.1 requiring the opportunity for tribal consultation and the City's Historical Resources Regulations, which require review of all development projects which have the potential to impact historical resources, would reduce the program-level impact related to tribal cultural resources. However, the Blueprint SD PEIR concluded that at the program level without project-specific development plans and the potential for deviations to be allowed, it cannot be ensured that all potential impacts to tribal cultural resources would be fully avoided or minimized. Direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

As part of the Cultural Resources Constraints Sensitivity Analyses prepared for the project (HELIX 2025), the NAHC was contacted for a Sacred Lands File search for the Clairemont CPU area. The NAHC indicated that the search of the Sacred Lands File was positive and to contact the Viejas Band of Kumeyaay Indians for additional information. The NAHC also included a list of 19 local tribal representatives who may have additional information. Letters were sent to the Native American representatives identified by the NAHC, including the Viejas Band of Kumeyaay Indians. To date, no responses have been received. See Attachment 3 to the Addendum for additional details.

A 90-day notice in accordance with SB 18 was delivered by the City of San Diego on May 22, 2020, for the Clairemont CPU area. A follow-up 90-day notice was delivered on August 19, 2025 to an updated list of Tribal contacts. One response was received on September 15, 2025 from the Jamul Indian Village requesting consultation and access to the cultural resources report. On September 17, 2025,

City staff responded to the Jamul Indian Village representative with supplemental information to the previously distributed report, along with proposed dates for a potential meeting to further discuss the project. No further responses were received. Additional 45 and 10-day notices will be delivered to Tribal contacts prior to the City Council hearing in accordance with SB 18.

While most of the Clairemont CPU area is developed and it is anticipated that future development would occur within previously developed areas, the potential remains to encounter Tribal Cultural Resources during construction of individual project sites, especially within areas that have been categorized as moderate or high sensitivity and in proximity to areas of known, recorded archaeological resources, which can also be Tribal Cultural Resources as defined in CEQA (PRC Section 21074). As discussed in Section V.4, *Cultural Resources*, in this Addendum and detailed in the Cultural Resources Constraints and Sensitivity Analyses prepared for the project (HELIX 2025), a Cultural Resources Sensitivity map addressing the Clairemont CPU area was developed to identify the sensitivity of an area for containing cultural resources (see Figure 17, *Cultural Sensitivity*). Areas within the Clairemont CPU study area assessed as having a high archaeological resources sensitivity include the major canyon bottoms (primarily Tecolote and San Clemente canyons). A moderate sensitivity rating is generally applied to the undeveloped areas of the Clairemont CPU area within canyons and drainages, along the western boundary of the study area, and developed areas where there appears to have been limited grading and deposit of fill, or where there may be a likelihood of buried historic archaeological resources to be present. The remainder of the Clairemont CPU area is classified as low sensitivity as the soil that would have contained archaeological resources, if they were present, was generally removed during construction. The steep slopes of natural drainages and canyons, as well as artificial slopes and cuts produced during mass grading for the development of the area are additionally considered to have a low cultural resources sensitivity. See Attachment 3 for additional details.

Similar to the process described in this Addendum under Section V.4, *Cultural Resources*, the City's Cultural Resources Sensitivity Map would be reviewed to determine the potential for Tribal Cultural Resources to be impacted during construction associated with future development anticipated under the project. All development projects with the potential to affect historical resources, including Tribal Cultural Resources, would be required to comply with the City's Historical Resources Regulations (SDMC Section 143.0201 et. seq.) and Historical Resources Guidelines, which require site-specific cultural surveys where warranted and implementation of measures to avoid or minimize impacts to the extent feasible.

The Clairemont CPU also contains policies addressing tribal cultural resources, and future discretionary projects with the potential to impact tribal cultural resources would be reviewed for consistency with the following CPU's Historic Preservation Element policies:

- Policy 9.1: Conduct project-specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
- Policy 9.2: Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

- Policy 9.3: Avoid adverse impacts to significant archaeological and tribal cultural resources identified within development project sites and implement measures to protect the resources from future disturbance to the extent feasible.
- Policy 9.4: Minimize adverse impacts and perform mitigation under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor if archaeological and tribal cultural resources cannot be entirely avoided.
- Policy 9.5: Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Clairemont and refer sites to the Historical Resources Board for designation, as appropriate.

While adherence to the existing regulations, such as the City's Historical Resources Regulations, Historical Resources Guidelines, tribal consultation requirements, the CPU policies discussed above, and any project-specific mitigation would provide for the protection of Tribal Cultural Resources, it cannot be ensured that all potential impacts to Tribal Cultural Resources would be fully avoided or minimized at a program level. As such, individual discretionary projects implemented under the Clairemont CPU that could affect Tribal Cultural Resources would be required to implement Blueprint SD PEIR MM-HIST-2, which includes measures to avoid and/or minimize impacts to Tribal Cultural Resources. See Section VII in this Addendum for additional information. This mitigation, combined with the CPU policies described above and compliance with CEQA, PRC Section 21080.3.1 and the City's Historical Resources Regulations would reduce program-level impacts related to Tribal Cultural Resources. However, even with application of the existing regulatory, policy, and mitigation framework, it cannot be ensured that all potential impacts to Tribal Cultural Resources would be fully avoided or minimized at a program level of review. Furthermore, pursuant to SDMC Section 143.0260, a potential deviation from the City's Historical Resources Regulations may be considered if a proposed development cannot to the maximum extent feasible comply with the regulations so long as the decision maker makes the applicable findings in SDMC Section 126.0505.~~126.0504.~~ Impacts to Tribal Cultural Resources would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for Tribal Cultural Resources and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.15.2 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to Tribal Cultural Resources. The Blueprint SD PEIR concluded that impacts to Tribal Cultural Resources would be significant and unavoidable at the program level even with regulatory compliance and implementation of mitigation. Future discretionary development projects consistent with the Clairemont CPU that could potentially affect Tribal Cultural Resources would be required to implement Blueprint SD PEIR MM-HIST-2. As with the Blueprint SD PEIR, even with implementation of Blueprint SD PEIR MM-HIST-2, project impacts to Tribal Cultural Resources would be significant and unavoidable. The Clairemont CPU would not result in any new significant impacts to Tribal Cultural Resources, nor would it result in a substantial increase in the severity of impacts to Tribal Cultural Resources from those described in the Blueprint SD PEIR.

V.16 Utilities and Service Systems

A Programmatic Water and Wastewater Summary was prepared for the project that provides a high-level assessment of the ability of the water distribution and wastewater collection systems to support future development in accordance with the proposed CPU (West Coast Civil 2020). This report is included as Attachment 8 to this Addendum. Additionally, the City prepared a Water Supply Assessment (WSA) for the project, which is included as Attachment 9 to this Addendum.

V.16.1 New or Expanded Facilities

Blueprint SD PEIR

Utility and service systems impacts related to new or expanded facilities are evaluated in Section 4.16.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that mandatory compliance with City standards and programs for the design, construction, and operation of stormwater, water distribution, wastewater, electric power, natural gas, and communications systems infrastructure would likely minimize significant environmental impacts associated with the future construction of and/or improvements to utility infrastructure. At a project level of review, future site-specific development would consider the physical impacts of utility improvements and physical impacts would be minimized through required compliance with the City's ESL Regulations, Biological Regulations, Historical Resources Regulations, Historical Resources Guidelines, tribal consultation requirements, and other applicable LDC requirements, as well as additional project-specific mitigation measures. However, the Blueprint SD PEIR concluded at the program level of review and without project-specific development plans, direct and cumulative impacts associated with the construction of stormwater, water distribution, wastewater, electric power, natural gas, and communication systems would be significant. No feasible mitigation measures were identified in the Blueprint SD PEIR as the specific impacts and extent of impacts from future site-specific projects are unknown. Direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

<u>Stormwater</u>

The City's stormwater system is maintained by the City's Stormwater Department. Within the Clairemont CPU area, stormwater runoff is conveyed in a variety of directions through streets, gutters, cross gutters, gullies, open channels, and storm drain systems. In general, stormwater runoff from a majority of the Clairemont CPU area drains in three directions: north, south, and west. In the north, stormwater drains to the San Clemente Creek and eventually drains into Rose Creek which drains to Mission Bay. In the west, stormwater drains to Rose Creek which drains to Mission Bay. In the south, the water drains into conserved sensitive habitat along Tecolote Creek which drains into Mission Bay. In the east, stormwater drains through the canyons of Mission Center Road,

which eventually drains into the lower San Diego River. Stormwater flows from the San Diego River and Mission Bay are ultimately discharged into the Pacific Ocean.

As discussed in this Addendum in Section V.9, *Hydrology*, subsequent site-specific development projects within the CPU area would have the potential to result in urban runoff. However, as development occurs, it is likely that the volume and rate of runoff could be decreased through compliance with the Regional MS4 Permit, Stormwater Standards Manual, Jurisdictional Runoff Management Plan, and SDMC requirements for stormwater management (collectively referred to as the "City Stormwater Regulations"). As new development occurs, implementation of LID BMP practices that help retain stormwater on-site for infiltration, re-use, or evaporation would be required per the City's Stormwater Standards Manual.

Future development occurring under the project could result in a need for the installation of new or expanded stormwater infrastructure. The need for new stormwater infrastructure would depend on the condition of existing infrastructure, development patterns, and development standards. The City assesses the condition of its stormwater facilities on a continuous basis and identifies channel and facility maintenance and repair activities under the Municipal Waterways Maintenance Program administered by SWD. Additionally, the City's CIP program has established a scoring methodology to prioritize funding for infrastructure projects, including the construction of new stormwater infrastructure. All future projects consistent with the Clairemont CPU would be required to adhere to the SDMC, including compliance with the City Stormwater Regulations in place at the time future development is proposed. As future development is implemented at the project level, each individual project would be required to evaluate the physical impacts of development, including impacts associated with new or expanded stormwater facilities. At a project level of review, physical impacts would be avoided and minimized through required compliance with the City's ESL Regulations, Biological Guidelines, Historical Resources Regulations, Historical Resources Guidelines, tribal consultation requirements, and other applicable LDC requirements, as well as any additional site-specific project features and/or project-specific mitigation measures as determined by the City. While it is expected that individual site-specific discretionary development projects would be able to reduce or avoid potential impacts with compliance with the City's regulatory and policy framework as well as with any additional project features and/or project-specific mitigation measures, at a program level of review and without project-specific development plans, potential physical impacts and the extent of impacts associated with the future construction of stormwater facilities required to support future projects would be significant. No feasible mitigation measures are available at this time, as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with new or expanded stormwater facilities and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Sewer

The City's Public Utilities Department (PUD) provides wastewater collection, treatment, reclamation, and disposal services to the City through its Metropolitan Sewerage System. The service area includes the City of San Diego, including the Clairemont CPU area and 15 other cities and districts.

Wastewater flows generated within the Clairemont CPU area are conveyed through four trunk sewers (San Clemente Canyon, Rose Canyon, Tecolote, and East Clairemont Trunk Sewers) that feed into the Morena Truck Sewer outside of the Clairemont CPU area to the south. In general, wastewater generated in the Clairemont CPU area is conveyed southwesterly towards the North Metro Interceptor and then to the Point Loma Wastewater Treatment Plant (West Coast Civil 2020).

Sewer line upgrades are administered by the City's Engineering & Capital Projects (E&CP) Department and are handled on a project-by-project basis. No new sewer collection or wastewater treatment facilities are proposed in conjunction with the project. Likewise, the location and extent of future facilities would not be established until such time that individual projects are proposed. In accordance with Council Policy 400-13 and Council Policy 400-14, the existing sewer infrastructure located in canyons and other environmentally sensitive areas is regularly maintained and repaired under the Canyon Sewer Cleaning Program and Long-Term Sewer Maintenance Program administered by the City of San Diego Public Utilities Department. Future site-specific development would be required to follow the City's Sewer Design Guide and to comply with SDMC Chapter 6, Article 4 regulations regarding sewer and wastewater facilities. As future development is implemented at the project-level, consistent with the Clairemont CPU, each individual project would be required to evaluate the physical impacts of development, including impacts associated with new or expanded sewer facilities. At a project level of review, physical impacts would be avoided or minimized through required compliance with the City's ESL Regulations, Historical Resources Regulations and other applicable LDC requirements, as well as any additional project features and/or project-specific mitigation measures as determined by the City. Future discretionary projects would also be reviewed for consistency with all applicable Clairemont CPU policies such as Policy 7.28 that supports efforts through grants and street-related capital improvement projects to create "green" streets or incorporate elements of "green" streets to encourage walkability and treat runoff such as, but not limited to, enhanced pedestrian and bicycle facilities, canopy street trees, and storm water management features that increase absorption of storm water, pollutants and carbon dioxide.

While it is expected that individual future development projects would be able to reduce the potential impacts associated with providing new or expanded sewer facilities with compliance with the City's regulatory and policy frameworks as well as with any additional site-specific project features and/or project-specific mitigation measures, at a program level of review, and without project-specific development plans, potential physical impacts and the extent of these impacts associated with potential sewer facility upgrades required to support future projects are unknown. Therefore, impacts would be significant. No feasible mitigation measures are available at this time, as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with new or expanded sewer facilities, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Water Distribution

The City's PUD provides water distribution services in the City and certain surrounding areas. The water system extends over 400 square miles, including approximately 340 square miles in the City and includes the Clairemont CPU area.

Water supply to Clairemont CPU area is provided via the City's Miramar Water Treatment Plant via the Kearny Mesa Pipeline, the City's Alvarado Water Treatment Plant via the Elliot Pipeline, and the San Diego County Water Authority's 2nd Aqueduct Pipeline via the Clairemont Mesa Cross Tie Pipeline. The Clairemont CPU area is located within four pressure zones, including Northwest Mesa (559') across most of the CPU area, University Heights (390') in the southwest portion of the CPU area, Kearny Mesa (600') at the southeast corner of the CPU area, and Miramar (712') in the northeast corner of the CPU area. These pressure zones within the Clairemont CPU area and adjacent communities are serviced via the Clairemont Mesa Cross Tie Pipeline, Balboa Avenue Pipeline, Elliot Pipeline, and Morena Pipeline (West Coast Civil 2020).

No new water distribution or treatment facilities are proposed in conjunction with the proposed project or recommended in the WSA. The potable water distribution system is continually upgraded and repaired on an ongoing basis through the City's CIP. These improvements are determined based on continuous monitoring by the E&CP's Engineering Division to determine remaining levels of capacity. The E&CP's Engineering Division plans its CIP projects several years prior to pipelines reaching capacity. Such improvements are required of the water system regardless of the implementation of the proposed project. At a project level of review, with site-specific project proposals, future physical impacts would be avoided or minimized through required compliance with the City's ESL Regulations, Historical Resources Regulations, and other applicable LDC requirements, as well as any additional project features and/or project-specific mitigation measures as determined by the City. While it is expected that future development projects would be able to reduce the potential impacts associated with providing new water distribution facilities with compliance with the City's regulatory and policy frameworks as well as with any additional project features and/or project-specific mitigation measures, at a program level of review, and without project- specific development plans, potential physical impacts and the extent of these impacts associated with future improvements to water lines are unknown. Therefore, impacts would be significant. No feasible mitigation measures are available at this time, as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with new or expanded water distribution facilities and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Electricity and Natural Gas

San Diego Gas & Electric (SDG&E) is the owner and operator of electricity transmission, distribution, and natural gas distribution infrastructure in San Diego County, and currently provides gas and electric services to the Clairemont CPU area. Natural gas is imported into the San Diego region by a Southern California Gas Company pipeline that enters San Diego County from Orange County located along Interstate 5.

New development occurring under the project may result in the need for new electric and natural gas transmission lines; however, no specific upgrades are proposed as part of the project, and the location and extent of future development is not known at this time. Future project-level review for the development of electric and natural gas transmission lines would be required. Further, per the

City's CAP (Strategy 1: Decarbonization of the Built Environment), the City is actively engaging with stakeholders to develop a Building Code Amendment that will take a step beyond the 2021 California Energy Commission's unanimous approval of amendments to the state building code for the removal of natural gas in new construction. As future development is implemented at the project level, consistent with the Clairemont CPU, each individual project would be required to evaluate the physical impacts of development, including impacts associated with the installation of new electric or natural gas utilities.

At a project level of review, physical impacts would be minimized through required compliance with the City's ESL Regulations, Historical Resources Regulations, and other applicable LDC requirements, as well as any additional project features and/or project-specific mitigation measures as determined by the City. Future discretionary projects would also be reviewed for consistency with all applicable Clairemont CPU policies such as Policy 8.18 that encourages the prioritization of undergrounding overhead power lines near high-risk settings (e.g., open space canyon rims) to reduce ignition sources and improve community safety and Policy 8.35 that similarly supports the continued undergrounding of overhead utility and distribution lines within residential neighborhoods. While it is expected that individual future development projects would be able to reduce potential impacts with compliance with the City's regulatory and policy frameworks as well as with any additional project features and/or project-specific mitigation measures, at a program level of review, potential physical impacts and the extent of these impacts associated with the construction of electric and natural gas transmission lines required to support future projects are unknown, since the location of specific future development cannot be determined at this time. Therefore, impacts to electric power and natural gas would be significant. No feasible mitigation measures are available at this time, as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with new or expanded electricity or natural gas facilities and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Communications Systems

Communications systems for telephones, computers, and cable television are serviced by utility providers such as AT&T, Cox, Spectrum, and other independent cable companies. Television services are also available from satellite services.

New development occurring under the project may result in the need for new communications systems; however, no specific systems upgrades are proposed as part of this CPU, and the location and extent of future facilities is not known at this time. Future siting of communications infrastructure would be in accordance with SDMC Section 141.0420, which regulates wireless communications facilities, as well as the City's Wireless Communications Facilities Guidelines, which provides guidelines to minimize visual impacts from the installation of wireless communications facilities in accordance with the City's General Plan.

Project-level review for future site-specific communication systems proposals would be required. Potential impacts associated with future site-specific development would be avoided and/or minimized through required compliance with the City's ESL Regulations, Biology Guidelines,

Historical Resources Regulations, MSCP Subarea Plan and VPHCP and other applicable LDC requirements, as well as any additional project features and/or project-specific mitigation measures as determined by the City. While it is expected that individual future development projects would be able to reduce potential impacts associated with the provision of new communications systems with compliance with the City's regulatory and policy frameworks as well as with any additional project features and/or project-specific mitigation measures, at a program level of review, potential physical impacts and the extent of these impacts associated with the future construction of communication systems required to support future projects are unknown, since the location of specific future development cannot be determined at this time. Therefore, impacts to communications systems would be significant. No feasible mitigation measures are available at this time, as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with new or expanded communications systems, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.16.2 Sufficient Water Supplies

Blueprint SD PEIR

Utility and service systems impacts related to sufficient water supplies are evaluated in Section 4.16.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded impacts related to implementation of the Blueprint SD Initiative would be less than significant because it plans for anticipated growth with a focus on increasing development densities and intensities within Climate Smart Village Area and prioritizing higher density multi-family and mixed-use development which is more water efficient than single family land uses. At the time specific land use changes are proposed, Water Supply Assessments (WSAs) would be prepared to evaluate and document the availability of water supply over the planning horizon. The Blueprint SD PEIR determined that providing WSA projections based on build-out assumptions for the Blueprint SD Initiative would be speculative as the land use changes have not occurred and water demand assumptions are based on more refined analysis of actual growth projections. The water use assumptions for Hillcrest FPA and University CPU included in the Blueprint SD PEIR were based on annual growth assumptions to provide a reasonable estimate of actual water demand. The Blueprint SD PEIR noted that according to WSAs prepared for the University CPU and Hillcrest FPA, there would be adequate water supply in a normal, single-dry year, and multiple-dry year (20-year) period, to meet the estimated water demands within these communities through 2045, the water supply planning horizon. Therefore, the Blueprint SD PEIR concluded that direct and cumulative water supply impacts would be less than significant.

Clairemont CPU

The City requested a WSA based on the projected residential and non-residential buildout projections for the Clairemont CPU area (City 2025; Attachment 9). SANDAG Series 14 forecasts were used to estimate existing and future 2045 population, employment, and future residential and non-residential development. The projected Clairemont CPU buildout from Attachment 9, is

conservatively estimated at 54,400 residential units (43,958 units from SANDAG Series 14 forecast plus an additional 442 units proposed by the Clairemont CPU), including 23,400 single-family units and 21,000 multi-family units and approximately ten million SF of non-residential floor area (9,364,900 SF from SANDAG Series 14 forecast plus an additional 635,100 SF proposed by the Clairemont CPU). As detailed in Attachment 9, the City assumes that approximately 454 homes would be constructed annually from 2020 to 2045. By 2045, including the 2020 Series 14 forecast estimate, the total number of homes is projected to reach 43,958. Due to the WSA estimating water use over a 20-year planning horizon, the Clairemont CPU WSA assumes 11,355 new residential units would be constructed over the planning horizon, including 294 single- family units, 11,378 multi-family units, and the loss of 317 mobile homes.

Regarding non-residential growth, the Clairemont CPU WSA anticipates approximately ten million SF of non-residential buildout over the planning horizon, which is based on a growth assumption of approximately 1,000,000 SF per year through 2045. The WSA notes that the Clairemont CPU proposes more residential units than previously forecasted in the CPU area. Although the proposed CPU includes a total water demand that is higher than forecasted for the CPU area, the WSA states that there is additional water supply in the two pressure zones that are partially included within the border of the CPU area that are available to serve the CPU area. The WSA concludes that the proposed water demand projections for the project are included in the regional water resource planning documents of the City and the Water Authority. Current and future water supplies, as well as actions necessary to develop future water supplies, have been identified in Attachment 9. The WSA demonstrates that there will be sufficient water supplies available during normal, single-dry, and multiple-dry water years over a 20-year projection to meet the demands of the CPU.

The WSA concludes that there is sufficient water planned to supply the CPU's estimated annual average usage. The projected water demand of the Clairemont CPU is approximately 72,880 gallons per day (GPD), or 81acre feet per year (AFY). Water demands for the CPU assume mandatory water efficiency standards are met and result in more water efficient buildings and landscapes as compared to older developments. The 2020 Urban Water Management Plan (UWMP) establishes existing water demand and net capacity for future development. The Clairemont CPU area has a planned net supply/capacity of 81 AFY, which includes adequate supply for the proposed CPU. With CPU buildout, the CPU area is estimated to have a remaining net capacity of 9,149 AFY to serve future development (9,230 AFY planned capacity minus 81 AFY estimated capacity). Therefore, the City has adequate supply/capacity to serve the projected water demand of the Clairemont CPU with the combined planned pressure zone capacity. As detailed in Attachment 9, there are sufficient water supplies to support the anticipated growth within the Clairemont CPU area considering normal and drought conditions. Per State law, the UWMP is required to be updated every five years; therefore, future development that could occur from 2045 to 2050 (the proposed CPU's planning horizon) would be accounted for in the next UWMP update. Impacts related to water supply would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with sufficient water supplies and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.16.3 Adequate Wastewater Capacity

Blueprint SD PEIR

Utility and service systems impacts related to adequate wastewater capacity are evaluated in Section 4.16.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR stated that no new sewer collection or wastewater treatment facilities are proposed in conjunction with the Blueprint SD Initiative, Hillcrest FPA, or University CPU; however, their implementation would allow for increased intensity of development that could increase demand on public sewer systems. The Blueprint SD PEIR concluded that because site-specific information regarding future demand and available wastewater capacity to serve anticipated future development is not known at a program level of review. Mandatory compliance with the SDMC regulations, the City's Sewer Design Guidelines, and PUD's Capital Improvement Program Guidelines and Standards would ensure future development is required to demonstrate adequate wastewater facilities and capacity is available, or that appropriate infrastructure improvements are constructed concurrent with future development projects to ensure adequate capacity. At a project level of review, potential physical impacts associated with site-specific designs would be avoided or minimized through required compliance with the City's ESL Regulations, Biology Guidelines, Historical Resources Regulations, and other applicable LDC requirements, as well as any additional project-specific mitigation measures. However, the Blueprint SD PEIR concluded that at the program level of review and without project-specific development plans, potential direct and cumulative impacts associated with increased demand on sewer infrastructure and wastewater capacity would be significant. No feasible mitigation measures were identified in the Blueprint SD PEIR as the specific impacts and extent of impacts from future site-specific projects are unknown. Direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

Although the proposed Clairemont CPU does not propose new sewer collection or wastewater treatment facilities, the Clairemont CPU would allow for increased intensity of development that could increase demand on public sewer systems. Upgrades to sewer lines are an ongoing process. These upgrades are administered by the City's E&CP Department and are handled on a project-by-project basis. As project implementation would likely result in an increase in demand for wastewater capacity, there may be a need to increase the sizing of existing pipelines and mains for wastewater. Wastewater treatment facilities may also require upgrades. PUD infrastructure planning includes long-range infrastructure planning and upgrades in anticipation of future growth. Due to the project identifying appropriate locations for growth in response to SANDAG growth projections, existing and ongoing PUD planning would capture the anticipated wastewater demand from the project.

Individual future development projects implemented under the Clairemont CPU would be required to comply with relevant SDMC regulations regarding sewers and wastewater facilities (SDMC Chapter 6, Article 4, Division 4), the City's Sewer Design Guidelines, and PUD's Capital Improvement Program Guidelines and Standards, and would be subject to review at the time design plans are available that would ensure adequate capacity exists to serve future development. Potential site-specific impacts associated with the provision of future sewer facilities or improvements to existing sewer facilities would be avoided and/or minimized through required compliance with the City's ESL Regulations, Biology Guidelines, Historical Resources Regulations, and other applicable LDC

requirements, as well as any additional project-specific mitigation measures as determined by the City.

The existing sewer infrastructure within the Clairemont Community that lies within the canyon bottoms within existing open space is maintained by PUD who implements the City's Canyon Sewer Maintenance Program. Council Policies 400-13 and 400-14 further identify the need to provide maintenance access to reduce the potential for spills and to evaluate the potential redirection of sewer flow out of the canyons and into streets and other accessible locations. While wastewater treatment capacity is likely to be addressed by PUD long-range planning and infrastructure improvements, future project-level evaluation of wastewater capacity would be required as future development is proposed. As site-specific information regarding the specific demands of future projects in relation to available wastewater capacity to serve development cannot be known at a program level of review, impacts would be considered significant. No feasible mitigation measures are available at this time as the specific impacts and extent of impacts from future site-specific projects are unknown at this time. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with adequate wastewater capacity and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.16.4 Solid Waste

Blueprint SD PEIR

Utility and service systems impacts related to solid waste are evaluated in Section 4.16.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas would generate solid waste through demolition/construction and ongoing operations, which would increase the amount of solid waste generated within the region. However, future projects would be required to comply with City regulations regarding solid waste that are intended to divert solid waste from the Miramar Landfill to preserve capacity. Compliance with existing regulations requiring waste diversion would help preserve solid waste capacity. Therefore, the Blueprint SD PEIR concluded direct and cumulative impacts associated with solid waste would be less than significant.

Clairemont CPU

The City's Environmental Services Department manages residential solid waste disposal for eligible residences in the project areas pursuant to SDMC Section 66.0101 et seq. Refuse not eligible for the City's collection services is collected by privately operated franchised haulers. Waste generated in the City is taken primarily to three landfills: West Miramar Sanitary Landfill, Sycamore Landfill, and Otay Landfill.

Individual future development within the Clairemont CPU area would generate solid waste during construction and ongoing operations, which would increase the amount of solid waste generated

within the region. However, projects implemented under the Clairemont CPU would be required to comply with applicable SDMC regulations related to recycling (SDMC Sections 66.0702 through 66.0719 in addition to requirements for the recycling of construction and demolition debris specified in the City's Construction and Demolition Debris Diversion Deposit Program Ordinance (Sections 66.0601 through 66.0610 of the SDMC).

All future development proposed under the project would be required to comply with SDMC Section 142.0801 et seq., which outlines the requirements for refuse and recyclable materials storage that would ensure sufficient project-specific interior and exterior storage space for refuse and recyclable materials is included in the project design. Adherence to these regulations would help the City meet its recycling and waste reduction goals as established by the City and mandated by the State of California and would further conserve the capacity of the landfill as solid waste materials would be diverted to the appropriate recycling or organic waste facility. Additionally, the Clairemont CPU proposes goals to reduce solid waste associated with the construction and operation of development.

Through mandatory compliance with the SDMC regulations related to solid waste, new development projects would continue to reduce solid waste generation and increase recycling efforts. Through consistency with existing policies and compliance with regulations, impacts associated with solid waste management would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to utilities and service systems associated with solid waste, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.16.5 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR relative to utilities and service systems. The Blueprint SD PEIR concluded that impacts related to utilities and adequate wastewater capacity would be significant and unavoidable even with regulatory compliance at the program level. As with the Blueprint SD PEIR, project impacts to utilities and adequate wastewater capacity would be significant and unavoidable. The Blueprint SD PEIR concluded that impacts related to sufficient water supply and solid waste would be less than significant. Likewise, there would be sufficient water supplies available to serve the Clairemont CPU area during normal, dry, and multiple dry years, and future development would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The Clairemont CPU would not result in any new significant impacts related to utilities and service systems, nor would it result in a substantial increase in the severity of impacts related to utilities and service systems from those described in the Blueprint SD PEIR.

V.17 Water Quality

A Hydrology and Water Quality Report was prepared for the project that describes drainage and storm water quality conditions within the Clairemont CPU area (West Coast Civil 2021). This report is included as Attachment 6 to this Addendum.

V.17.1 Water Quality Standards or Waste Discharge Requirements

Blueprint SD PEIR

Water quality impacts related to water quality standards or waste discharge requirements are evaluated in Section 4.17.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development that may occur due to implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would have the potential to result in urban runoff and associated pollutant discharges. The Blueprint SD PEIR noted that new development would be required to implement LID BMPs into the design of future projects to address the potential for the transport of pollutants of concern through either retention or filtration, consistent with the requirements of the MS4 Permit for the San Diego region and the City's Stormwater Standards Manual. The Blueprint SD PEIR determined that implementation of LID BMPs and stormwater construction BMPs would reduce the amount of pollutants transported from the project sites to receiving waters. It also noted that future development projects implemented under the Blueprint SD Initiative, Hillcrest FPA, and University CPU would also be subject to existing stormwater regulations in place at the time projects are implemented. Thus, through compliance with the existing regulatory framework addressing the protection of water quality, the Blueprint SD PEIR concluded direct and cumulative water quality impacts would be less than significant.

Clairemont CPU

Water Quality Standards and Waste Discharge Requirements

~~Development implemented under the Clairemont CPU~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which could result in urban runoff and associated pollutant discharges. As future development occurs, applicable regulatory requirements would be triggered that would require the retention and/or treatment of stormwater through the implementation of LID BMPs. The City's NPDES permit requirements would require future development to demonstrate how pollutants, such as various trace metals (e.g., copper, lead, zinc, and mercury), fecal coliform, low dissolved oxygen, phosphorus, and total dissolved solids would be treated to prevent discharge into receiving waters. Additionally, the City's MS4 Permit requires the development of Water Quality Improvement Plans (WQIPs), administered through the RWQCB and implemented by the City as a co-permittee, which would guide future development towards achieving improved water quality.

Under current stormwater regulations in the City, development projects are subject to certain minimum stormwater requirements to protect water quality and are required to submit a Stormwater Applicability Checklist (form DS-560) to determine the applicable stormwater requirements. Based on this form, the City ensures that the project has been properly identified as a Priority Development Project, Standard Development Project or is Exempt from additional

stormwater requirements. In the case of a Standard Development Project, the assigned reviewer checks the submitted construction documents to ensure that the project meets the minimum site design and source control BMP requirements set forth for all development projects in the Stormwater Standards Manual. Further, if a project is determined to be a Priority Development Project, it is required to submit a Storm Water Quality Management Plan at initial submittal to ensure incorporation of structural BMPs at initial design. If the project is determined to be Exempt then no further stormwater requirements apply.

If future proposed projects within the Clairemont CPU area would disturb one or more acres of land, the project would be subject to the Construction Stormwater General Permit (Construction General Permit), Order No. WQ 2022-0057-DWQ (NPDES NO. CAS000002), issued by the State Water Resources Control Board (SWRCB), and would be required to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City and the SWRCB. If the proposed project would disturb less than one acre of land, a Water Pollution Control Plan (WPCP) would be required to be prepared and submitted to the City. The SWPPP and WPCP require the project proponent to identify actions that would be implemented to prevent pollutants in stormwater discharges leaving from the project site during construction. Project compliance with the applicable stormwater requirements would address any potential water quality impacts.

Compliance with the City's NPDES and MS4 permits, Stormwater Standards Manual, JRMP, and SDMC requirements for stormwater management (collectively referred to as the "City Stormwater Regulations") would normally suffice to reduce water quality impacts to below a level of significance. Project compliance with the City's Stormwater Regulations would preclude water quality impacts due to all ministerial and discretionary project being subject to compliance with the City's Stormwater Standards Manual, including requirements to implement applicable site design, source control, structural pollutant control, and hydromodification BMPs. Implementation of required stormwater LID BMPs would reduce the amount of pollutants transported from future development projects to receiving waters. During operations, subsequent site-specific industrial projects that discharge stormwater to waters of the United States are required to comply with the General Permit for Stormwater Discharges Associated with Industrial Activities (Industrial General Permit), Order No. 2014-0057-DWQ (NPDES No. CAS000001), issued by the SWRCB. Additionally, development located within or adjacent to the MHPA would be required to comply with and incorporate the MHPA Land Use Adjacency Guidelines as project conditions of approval to avoid and/or minimize potential direct and/or indirect impacts associated with urban runoff and associated pollutant discharges on sensitive biological resources. Depending on the location and extent of potential impacts, future development could be required to incorporate project features and/or required mitigation measures – such as modified drainage designs, water detention basins and native plant palettes – to avoid and/or minimize potential impacts to sensitive biological resources. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed.

The City has also adopted the Municipal Waterways Maintenance Plan to repair and maintain the City's existing stormwater infrastructure, including channels, ditches, and stormwater pipes, to ensure adequate stormwater conveyance and reduce the volume of pollutants entering receiving waters. Further, the City continues to implement the goals and strategies identified in the WQIPs for

the reduction of the highest priority pollutants of the applicable watershed, including, but not limited to, street sweeping and catch basin cleaning.

Future site-specific development implemented consistent with the project would be subject to the existing City Stormwater Regulations in place at the time projects are implemented. In addition, future discretionary development projects would also be reviewed for consistency with all applicable Clairemont CPU policies related to improving water quality runoff to sensitive habitat areas, including, but not limited to, Policy 7.22 which encourages the restoration or enhancement of natural biological values and the improvement of visual aesthetics where streets and storm drain systems abut or cross canyon landforms or steep hillsides; Policy 7.23 which encourages development adjacent to canyons and open space to include pervious areas that include, but are not limited to: bio-swales, pervious pavers and cement, green roofs, and cisterns to better manage storm water runoff; and Policy 7.29 which encourages addressing storm drain and culvert erosion in all canyons, creeks and open space areas by restoring eroded tributaries, addressing outfalls and downstream gully erosion and reducing runoff draining though outfalls starting at the source where feasible.

Additionally, the Clairemont CPU urban runoff management policies 7.24 through 7.29 will help guide future site-specific development and public and private infrastructure improvements to implement bioswales, green infrastructure, and facility improvements and other stormwater management best practices to improve infrastructure and support stormwater runoff infiltration and filtration. Future development would be required to provide an engineering analysis demonstrating compliance with the Stormwater Standards Manual. Required compliance for future development with the applicable City Stormwater Regulations and WQIP implementation in compliance with the City's MS4 Permit, as well as site-specific project features and/or project-specific mitigation measures, at a program level of review, would ensure adverse impacts related to compliance with water quality standards would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to water quality associated with water quality standards and waste discharge requirements, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Impaired Waterbodies

Under Section 303(d) of the CWA, states, territories, and authorized tribes are required to develop lists of impaired waters that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. The CWA requires that these jurisdictions establish priority rankings for waters on the lists and develop total maximum daily loads (TMDLs) to identify the maximum amount of a pollutant that a waterbody can receive and still safely meet water quality standards. Water bodies within the Clairemont CPU area identified on the CWA 303(d) list as impaired include Tecolote Creek. Other listed waterbodies that are downstream receiving waters but not within the Clairemont CPU area include Rose Creek, San Diego River (lower), and Mission Bay (SWRCB 2022).

~~Future development within the Clairemont CPU area would~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared

to baseline conditions which could have the potential to result in new pollutant discharges to these already impaired waterbodies, which could further degrade the existing impairment of the water body. Future development projects that would discharge the same pollutant for which that waterbody is already impaired could exacerbate an existing condition and result in a significant impact. The impact may be lessened if there is an adopted TMDL Program for this waterbody and associated pollutant that identifies the allowable pollutant load that may be discharged into the waterbody. TMDL Programs are in place for the San Diego River (for indicator bacteria) and for Tecolote Creek (for indicator bacteria) (SWRCB 2025b). If future development can demonstrate compliance with allowable pollutant loads, including implementation of applicable treatment control LID BMPs, the impacts would be less than significant.

Future development projects in the Clairemont CPU area would be required to prepare a site-specific water quality study to determine the anticipated pollutant loads from the project and to identify the pollutant load reduction from implementation of the applicable treatment control LID BMPs to reduce the discharge to the maximum extent practicable and to identify if the project discharge meets the applicable water quality standards or TMDL requirements in accordance with the TMDL Program. Development located within or adjacent to the MHPA would also be required to comply with and incorporate the MHPA Land Use Adjacency Guidelines as project conditions of approval to avoid and/or minimize potential direct and/or indirect impacts associated with pollutant discharges on sensitive biological resources. Depending on the location and extent of potential impacts, future site-specific development could incorporate site-specific project features and/or required mitigation measures – such as modified drainage designs, water detention basins, and native plant palettes – to avoid and/or minimize impacts to sensitive biological resources. These spite-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. Additionally, Clairemont CPU Policy 7.15 supports the enhancement of the Rose Creek Watershed, and CPU policies 7.24 through 7.29 address urban runoff management and encourage the incorporation and maintenance of stormwater best management practices to limit water pollution, erosion, and sedimentation. Due to required implementation of applicable regulatory requirements including site-specific LID BMPs and future site-specific design measures, in addition to adherence to the applicable Clairemont CPU urban runoff management policies, impacts to impaired waterbodies resulting from future development would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to water quality associated with impaired waterbodies, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Environmentally Sensitive Areas

The City's designated Environmentally Sensitive Areas are identified in Appendix XVI of the City's JRMP. Environmentally Sensitive Areas include CWA 303(d) listed waters (discussed above), areas of special biological significance, and waterbodies designated with the "RARE" beneficial use, which includes uses of water that support habitats necessary, at least in part, for the survival and successful maintenance of plant or animal species established under state or federal law as rare, threatened, or endangered. Tecolote Creek is the only Environmentally Sensitive Area within the Clairemont CPU area. The lower San Diego River, Rose Creek, and Mission Bay, downstream

receiving waters of the CPU area, and Mission Bay (RARE beneficial use) are also considered Environmentally Sensitive Areas.

~~Future development pursuant to the Clairemont CPU would~~ Implementation of the Clairemont CPU would result in areas of increased density, intensity, and building heights, bulk, and scale compared to baseline conditions which could have the potential to discharge into a designated Environmentally Sensitive Area, which could result in a significant impact if those discharges would impair water quality or beneficial uses associated with that waterbody. Future development anticipated under the project would be required to demonstrate compliance with the applicable source control BMPs, site design LID BMPs, as well as pollutant control BMPs and hydromodification management BMPs, as identified in the City's Stormwater Regulations. Future development's required compliance with the City's Stormwater Regulations at the time development is implemented would ensure pollutant discharges are reduced to the maximum extent practicable to avoid and minimize impacts to the receiving waterbody. Additionally, development located within or adjacent to the MHPA would also be required to comply with and incorporate the MHPA Land Use Adjacency Guidelines as project conditions of approval to avoid and/or minimize potential direct and/or indirect impacts associated with discharges to designated Environmentally Sensitive Areas. Depending on the location and extent of potential impacts, future site-specific development could incorporate project features and/or required mitigation measures – such as modified drainage designs and landscaping – to avoid and/or minimize impacts to sensitive biological resources. These site-specific project features and/or mitigation measures would be determined on a project-by-project basis as future development is proposed. Impacts would be less than significant. Therefore, the Clairemont CPU is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to water quality associated with environmentally sensitive areas, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.17.2 Water Quality Control Plans or Sustainable Groundwater Management Plans

Blueprint SD PEIR

Water quality impacts related to water quality control plans or sustainable groundwater management plans are evaluated in Section 4.17.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development in the Blueprint SD Initiative area would be required to comply with applicable WQIPs and the Water Quality Control Plan for the San Diego Basin which includes the groundwater management plan and BMPs to be implemented at the project level. Additionally, the Blueprint SD PEIR noted that all development in the City is subject to the drainage regulations contained in the SDMC Chapter 14, Article 2, Division 2, Stormwater Runoff and Drainage Regulations, which require that all development be conducted to prevent erosion and stop sediment and pollutants from leaving the property to the maximum extent practicable. Thus, the Blueprint SD PEIR concluded that direct and cumulative impacts would be less than significant.

Clairemont CPU

The applicable WQIPs for the Clairemont CPU area include the San Diego River Watershed Management Area WQIP (City of El Cajon, et al 2016) and the Mission Bay Watershed Management Area WQIP (City of San Diego and Caltrans 2016). The City is a participating agency in the preparation of these WQIPs, along with the cities of El Cajon, La Mesa, and Santee, the County of San Diego, and Caltrans. Both of these WQIPs identify goals and strategies to improve water quality in the watersheds.

New development occurring within the Clairemont CPU area would be required to implement LID BMPs into the design of future development projects to address the potential transport of pollutants of concern through either retention or filtration, consistent with the requirements of the MS4 Permit for the San Diego region and the City's Stormwater Standards Manual. Implementation of LID BMP design and stormwater construction BMPs, as identified in the development project's SWPP or WPCP, would reduce the amount of pollutants transported from the project areas to receiving waters.

Future individual development projects implemented under the Clairemont CPU would be required to comply with the applicable WQIP (San Diego River WQIP or Mission Bay WQIP) and the Water Quality Control Plan for the San Diego Basin, which includes the groundwater management plan and identifies BMPs to be implemented at the project level. In addition, individual projects under the Clairemont CPU would be required to comply with SDMC Chapter 14, Article 2, Division 2, Stormwater Runoff and Drainage Regulations, which require that all development be conducted to prevent erosion and stop sediment and pollutants from leaving the property to the maximum extent practicable. Impacts would be less than significant. Therefore, the Clairemont CPU is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to water quality associated with water quality control plans or sustainable groundwater management plans, and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.17.3 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR related to water quality. The Blueprint SD PEIR concluded that water quality impacts related to water quality standards or waste discharge requirements and water quality control plans and groundwater management control plans would be less than significant based on regulatory compliance for both ministerial and discretionary projects, and no mitigation was required. Likewise, implementation of the City's Stormwater Regulations and adherence to the policy framework in the Clairemont CPU at the time future development projects are proposed would ensure water quality impacts resulting from the project are reduced to less than significant. The Clairemont CPU would not result in any new significant water quality impacts, nor would it result in a substantial increase in the severity of water quality impacts from those described in the Blueprint SD PEIR.

V.18 Wildfire

V.18.1 Wildfire Hazards

Blueprint SD PEIR

Wildfire impacts related to wildfire hazards are evaluated in Section 4.18.4 (Issue 1) of the Blueprint SD PEIR.

The Blueprint SD PEIR determined that the Blueprint SD Initiative, Hillcrest FPA, and University CPU are planning level actions that anticipate both future development and future planning level actions that may result in an increase in development densities and intensities including the number of residents located within areas having wildfire risk. The increase in the number of residents located within areas at risk of wildland fires could increase the exposure of people and structures to wildfires and thus the Blueprint SD PEIR concluded that direct and cumulative impacts would be significant.

The Blueprint SD PEIR includes mitigation measures at the program level to serve as the basis for more specific refinement of future mitigation measures to be developed as specific projects are proposed. MM-FIRE-1 requires the City to evaluate future CPUs or other plan amendments proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map for the adequacy of evacuation routes, emergency access and fire safety in light of the proposed land use and mobility network. Future discretionary projects would be required to implement MM-FIRE-2 which reinforces required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations and Landscape Standards, as well as consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA for projects with a higher level of wildfire or evacuation risk, as determined by the City. However, at a program level of review and without community-specific evaluation and project-specific details available for site-specific evaluation, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

The Clairemont CPU area contains areas designated as Very High Fire Hazard Severity Zones, including in the central portion of the CPU area within Tecolote Canyon and in the northern portion of the CPU area within San Clemente Canyon and Marian Bear Memorial Park (California Department of Forestry and Fire Protection [CAL FIRE] 2024). Implementation of the Clairemont CPU would result in increased development, which could expose additional people and structures to wildfires. The Clairemont CPU identifies fire hazard as a significant risk in the CPU area, particularly within and around the community's open space, hillsides and canyons including Tecolote Canyon and San Clemente Canyon. The Clairemont CPU includes several policies to ensure future buildout is responsive to fire risk including but not limited to:

- Policy 4.65: Step development down with canyon and hillside landforms to maximize view opportunities, preserve open spaces, and reduce wildfire risks.
- Policy 7.4: Encourage fire resistant landscaping and design, such as the use of fire-resistant plant species and non-combustible materials, fire breaks, and regular brush management.

- 7.21: Utilize appropriate low-fuel load natives in Brush Management Zone 2 and over utility easements in native areas
- Policy 8.8: Identify and pursue funding to support the development and regular upgrading/expansion of fire stations, as necessary, to adequately respond to fires and emergencies.
- Policy 8.9: Maintain and evaluate sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides.
- Policy 8.10: Support routine brush management within City-owned open space.
- Policy 8.11: Provide education and information to the community regarding fire prevention techniques and routine brush management through the establishment of Fire Safe Councils or other community-based organizations that promote fire preparedness, protection, and prevention.
- Policy 8.12: Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties.
- Policy 8.13: Encourage the formation and ongoing activities of Local Fire-Safe Councils in Clairemont to support community-based wildfire resilience.
- Policy 8.14: Encourage fire-resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones.
- Policy 8.15: Encourage the use of fire-resistant materials in building construction, such as fireproof roofing, walls and windows, and promote landscaping practices that reduce wildfire risk by avoiding fire-prone vegetation, maintaining defensible space, and incorporating fire-resistant and drought-tolerant plan species appropriate to the local environment.
- Policy 8.16: Encourage home-hardening improvements to existing homes, such as fire-resistant roofs, vents, windows, and defensible space treatments to strengthen neighborhood-wide resilience to wildfires.
- Policy 8.18: Prioritize undergrounding overhead power lines near high-risk settings (e.g., open space canyon rims) to reduce ignition sources and improve community safety.
- Policy 8.19: Continue to conduct periodic emergency planning and coordinated operations with regional agencies to ensure safe and efficient evacuations during fire emergencies, including educations and clear communication protocols for residents.
- Policy 8.20: Expand and amplify wayfinding and public outreach campaigns for wildfire response.
- Policy 8.21: Promote wildland fire preparedness including emergency evacuation plans and mapping of routes for residential households.

Pursuant to the Blueprint SD PEIR, the project, as a CPU, is required to implement Blueprint SD PEIR MM-FIRE-1, which requires the City to evaluate the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. This evaluation must include a review of plan consistency with specific General Plan policies, including Policy LU-C.2.A.5,

Policy UD-A.3.h, Policy UD-A.3.p, Policy PF-D.12, Policy PF-D.13, Policy PF-D.14, Policy PF-D.15, and Policy PF-D.16. An analysis of the Clairemont CPU's consistency with General Plan policies is provided in Table 10, *Clairemont CPU General Plan Wildfire Policy Consistency Analysis*, below.

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
LU-C.2.A.5: Prepare community plans to address aspects of development that are specific to the community, including: distribution and arrangement of land uses (both public and private); the local street and transit network; existing and planned public facilities; community and site-specific urban design guidelines; urban design guidelines addressing the public realm; community and site-specific recommendations to preserve and enhance natural and cultural resources; and coastal resource policies (when within the Coastal Zone). a. Apply land use designations at the parcel level to guide sustainable and equitable development within a community. 5. Designate land uses with careful consideration to fire evacuation routes in accordance with Section D: Fire-Rescue of the Public Facilities, Safety and Services Element; also consider hazard areas including areas affected by flooding and seismic risk as identified by Figure CE-5 Flood Hazard Areas and Figure PF-6 Geo-Technical and Relative Risk Areas.	**Consistent**. The risk of wildfire was evaluated during the preparation of the Clairemont CPU. Specific to fire evacuation, the primary transportation corridor that would serve as emergency access and emergency evacuation for the Clairemont CPU area would be the freeway systems along the north, east, and west of the community, specifically, by I-5, (accessible via Balboa Avenue, Clairemont Drive, and Tecolote Road), I-805 (accessible via Balboa Avenue Clairemont Mesa Boulevard, and Mesa College Drive), SR-163 (accessible via Mesa College Drive and Genesee Avenue), and SR-52 (accessible via Genesee Avenue and Clairemont Mesa Boulevard). Subsequent site-specific development under the Clairemont CPU is anticipated along and near transportation corridors, as identified above, some of which serve as emergency evacuation routes or provide connections to designated evacuation routes. Implementation of the Clairemont CPU is not anticipated to impede emergency evacuation because the existing transportation network serving the community would remain accessible for emergency response and evacuations**.** See Figure 9, *Planned Street Classification*, for details. The proposed CPU also includes policies which support emergency response and improvements to the mobility network such as, but not limited to, Policy 3.25: Coordinate with Caltrans and SANDAG to improve active transportation mobility and access across the Interstate-5 / State Route-52 interchange, which could include a connection from the Rose Creek Path East adjacent to the rail corridor in northwestern Clairemont to Rose Creek Path West in University City; Policy 3.3~~7~~8: Repurpose and designate a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms; and Policy 3.48: Facilitate the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize traffic congestion, maximize parking efficiency,

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
	manage transportation and parking demand, and improve environmental awareness and neighborhood quality. Additionally, through implementation of the multimodal mobility improvements outlined in the Clairemont CPU Mobility Element, existing transportation and emergency access conditions are anticipated to improve.
UD-A.3.h: Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development. h. Use building and landscape materials that blend with and do not create visual or other conflicts with the natural environment in instances where new buildings abut natural areas. This guideline must be balanced with a need to clear natural plants for fire protection to ensure public safety in some areas.	**Consistent**. The Clairemont CPU land use plan and policy framework focuses future development within existing developed areas consistent with the General Plan's Village Climate Goal Propensity Map. Where subsequent site-specific development would occur adjacent to or within open space areas, they would be required to comply with the existing regulatory framework including, not limited to, the City's ESL Regulations, MHPA Land Use Adjacency Guidelines, Brush Management Regulations, and Landscape Standards. Additionally, future discretionary development projects within the Clairemont CPU would be reviewed for consistency with applicable CPU policies, including but not limited to, Policy 4.65: Step development down with canyon and hillside landforms to maximize view opportunities, preserve open spaces, and reduce wildfire risks; Policy 7.4: Encourage fire resistant landscaping and design, such as the use of fire-resistant plant species and non-combustible materials, fire breaks, and regular brush management~~;~~ Policy 8.14: Encourage fire resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones; and Policy 8.15: Encourage the use of fire-resistant materials in building construction, such as fireproof roofing, walls and windows<u>, and promote landscaping practices that reduce wildfire risk by avoiding fire-prone vegetation, maintaining defensible space, and incorporating fire-resistant and drought-tolerant plan species appropriate to the local environment</u>.
UD-A.3.p: Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development. p. Design structures to be ignition and fire-resistant in fire prone areas or at-risk areas as appropriate. Incorporate fire-resistant exterior building materials and architectural	**Consistent**. The Clairemont CPU land use plan focuses future development within existing developed areas. Where new development would occur adjacent to open space areas in fire-prone areas (within the Very High Fire Hazard Severity Zone), review of building materials and design features would occur at the site-specific, project level to ensure compliance with the City's applicable regulatory framework such as the Fire Code, Building

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
design features to minimize the risk of structure damage or loss due to wildfires.	Regulations, Landscape Standards, and Brush Management Regulations. The City's Building Regulations establish acceptable construction materials for development near open space to minimize fire risk. Additionally, the Clairemont CPU includes Policy 7.4: Encourage fire resistant landscaping and design, such as the use of fire-resistant plant species and non-combustible materials, fire breaks, and regular brush management. -Policy 8.14: Encourage fire resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones; and Policy 8.15: Encourage the use of fire-resistant materials in building construction, such as fireproof roofing, walls and windows, and promote landscaping practices that reduce wildfire risk by avoiding fire-prone vegetation, maintaining defensible space, and incorporating fire-resistant and drought-tolerant plan species appropriate to the local environment. Future discretionary development within the CPU area would be reviewed for consistency with the policy as applicable.
PF-D.12: 2 Protect communities from unreasonable risk of wildfire within very high fire hazard severity zones. a. Assess site constraints when considering land use designations near wildlands to avoid or minimize wildfire hazards as part of a community plan update or amendment. (see also LU-C.2.a.4) b. Identify building and site design methods or other methods to minimize damage if new structures are located in very high fire hazard severity zones on undeveloped land and when rebuilding after a fire. c. Require ongoing brush management to minimize the risk of structural damage or loss due to wildfires. d. Provide and maintain water supply systems to supplies for fire suppression. e. Provide adequate fire protection. (see also PF-D.1 and PF-D.2).	**Consistent**. The risk of wildfire was evaluated during the preparation of the Clairemont CPU. The Clairemont CPU land use plan focuses future development within existing developed areas, some in close proximity to open space areas. See Figure 4, *Land Use Map,* and Figure 5, *Villages, Corridors, and Nodes,* for additional details. Where new development would occur in or adjacent to areas mapped within the Very High Fire Hazard Severity Zone, it would be required to comply with the City's applicable regulatory framework such as the Fire Code, Building Regulations, MHPA Land Use Adjacency Guidelines, and Brush Management Regulations. The Clairemont CPU includes policies which address fire-resistant building design, brush management, and the provision of fire-rescue services. These policies include, but are not limited to, Policy 8.9: Maintain and evaluate sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides; Policy 8.10: Support routine brush management within City-owned open space; Policy

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
	8.11: Provide education and information to the community regarding fire prevention techniques and routine brush management through the establishment of Fire Safe Councils or other community-based organizations that promote fire preparedness, protection, and prevention; Policy 8.12: Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties; Policy 8.14: Encourage fire resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones; and Policy 8.17: Provide adequate water supply, flow rate and duration levels—and ensure proper spacing and readiness of fire hydrants—to support effective fire suppression. Additionally, as discussed in Section V.16.2 above, the WSA concluded that there is sufficient water planned to supply the CPU's estimated annual average usage. The WSA also determined that current and future water supply resources, as well as actions necessary to develop future water supplies, have been identified. Therefore, an adequate water supply is available for future fire-fighting purposes.
PF-D.13: Incorporate fire safe design into development within very high fire hazard severity zones to have fire-resistant building and site design, materials, and landscaping as part of the development review process. a. Ensure consistency with local and state Building Regulations for fire safety and defensible space. b. Locate, design and construct development to provide adequate defensibility and minimize the risk of structural loss from wildland fires. c. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge saddles). d. Minimize flammable vegetation and implement brush management best practices in accordance with the Land Development Code. e. Design and maintain public and private streets for adequate fire apparatus	**Consistent**. The risk of wildfire was evaluated during the preparation of the Clairemont CPU. The Clairemont CPU land use plan focuses future development within existing developed areas. Where new development would occur in or adjacent to areas mapped within the Very High Fire Hazard Severity Zone, review of building materials and design features would occur at the site-specific, project level to ensure compliance with the City's applicable regulatory framework such as the Fire Code, Building Regulations, Brush Management Regulations, MHPA LUAGs, and Landscape Standards. In addition, Clairemont CPU also includes policies which address fire-resistant building design, brush management, and fire-rescue services in the community including but not limited to, Policy 7.4: Encourage fire resistant landscaping and design, such as the use of fire-resistant plant species and non-combustible materials, fire breaks, and regular brush management; Policy 7.12: Utilize appropriate low-fuel load natives in Brush Management Zone 2 and over utility easements in native areas; Policy 8.8:

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
vehicles access (ingress and egress), and install visible street signs and necessary water supply and flow for structural fire suppression. f. Provide and maintain adequate fire breaks where feasible, or identify other methods to slow the movement of a wildfire in very high fire hazard severity zones in coordination with Fire-Rescue Department and other applicable local, state, and federal fire protection agencies.	Identify and pursue funding to support the development and regular upgrading/expansion of fire stations, as necessary, to adequately respond to fires and emergencies; Policy 8.9: Maintain and evaluate sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides; Policy 8.10: Support routine brush management within the City-owned open space; Policy 8.14: Encourage fire resistant building and site design, materials, and landscaping, especially for development within very high fire hazard severity zones; and Policy 8.18: Prioritize undergrounding overhead power lines near high-risk settings (e.g., open space canyon rims) to reduce ignition sources and improve community safety. No new public roadways are proposed within the Very High Fire Hazard Severity Zone in the Clairemont CPU area. Potential future roadway modifications along the public streets within the Very High Fire Hazard Severity Zone in the Clairemont CPU area would not adversely affect emergency access in terms of fire vehicle movement/access and water supply facilities (i.e., hydrants along public streets) for fire services. As discussed in Section V.14.4 above, the CPU proposes dedicated flex lanes in each direction along Genesee Avenue between SR-52 and Marlesta Drive, which can be utilized as needed for emergency access, thereby enhancing emergency response capabilities along the corridor. The proposed CPU also includes policies which support emergency response and improvements to the mobility network, thereby enhancing the emergency response capabilities along the corridors, including but not limited to Policy 3.25: Coordinate with Caltrans and SANDAG to improve active transportation mobility and access across the Interstate-5 / State Route-52 interchange, which could include a connection from the Rose Creek Path East adjacent to the rail corridor in northwestern Clairemont to Rose Creek Path West in University City; Policy 3.3~~8~~7: Repurpose and designate a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms; and Policy 3.48:

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
	Facilitate the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize traffic congestion, maximize parking efficiency, manage transportation and parking demand, and improve environmental awareness and neighborhood quality.
PF-D.14: Implement brush management along City maintained roads in very high fire hazard severity zones adjacent to open space and canyon areas.	**Consistent**. Future development within the Clairemont CPU area would be required to comply with the City's Brush Management Regulations. The Clairemont CPU also includes policies which address brush management including but not limited to, Policy 8.9: Maintain and evaluate sufficient fire-rescue services to serve the Clairemont community, particularly in areas adjacent to open space canyons and hillsides; and Policy 8.10: Support routine brush management within City-owned open space.
PF-D.15: Maintain access for fire apparatus vehicles along public streets in very high fire hazard severity zones for emergency equipment and evacuation.	**Consistent**. No new public roadways are proposed within the Very High Fire Hazard Severity Zone in the Clairemont CPU area. Potential future roadway modifications along the public streets within the Very High Fire Hazard Severity Zone in the Clairemont CPU area would not adversely affect emergency access in terms of fire vehicle movement/access and water supply facilities (i.e., hydrants along public streets) for fire services, as well as emergency evacuation routes. See also Section V.14.4, above. The proposed CPU also includes policies which support emergency response and improvements to the mobility network, thereby enhancing the emergency response capabilities along the corridors, including but not limited to Policy 3.25: Coordinate with Caltrans and SANDAG to improve active transportation mobility and access across the Interstate-5 / State Route-52 interchange, which could include a connection from the Rose Creek Path East adjacent to the rail corridor in northwestern Clairemont to Rose Creek Path West in University City; Policy 3.3~~7~~8: Repurpose and designate a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms; and Policy 3.48: Facilitate the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize

Table 10
CLAIREMONT CPU GENERAL PLAN WILDFIRE POLICY CONSISTENCY ANALYSIS

General Plan Policy	CPU Consistency Analysis
	traffic congestion, maximize parking efficiency, manage transportation and parking demand, and improve environmental awareness and neighborhood quality.
PF-D.16: Provide wildland fire preparedness education for fire safety advance planning.	**Consistent**. The Clairemont CPU includes policies which support wildfire preparedness and education, including but not limited to, Policy 8.11: Provide education and information to the community regarding fire prevention techniques and routine brush management through the establishment of Fire Safe Councils or other community-based organizations that promote fire preparedness, protection, and prevention; Policy 8.12: Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties; Policy 8.19: Continue to conduct periodic emergency planning and coordinated operations with regional agencies to ensure safe and efficient evacuations during fire emergencies, including educations and clear communication protocols for residents; Policy 8.20: Expand and amplify wayfinding and public outreach campaigns for wildfire response; and Policy 8.21: Promote wildland fire preparedness including emergency evacuation plans and mapping of routes for residential households.

As summarized in Table 10, the Clairemont CPU would be consistent with these General Plan policies. In addition, future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network, and discretionary development projects proposed consistent with the Clairemont CPU would be required to implement Blueprint SD PEIR MM-FIRE-2, which reinforces required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations, and Landscape Standards, as well as the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA. In general, project-level compliance with the City's building code, Fire Code, and Brush Management Regulations would ensure impacts related to wildfire would be reduced to less than significant. Furthermore, at a project level of review additional project features and/or project-specific mitigation measures could be identified which would minimize potential wildfire impacts. However, at a program level of review and without project-specific details available for site-specific evaluation, potential impacts cannot be

known with certainty. Therefore, impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to wildfire hazards and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.18.2 Emergency Response and Evacuation

Blueprint SD PEIR

Wildfire impacts related to emergency response and evacuation are evaluated in Section 4.18.4 (Issue 2) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that buildout of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would result in higher intensity development opportunities for jobs and homes within the City, primarily located within Climate Smart Village areas and along transportation corridors. Subsequent growth would be focused within existing urban areas with an established transportation network where there is a greater likelihood that alternative modes of transportation such as walking/rolling, biking, and transit use would be encouraged. Throughout the City and beyond, there are generally adequate emergency evacuation routes through the major interstate system, local highways, and prime arterials within San Diego County. As growth occurs, the City would continue to implement its Emergency Operations Plan, SDPD Policy and Procedures, Operational Area Emergency Plan, and the California Master Mutual Aid Agreement to address emergency evacuation. Further, the Blueprint SD PEIR determined that future development implemented in accordance with the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be subject to compliance with the City's Fire Code. Thus, the Blueprint SD PEIR concluded direct and cumulative impacts related to emergency evacuation would be less than significant.

Clairemont CPU

Implementation of the Clairemont CPU would result in increased residential densities and mixed-use village development consistent with the General Plan's Village Climate Goal Propensity Map. This increase in development would increase the population within the CPU area that could require evacuation in the event of an emergency. The project does not propose changes to the available evacuation routes within the CPU area (primarily I-5, I-805, SR-163, and SR-52 which are accessible via major roadways within the CPU area). The Clairemont CPU includes policies supporting emergency response and operational improvements such as

The proposed CPU also includes policies which support emergency response and evacuation through improvements to the mobility network, thereby enhancing the emergency response capabilities along the corridors, including but not limited to Policy 3.1: Support implementation of physical and operational street improvements to support the City's Vision Zero initiative, such as roundabouts, traffic calming measures, pedestrian hybrid beacons, and lead pedestrian intervals, where appropriate, to improve safety and visibility, reduce crossing distances, and reduce speeds and conflicts from motorists; Policy 3.25: Coordinate with Caltrans and SANDAG to improve active transportation mobility and access across the Interstate-5 / State Route-52 interchange, which could include a connection from the Rose Creek Path East adjacent to the rail corridor in northwestern

Clairemont to Rose Creek Path West in University City; Policy 3.3~~8~~7: Repurpose and designate a dedicated travel lane in each direction along Genesee Avenue, from SR-52 and Marlesta Drive, into flexible lanes for use by transit and other congestion-reducing mobility forms; and Policy 3.48: Facilitate the implementation of intelligent transportation systems and emerging technologies to help improve public safety, reduce collisions, enhance pedestrian and bicycle detection, minimize traffic congestion, maximize parking efficiency, manage transportation and parking demand, and improve environmental awareness and neighborhood quality.

As concluded in the Blueprint SD PEIR, there are generally adequate emergency evacuation routes through the major interstate system, local highways, and prime arterials within San Diego County. Emergency access and emergency evacuation for the Clairemont CPU area would be provided by I-5, (accessible via Balboa Avenue, Clairemont Drive, and Tecolote Road), I-805 (accessible via Balboa Avenue, Clairemont Mesa Boulevard, and Mesa College Drive), SR-163 (accessible via Mesa College Drive and Genesee Avenue), and SR-52 (accessible via Genesee Avenue and Clairemont Mesa Boulevard), see Figure 9, *Planned Street Classification*. In addition to these vehicular transportation routes, the Clairemont CPU area has access to the Blue Line Trolley, which could facilitate emergency evacuation efforts, see Figure 8, *Existing and Planned Transit*. The anticipated highest intensity development in the Clairemont CPU area is focused in areas with transit access and access to major transportation corridors.

Future site-specific individual development projects under the Clairemont CPU would additionally be required to comply with applicable City regulations related to emergency access, including the City's Fire Code, and other applicable SDMC regulations and would be forwarded to the City Fire Marshall to ensure adequate emergency access. Future discretionary projects would also be reviewed for consistency with CPU policies related to emergency access. As future development consistent with the Clairemont CPU is proposed, the City would consider the adequacy of emergency access and emergency evacuation routes. Generally, the anticipated location of development would have ready access to transit and major transportation corridors. Based on the existing roadway network in place combined with improvements required by the City as development occurs and required consistency with City codes related to emergency access, impacts related to emergency response and evacuation would be less than significant. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for wildfires relative to emergency response and evacuation and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.18.3 Pollutants from Wildfire

Blueprint SD PEIR

Wildfire impacts related to pollutants from wildfire are evaluated in Section 4.18.4 (Issue 3) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that future development that would occur under the Blueprint SD Initiative, Hillcrest FPA, and University CPU would be required to comply with the City's Fire Code, Building Regulations, and Brush Management Regulations to ensure that wildfire risks are not exacerbated. While it is not anticipated that future development would exacerbate wildfire risk,

residents may be exposed to pollutant concentrations associated with wildfire and/or the uncontrolled spread of a wildfire. The Blueprint SD PEIR determined that in the absence of project-specific information to evaluate site conditions such as slope and prevailing winds, it is not possible to conclude that future development and actions anticipated under the Blueprint SD Initiative, Hillcrest FPA, and University CPU would not exacerbate wildfire risks. Therefore, the Blueprint SD PEIR concluded at a program level of review, direct and cumulative impacts related to exacerbation of wildfire risks resulting in exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire would be significant.

Future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. The Blueprint SD PEIR also includes mitigation measure MM-FIRE-2 that would apply to discretionary projects and would reinforce required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations, and Landscape Standards, as well as consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA for projects with a higher level of wildfire or evacuation risk, as determined by the City. However, at a program level of review and without community-specific evaluation and project-specific details available for site-specific evaluation, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

As previously described, a large portion of the Clairemont CPU area is located within or adjacent to a Very High Fire Hazard Severity Zone. The potential for pollutant concentrations from a wildfire represents a potential hazard, particularly within these areas and other areas adjacent to open space or within close proximity to wildland fuels.

Future development that would occur under the Clairemont CPU would be required to comply with the City's Fire Code, Building Regulations, Brush Management Regulations and Landscape Standards to ensure that wildfire risks are not exacerbated. While it is not anticipated that future development would exacerbate wildfire risk through compliance with the City's regulatory and policy framework, residents may be exposed to pollutant concentrations associated with wildfire and/or the uncontrolled spread of a wildfire if the conditions to ignite a wildfire are met. At this program level of review with the absence of project-specific information to evaluate site conditions such as slope and prevailing winds, it is not possible to conclude that the Clairemont CPU along with all future development and actions anticipated under the Clairemont CPU would not exacerbate wildfire risks. Therefore, at a program level of review, impacts would be significant.

Future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. Additionally, future discretionary projects under the Clairemont CPU would be required to

implement Blueprint SD PEIR MM-FIRE-2, which reinforces required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations, and Landscape Standards. In general, project-level compliance with the Fire Code, Building Regulations, and the City's Brush Management Regulations and Landscape Standards would ensure future project-specific impacts related to wildfire would be reduced to less than significant. Future discretionary projects with a higher level of wildfire or evacuation risk, as determined by the City, would also be required to provide additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA in accordance with MM-FIRE-2. Furthermore, at a project level of review additional project features and/or project-specific mitigation measures could be identified which would minimize potential wildfire impacts. However, at a program level of review and without project-specific details available for site-specific evaluation, potential impacts cannot be known with certainty. Therefore, impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR relative to pollutants from wildfire and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.18.4 Infrastructure

Blueprint SD PEIR

Wildfire impacts related to infrastructure are evaluated in Section 4.18.4 (Issue 4) of the Blueprint SD PEIR.

The Blueprint SD PEIR noted that there are some areas within the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas that may have existing infrastructure deficiencies and may require capacity improvements to serve future projects implemented under the Blueprint SD Initiative, Hillcrest FPA, and University CPU. Given that future specific development projects are unknown at this time, physical impacts associated with installation of and/or improvements to utilities infrastructure would be significant. Future utility and infrastructure improvements would be required to comply with applicable City standards and thus, these improvements are not likely to exacerbate fire risk. However, the Blueprint SD PEIR concluded at the program level of review, potential temporary or ongoing direct and cumulative impacts to the environment due to the installation or maintenance of infrastructure would be significant.

The Blueprint SD PEIR includes mitigation (MM-FIRE-2) for future discretionary projects that would reinforce required compliance with the City's applicable regulatory and policy framework such as the Fire Code, building regulations, and Brush Management Regulations. However, at a program level of review and without community-specific evaluation and project-specific details available for site-specific evaluation, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

The Clairemont CPU area is located within an existing urbanized area that is served by stormwater, sewer, electricity, potable water distribution, and communications systems infrastructure. The CPU area is served by existing roadways that would not require fuel breaks or other measures to reduce wildfire risk, and no new major roadways are proposed. Nevertheless, there could be areas within the Clairemont CPU area that have existing infrastructure deficiencies and may require capacity improvements to serve future projects implemented under the Clairemont CPU. Future utility and infrastructure improvements would be required to comply with applicable City standards. Mandatory compliance with City regulations would likely avoid and/or minimize environmental impacts associated with future construction and/or improvements to the existing utility infrastructure. In particular, the Clairemont CPU Policy 8.18, encourages the prioritization of undergrounding overhead power lines near high-risk settings (e.g., open space canyon rims) to reduce ignition sources and improve community safety. Additionally, Policy 7.21 highlights the importance of utilizing appropriate low-fuel load natives in Brush Management Zone 2 and over utility easements in native areas. These CPU policies are aimed at hardening existing and planned utility infrastructure to fire-risk. However, given that future specific development projects are unknown at this time, it cannot be determined whether the installation of such infrastructure would have the potential to exacerbate fire risk. Therefore, the physical impacts associated with installation or maintenance of infrastructure and utilities would be significant.

Future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. Future discretionary development projects implemented under the Clairemont CPU would also be required to implement Blueprint SD PEIR MM-FIRE-2, which reinforces required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, and Brush Management Regulations and Landscape Standards. Future discretionary projects with a higher level of wildfire or evacuation risk, as determined by the City, would also be required to provide additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA in accordance with MM-FIRE-2. Furthermore, at a project level of review additional project features and/or project-specific mitigation measures could be identified which would minimize potential wildfire impacts. In general, project-level compliance with the City's building code, Fire Code, and Brush Management Regulations would ensure impacts related to wildfire would be reduced to less than significant. However, at a program level of review and without project-specific details available for site-specific evaluation, potential impacts cannot be known with certainty. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for wildfires relative to infrastructure and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.18.5 Flooding or Landslides

Blueprint SD PEIR

Wildfire impacts related to flooding or landslides are evaluated in Section 4.18.4 (Issue 5) of the Blueprint SD PEIR.

The Blueprint SD PEIR concluded that while the Blueprint SD Initiative, Hillcrest FPA, and University CPU areas could be subject to risks associated with downstream flooding or landslides, the existing regulatory framework related to flooding and geologic hazards would minimize potential risks. Although individual developments would typically be able to avoid impacts associated with the exposure of people or structures to risk resulting from runoff, post-fire slope instability or drainage changes through required compliance with City regulations, the Blueprint SD PEIR determined at a program level of review the significance of impacts cannot be determined. At the time of individual developments are brought forward, evaluation of site-specific conditions would be required. Therefore, in the absence of project-specific information, the Blueprint SD PEIR concluded that direct and cumulative impacts related to exposure of people and/or structures to significant risks because of runoff, post-fire slope instability or drainage changes would be significant.

Future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. The Blueprint SD PEIR also includes mitigation measure MM-FIRE-2 which requires future discretionary projects to demonstrate consistency with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations and Landscape Standards, as well as consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA for projects with a higher level of wildfire or evacuation risk, as determined by the City. However, at a program level of review and without project-specific details available for site-specific evaluation, the Blueprint SD PEIR concluded direct and cumulative impacts would be significant and unavoidable.

Clairemont CPU

As discussed in Section V.9.3 in this Addendum, impacts related to flooding would be significant primarily because the proposed project could facilitate and increase development potential within areas that could be subject to flooding hazards, such as the southwest portion of the Clairemont CPU area which is mapped within flood hazard zones. Potential impacts associated with landslides are discussed under Section V.6.1. As discussed, the Clairemont CPU area contains slide-prone formations (The Bodhi Group 2020).

Where future development consistent with the Clairemont CPU is proposed in areas with wildfire risk, landslide, and/or flooding issues, the potential for the project to exacerbate wildfire risk, resulting in downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes could be significant. As discussed in Section V.6, *Geology and Soils*, in this Addendum, future development projects would require implementation of site-specific recommendations provided within the required project-specific geotechnical investigations to ensure individual projects would not increase risks associated with landslides and slope stability.

While the Clairemont CPU area could be subject to risks associated with downstream flooding or landslides, the existing regulatory framework related to flooding and geologic hazards would minimize potential risks. Although individual developments would typically avoid impacts associated with the exposure of people or structures to risk resulting from runoff, post-fire slope instability or drainage changes through required compliance with wildfire related regulations along with compliance with geotechnical and hydrology studies, at a program level of review the significance of impacts cannot be determined. Therefore, in the absence of project-specific information, impacts related to the exposure of people and/or structures to significant risks because of runoff, post-fire slope instability or drainage changes would be significant.

Future plan amendments in the Clairemont CPU area that are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map would be required to implement Blueprint SD PEIR MM-FIRE-1 which requires an evaluation of the adequacy of evacuation routes, emergency access, and fire safety in light of the proposed land use and mobility network. Future site-specific discretionary development projects implemented under the Clairemont CPU would also be required to implement Blueprint SD PEIR MM-FIRE-2, which reinforces required compliance with the City's applicable regulatory and policy framework such as the Fire Code, Building Regulations, Brush Management Regulations, and Landscape Standards. Future discretionary projects with a higher level of wildfire or evacuation risk, as determined by the City, would also be required to provide additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA in accordance with MM-FIRE-2. Furthermore, at a project level of review additional project features and/or project-specific mitigation measures could be identified which would minimize potential wildfire impacts. In general, project-level compliance with the City's building code, Fire Code, and Brush Management Regulations would ensure impacts related to wildfire would be reduced to less than significant. However, at a program level of review and without project-specific details available for site-specific evaluation, potential impacts cannot be known with certainty. Impacts would be significant and unavoidable. Therefore, the proposed project is consistent with the impact conclusions identified in the Blueprint SD PEIR for wildfires relative to flooding or landslides and would not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

V.18.6 Conclusion

Based on the foregoing analysis and information, there is no substantial evidence that the Clairemont CPU would require a major change to the Blueprint SD PEIR related to wildfire. The project, as a proposed CPU, has implemented and satisfied the requirements of Blueprint SD PEIR MM-FIRE-1. Consistent with the analysis in the Blueprint SD PEIR, wildfire impacts related to wildfire hazards, pollutants from wildfire, infrastructure, and flooding or landslides resulting from the project would be significant and unavoidable even with implementation of Blueprint SD PEIR mitigation measures MM-FIRE-1 and MM-FIRE-2 at a program level of review.

The Blueprint SD PEIR concluded that wildfire impacts related to wildfire hazards, pollutants from wildfire, infrastructure, and flooding or landslides resulting from the project would be less than significant. The Clairemont CPU would not result in any new significant wildfire impacts, nor would it

result in a substantial increase in the severity of wildfire impacts from those described in the Blueprint SD PEIR.

VI. ISSUES NOT ANALYZED IN THE PREVIOUS EIR

CEQA Guidelines Section 15128 allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in an EIR. The Blueprint SD PEIR determined implementation of the Blueprint SD Initiative, Hillcrest FPA, and University CPU would have less than significant impacts relative to Agricultural Resources, Mineral Resources, and Population and Housing.

Agriculture and Forestry Resources

Like the conclusions of the Blueprint SD PEIR, the Clairemont CPU area is not zoned for agriculture nor are there existing forestlands, timberlands, timberland zoned Timberland Production, or lands under a Williamson Act contract. The Clairemont CPU area is largely an existing urbanized area with conserved open space within canyons dominated by riparian and coastal sage scrub and chaparral habitat communities and therefore, there is no likelihood that implementation of the Clairemont CPU would have a significant impact on agricultural and forestry resources.

Mineral Resources

Consistent with the conclusions in the Blueprint SD PEIR, implementation of the Clairemont CPU would not result in a loss of availability of a locally important mineral resource recovery site delineated on any local or general plan due to the low feasibility of a mining operation within a highly developed urban environment. Therefore, there is no likelihood that implementation of the Clairemont CPU would have a significant impact on mineral resources.

Population and Housing

Consistent with the conclusions of the Blueprint SD PEIR, implementation of the Clairemont CPU would accommodate projected population and housing needs within the City and would not induce unplanned population growth as there is a need for housing to serve projected population levels. Future construction associated with individual development projects under the Clairemont CPU would require labor that would be met by the local labor force within San Diego County or the surrounding areas and would not require the import of a substantial number of workers that could cause an increased demand for temporary or permanent housing. In addition, it is anticipated that the majority of new housing units proposed under the Clairemont CPU would be absorbed by existing residents of the San Diego area and would assist in accommodating projected population growth that would occur without the Clairemont CPU. Therefore, there is no likelihood that the implementation of the Clairemont CPU would have a significant population and housing impact as the Clairemont CPU would not induce substantial unplanned growth, directly or indirectly, nor will it displace people or existing housing and that impacts would be less than significant, consistent with the Blueprint SD PEIR.

Conclusion

Through the environmental analysis conducted, the City has determined that the current project, subject of and evaluated under this Addendum, would not have the potential to cause significant impacts to those issue areas beyond those analyzed. While these issues were not analyzed in detail, as outlined in CEQA Guidelines Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts or substantially increase in the severity of impacts as compared to the Blueprint SD PEIR.

VII. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

The project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified Blueprint SD PEIR (SCH No. 2021070359). As discussed in Section V.14.2, Vehicle Miles Traveled, of this Addendum, an analysis of VMT impacts was conducted pursuant to MM-TRANS-2 as required by the Blueprint SD PEIR. Therefore, the requirements of MM-TRANS-2 have been completed and this mitigation measure has been removed from this MMRP for future projects in the Clairemont CPU area. The following MMRP identifies the Blueprint SD PEIR mitigation measures that specifically apply to this project.

Air Quality

Blueprint SD PEIR MM-AQ-1 – Air Emissions

Future ministerial and discretionary projects shall comply with all applicable regulations pertaining to air quality including but not limited to SDAPCD Rule 20 through 20.8, Rule 50, Rule 51, Rule 52, Rule 55, and Rule 67.1. Construction and operation of individual discretionary development projects shall not exceed criteria pollutant significance thresholds detailed in the latest City's CEQA Significance Thresholds.

Blueprint SD PEIR MM-AQ-2 – Sensitive Receptors

Future projects consistent with the project that would involve stationary source emissions subject to APCD permitting shall be required to obtain applicable APCD permits and demonstrate consistency with all permit conditions and APCD rules consistent with SDAPCD's Title V Operating Permit Program which implements Title V of the Federal Clean Air Act.

Future discretionary development that involves heavy industrial land uses such as warehousing and distribution or other land uses that would involve substantial sources of mobile source diesel emissions shall be required to prepare a health risk assessment (HRA) in accordance with SDAPCD HRA Guidelines and the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics "Hot Spots" Program Risk Assessment Guidelines (OEHHA 2015). The HRA shall include calculation of the excess cancer risk and the non-cancer chronic and acute health hazard index (HHI) for the maximally exposed individual resident (MEIR), and the maximally exposed individual worker (MEIW). The HRA

shall identify best available control technology (BACT) required to reduce risk to less than 10 in 1,000,000.

Blueprint SD PEIR MM-AQ-3 – Odors

Any discretionary project with the potential to result in objectionable odors shall be required to demonstrate compliance with SDAPCD Rule 51 (Public Nuisance), which prohibits the discharge of air contaminants or other materials that would be a nuisance or annoyance to the public. Additionally, application of SDMC Section 142.0710 prohibits odors to emanate beyond the boundaries of the premises upon which the use emitting the contaminants is located, where it endangers human health, causes damage to vegetation or property, or causes soiling.

Biological Resources

Blueprint SD PEIR MM-BIO-1 – Impacts to Sensitive Biological Resources

Future projects that could directly and/or indirectly impact sensitive species, sensitive habitats and/or wetlands shall comply with the City's Environmentally Sensitive Lands (ESL) Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP) and shall implement avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, and MSCP Subarea Plan (SAP), and VPHCP.

Cultural Resources and Tribal Cultural Resources

Blueprint SD PEIR MM-HIST-1 – Historic Resources

Future development that could directly and/or indirectly affect a historical building, structure, or object as defined in the City's Historical Resources Regulations and Historical Resources Guidelines shall comply with the City's Historical Resources Guidelines and Historical Resources Regulations (SDMC sections 143.0201–143.0280) and shall be required to implement avoidance, minimization, and mitigation measures in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines.

Blueprint SD PEIR MM-HIST-2 – Archaeological and Tribal Cultural Resources

Prior to the issuance of any discretionary permit for a future development project that could directly and/or indirectly affect a cultural resource (i.e. archaeological and Tribal Cultural Resources), the City shall require the following steps be taken to determine (1) the potential presence and/or absence of cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. For the purposes of CEQA review, a cultural resource is defined in CEQA Guidelines Section 15064.5. Tribal cultural resources are defined in PRC Section 21074.

Initial Determination

The City's Environmental Designee shall determine the potential presence and/or absence of cultural resources at the project site by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, the California Historical Resources Inventory System, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A review of the City's cultural resources sensitivity map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized to the extent feasible in accordance with the City's Historical Resources Guidelines. The sensitivity levels described below shall guide the appropriate steps necessary to address the potential resources. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted cultural resources, as well as new data available to the City.

High Sensitivity: Indicates locations where significant cultural resources have been documented or would have the potential to be identified. High sensitivity resources include village and habitation sites and areas near fresh water sources. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high.

Moderate Sensitivity: Indicates that some cultural resources have been recorded within the area or the area was developed before 1984 when CEQA review may not have been applied. Moderate sensitivity resources consist of diversity or density of feature and artifact types (e.g., a moderately dense lithic scatter).

Low Sensitivity: Indicates areas where there is a high level of disturbance or development, and few or no previously recorded cultural resources are present based on records search results and due to the timing of development of the project site occurring after 1984 when CEQA would have been applied. Within these areas, the potential for additional resources to be identified would be low.

Phase I

Based on the results of the initial determination, if there is any evidence that the project area contains archaeological and/or Tribal Cultural Resources, a site-specific records search and/or survey may be required and shall be determined on a case-by-case basis by the City's Environmental Designee. If a cultural resources study is required, it shall be prepared consistent with the City's Historical Resources Guidelines. All individuals conducting any phase of the cultural resources program shall meet the professional qualifications in accordance with the City's Historical Resources Guidelines. The cultural resources study shall include the background research conducted as part of the initial determination. This includes a record search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. The cultural resources study shall include a field survey and/or an evaluation of significance, as applicable if cultural resources are identified, based on the City's Historical Resources Guidelines. Native American participation shall be required for all field work.

Phase II

Once a cultural resource (as defined in the PRC) has been identified, a significance determination shall be made. If a project were to impact areas identified as low sensitivity, it is assumed that any significant cultural resources no longer hold integrity or are not present. If a project impacts these areas, no additional mitigation measures shall be required.

If a project were to impact areas identified as moderate sensitivity, a site-specific records search and/or survey may be required on a case-by-case basis. If cultural resources are identified in the records search and/or survey, a significance evaluation for the identified cultural resources shall be required. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action shall be required. Resources found to be non-significant as a result of a survey and/or assessment shall require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of the results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation indicate there is still a potential for resources to be present in portions of the property, then mitigation monitoring shall be required. If the resource has not been evaluated for significance, a testing plan shall be required. If the resource is determined to be significant, a testing plan, data recovery plan, and mitigation monitoring shall be required.

If a project were to impact areas identified as high sensitivity, a survey and testing program may be required by the qualified archaeologist to further define resource boundaries subsurface presence or absence and determine the level of significance. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City's Historical Resources Guidelines. The results from the testing program shall be evaluated against the Significance Thresholds found in the City's Historical Resources Guidelines. If significant cultural resources are identified within the area of potential effects, the site may be eligible for local designation. Preferred mitigation for direct and/or indirect impacts to cultural resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. Mitigation measures such as, but not limited to, a Research Design and Archaeological Data Recovery Program (ADRP), construction monitoring, site designation, capping, granting of deeds, designation of open space, and avoidance and/or preservation shall be required and shall be determined by the City's Environmental Designee on a case-by-case basis.

Phase III

Archaeological Data Recovery Program

If a cultural resource is found to be significant and preservation is not an option, a Research Design and ARDP shall be required, which includes a Collections Management Plan for review and approval by the City's Environmental Designee. The ADRP shall be based on a written research design and is subject to the provisions as outlined in PRC Section 21083.2. The ADRP shall be reviewed and approved by the City's Environmental Designee prior to distribution of a draft CEQA document.

Local Designation of Resources

The final cultural resource evaluation report shall be submitted to Historical Resources Board (HRB) staff for designation. The final cultural resource evaluation report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria.

Monitoring and Archaeological Resource Reports

Archaeological monitoring may be required during building demolition and/or construction grading when significant cultural resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development, dense vegetation, or if a data recovery did not reduce the impact to the resource. Monitoring shall be documented in a consultant site visit record.

Native American participation shall be required for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a tribal cultural resource or any archaeological site is present. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the PRC (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, state, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Most Likely Descendent shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources.

Archaeological Resource Reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City's Historical Resources Guidelines. In the event that a cultural resource deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA United States Code 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation, as identified by the Native American Heritage Commission.

Arrangements for long-term curation and/or repatriation, as determined appropriate by the City Environmental Designee, must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

Noise

Blueprint SD PEIR MM-NOI-1 – Noise Abatement and Control Ordinance

Future projects shall be required to comply with the construction noise levels limits defined by San Diego Municipal Code Section 59.5.0404. If construction noise would exceed the construction noise limits, a permit would be required from the Noise Abatement and Control Administrator in accordance with SDMC Section 59.5.0404, which may include the incorporation of site specific noise reduction measures to meet property line limitations.

Future development with stationary sources of noise shall comply with Section 59.5.0401 et seq. of the SDMC, which specifies the maximum one-hour average sound level limits allowed at the boundary of a property.

Blueprint SD PEIR MM-NOI-2 – Vibration Construction Activities

Future projects that include pile driving and would result in vibration levels exceeding the peak particle velocity (PPV) and screening distances detailed in Table 4.11-2 shall implement vibration reduction measures to minimize construction-related vibration impacts. Measures shall be based on the results of site-specific recommendations from an acoustical analysis. Measures may include, but are not limited to, limiting the use of vibration-intensive equipment in proximity to sensitive receptors, installing low soil displacement piles (e.g., H-piles) instead of high soil displacement piles (e.g., concrete piles) for pile-driving, and pre-drilling for pile-driving. Other measures may include pre- and post-construction inspections to document any damage and provide repairs in the event damage occurs.

Transportation

Blueprint SD PEIR MM-TRANS-1 – Achieve VMT Reductions

Future development shall be required to demonstrate compliance with the City's Mobility Choices Ordinance (SDMC Section 143.1103 et seq.) and the City's TSM, including preparation of a VMT analysis and Local Mobility Analysis, where applicable.

Tribal Cultural Resources

Refer to **Blueprint SD PEIR MM-HIST-2 – Archaeological and Tribal Cultural Resources** above.

Wildfire

Blueprint SD PEIR MM-FIRE-1 – Wildfire Policy Compliance for Plan Amendments
As future Community Plan Updates or other plan amendments are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map, the City shall evaluate the adequacy of evacuation routes, emergency access and fire safety in light of the proposed land use and mobility network. The City plan amendment process shall include a review of consistency with Policy LU-C.2.A.5, Policy UD-A.3.h, Policy UD-A.3.p, Policy PF-D.12, Policy PF-D.13, Policy PF-D.14, Policy PF-D.15, and Policy PF-D.16.

Blueprint SD PEIR MM-FIRE-2 – Wildfire Safety Policies and Regulation Compliance

Future projects shall be required to demonstrate consistency with the City's applicable regulatory and policy framework including:

- The latest update to the Fire Code (SDMC Sections 55.0101 through 55.9401), including requirements for adequate fire access and specifications for when two separate fire apparatus access roads are required.
- The latest update to the City's Building Regulations (SDMC Chapter 14, Article 5) including acceptable construction materials for development near open space (SDMC Chapter 14, Article 5, Division 7).
- The City's Brush Management Regulations (SDMC Section 142.0412) and Landscape Standards, adopted as part of the Land Development Manual.

For discretionary projects with a higher level of wildfire or evacuation risk due to site and/or project specific factors, as determined by the City, additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA may be required.

VIII. SIGNIFICANT AND UNAVOIDABLE IMPACTS

The Blueprint SD PEIR in Chapter 7, *Significant Unavoidable Impacts/Significant Irreversible Environmental Changes*, identifies significant and unavoidable impacts for several environmental issues, as summarized below in Table 11, *Summary of Blueprint SD PEIR Significant and Unavoidable Impacts*.

Table 11
SUMMARY OF BLUEPRINT SD PEIR SIGNIFICANT AND UNAVOIDABLE IMPACTS

Environmental Topic/Issue	Direct	Cumulative
Aesthetics		
Scenic Vistas	X	X
Scenic Highways	X	X
Visual Character, Quality of Public Views, and Scenic Quality	X	X
Shade	X	X
Air Quality		
Conflicts with Air Quality Plans	X	X
Air Quality Standards	X	X
Sensitive Receptors	X	

Table 11
SUMMARY OF BLUEPRINT SD PEIR SIGNIFICANT AND UNAVOIDABLE IMPACTS

Environmental Topic/Issue	Direct	Cumulative
Odors	X	
Biological Resources		
Sensitive Species	X	X
Sensitive Habitats	X	X
Wetlands	X	X
Cultural Resources		
Historic Structures, Objects, or Sites	X	X
Archaeological Resources	X	X
Hydrology		
Inundation (Flood Flows)	X	
Noise		
Ambient Noise Levels	X	X
Groundborne Vibration	X	X
Public Services		
Public Facilities (Fire Protection, Police Protection, Schools, Libraries)	X	X
Recreation		
Deterioration of Parks and Recreation Facilities	X	X
Construction or Expansion of Recreational Facilities	X	X
Transportation		
VMT	X	X
Tribal Cultural Resources		
Tribal Cultural Resources	X	X
Utilities and Service Systems		
New or Expanded Utilities	X	
Adequate Wastewater Capacity	X	X
Wildfire		
Wildfire Hazards	X	X
Pollutants from Wildfire	X	X
Infrastructure	X	X
Flooding and Landslides	X	X

Due to significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the Final PEIR, and (b) the impacts have been found acceptable because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previously certified Blueprint SD PEIR, new CEQA Findings and/or Statement of Overriding Considerations are not required pursuant to CEQA Guidelines Sections 15162 and 15164.

The project would not result in additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified Blueprint SD PEIR.

IX. CERTIFICATION

Copies of this Addendum, the certified Blueprint SD PEIR, the MMRP, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at https://www.sandiego.gov/ceqa/final

Rebecca Malone

Rebecca Malone, Program Manager
City Planning Department

12/1/2025

Date of Revised Final Report

Analysts: T. Ash-Reynolds/E. Pascual/E. Ramirez Manriquez

Figures:

- Figure 1: Regional Location
- Figure 2: USGS Topography
- Figure 3: Aerial Photograph
- Figure 4: Land Use Map
- Figure 5: Villages, Corridors and Nodes
- Figure 6: Planned Pedestrian Route Types
- Figure 7: Planned Bicycle Facilities
- Figure 8: Existing and Planned Transit
- Figure 9: Planned Street Classification
- Figure 10: Public View Corridors and Viewsheds
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- Figure 12: Vegetation Communities and Land Cover Types
- Figure 13: Potential Jurisdictional Resources
- Figure 14: Conserved Lands and MHPA
- Figure 15: Geologic and Seismic Conditions
- Figure 16: Community Serving Facilities
- Figure 17: Cultural Sensitivity
- Figure 18: Clairemont Community Enhancement Overlay Zone
- ~~Figure 19: Clairemont Height Limit Overlay Zone~~

Technical Reports:

- Attachment 1: Biological Resources Report
- Attachment 2: Historic Context Statement
- Attachment 3: Cultural Resources Constraints and Sensitivity Analyses
- Attachment 4: Desktop Geotechnical and Geologic Hazards Evaluation
- Attachment 5: Hazardous Materials Technical Study
- Attachment 6: Hydrology/Water Quality Report
- Attachment 7: VMT Analysis
- Attachment 8: Programmatic Water and Wastewater Summary
- Attachment 9: WSA

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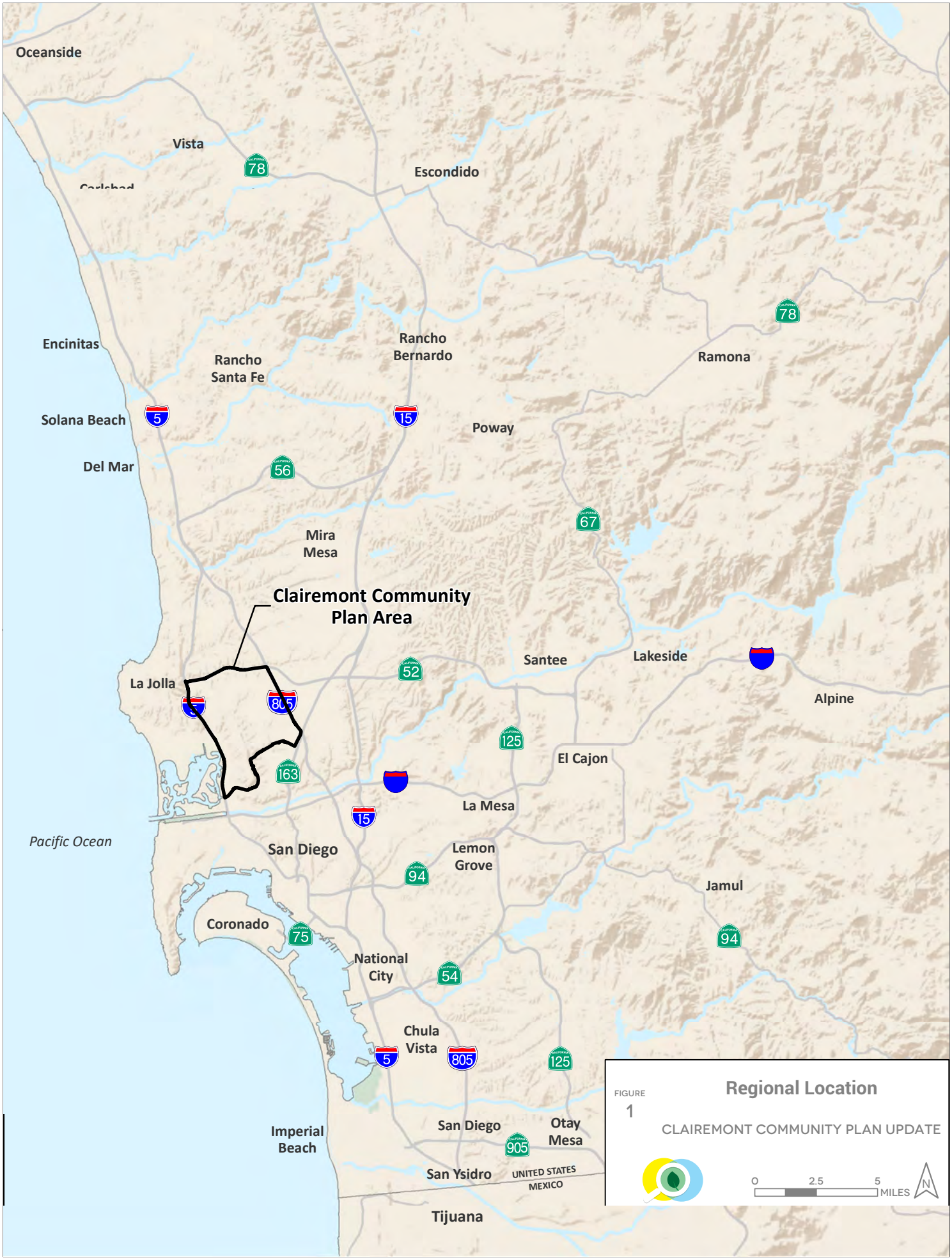
Oceanside
Vista
Carlsbad
Escondido
Encinitas
Rancho Santa Fe
Rancho Bernardo
Ramona
Solana Beach
Poway
Del Mar
Mira Mesa
Clairemont Community Plan Area
La Jolla
Santee
Lakeside
Alpine
El Cajon
La Mesa
Pacific Ocean
San Diego
Lemon Grove
Jamul
Coronado
National City
Chula Vista
Imperial Beach
San Diego
Otay Mesa
San Ysidro
UNITED STATES
MEXICO
Tijuana
78
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56
67
52
805
125
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FIGURE 1
Regional Location
CLAIREMONT COMMUNITY PLAN UPDATE
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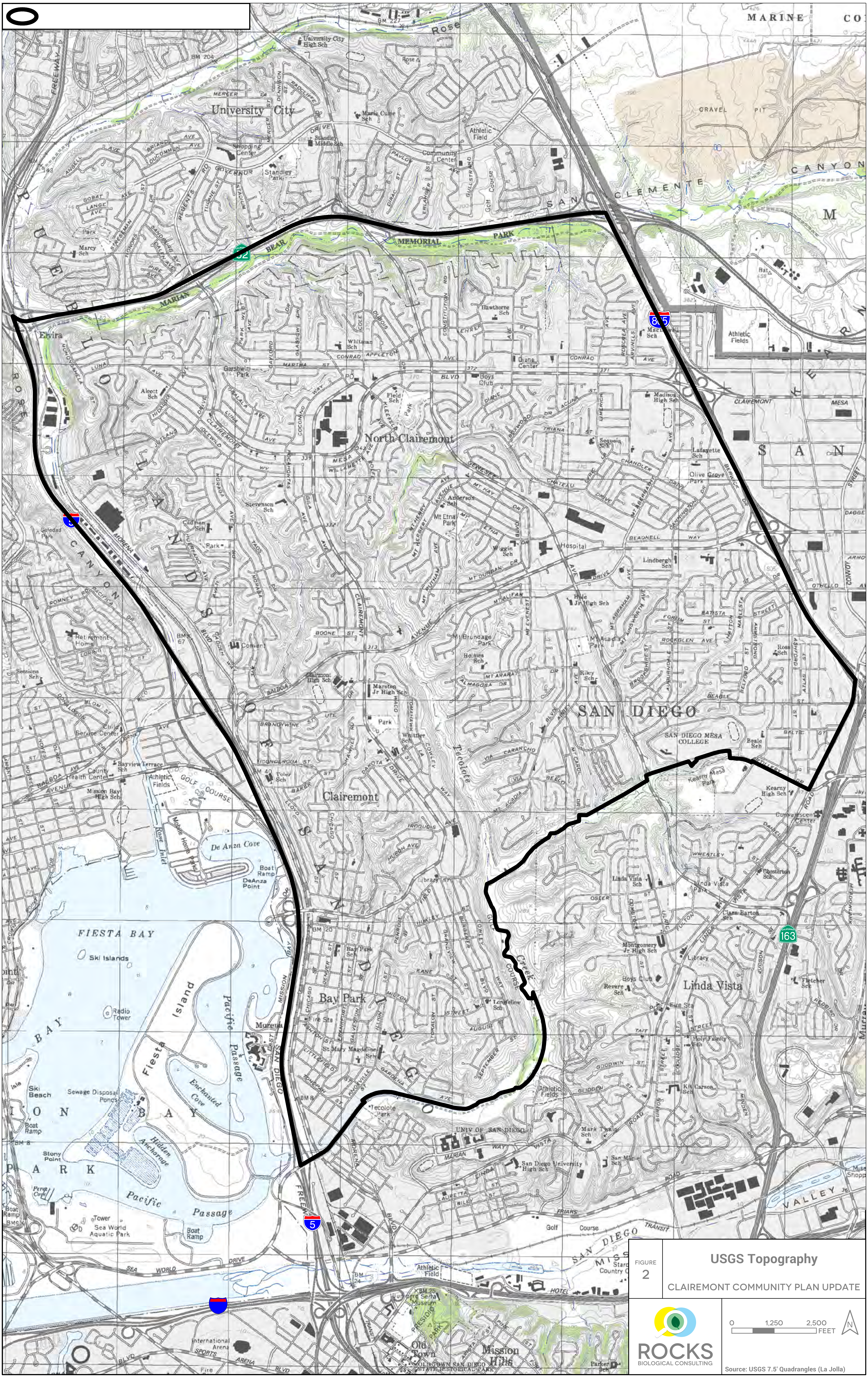

FIGURE 2

USGS Topography

CLAIREMONT COMMUNITY PLAN UPDATE

ROCKS BIOLOGICAL CONSULTING

0 1,250 2,500 FEET

N

Source: USGS 7.5' Quadrangles (La Jolla)

Clairemont Community Plan Boundary

Governor Dr
52
San Clemente Canyon
Regents Rd
805
Clairemont Mesa Blvd
KEARNY MESA
Clairemont Dr
Tecolote Canyon
Genesee Ave
5
Morena Blvd
Stevenson Canyon
CLAIREMONT
Balboa Ave
Convoy St
PACIFIC BEACH
Garnet Ave
Grand Ave
E Mission Bay Dr
Tecolote Canyon
Clairemont Dr
Genesee Ave
163
Mission Bay
Morena Blvd
LINDA VISTA
Linda Vista Rd
MISSION BAY PARK
5
Friars Rd
MISSION VALLEY
Sea World Dr
San Diego River
OLD TOWN
MIDWAY

FIGURE 3

Aerial Photograph

CLAIREMONT COMMUNITY PLAN UPDATE

ROCKS BIOLOGICAL CONSULTING

0 1,250 2,500 FEET

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Aerial Photo: SANDAG & SanGIS 2017

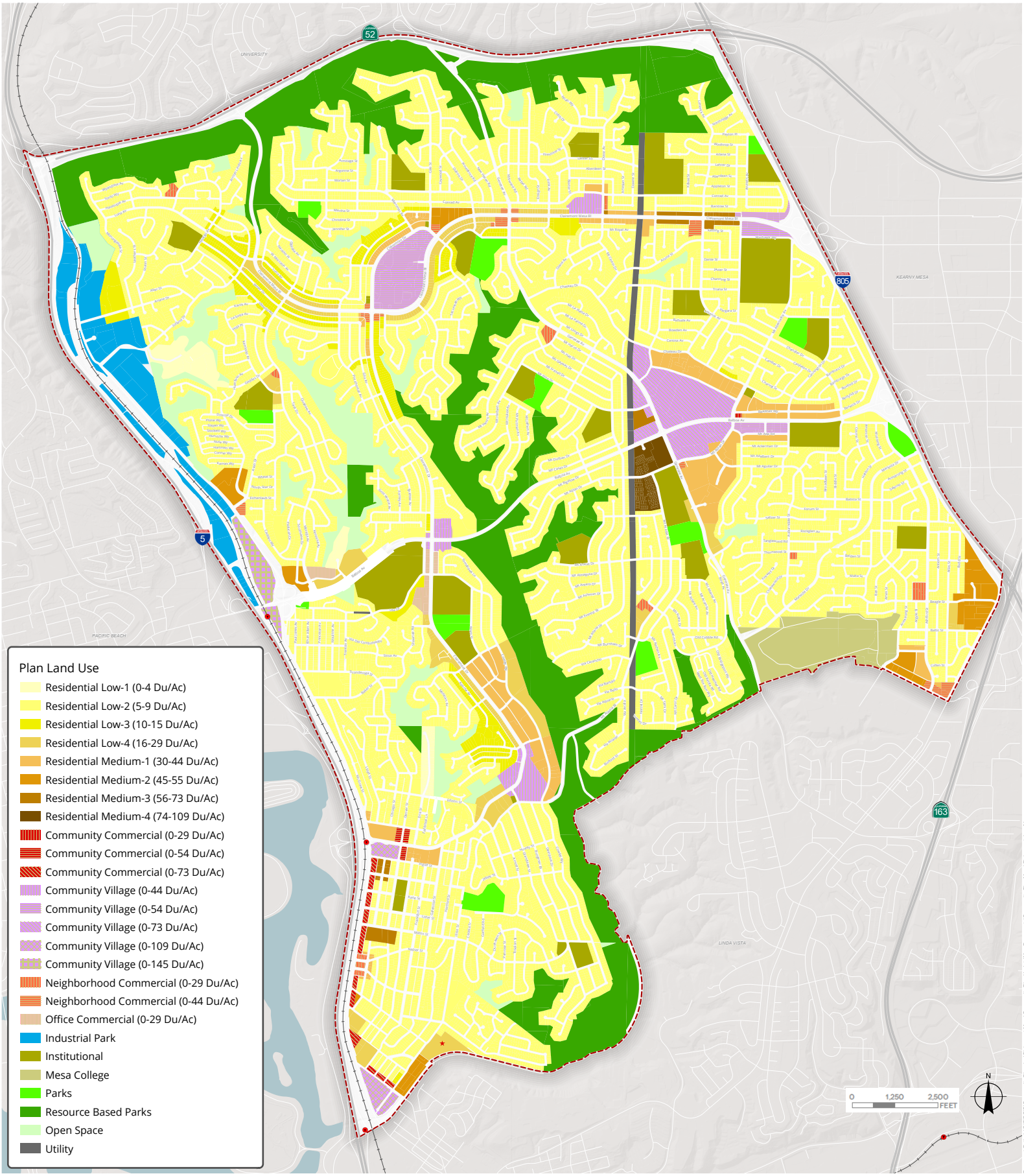


Figure 4: Land Use Map

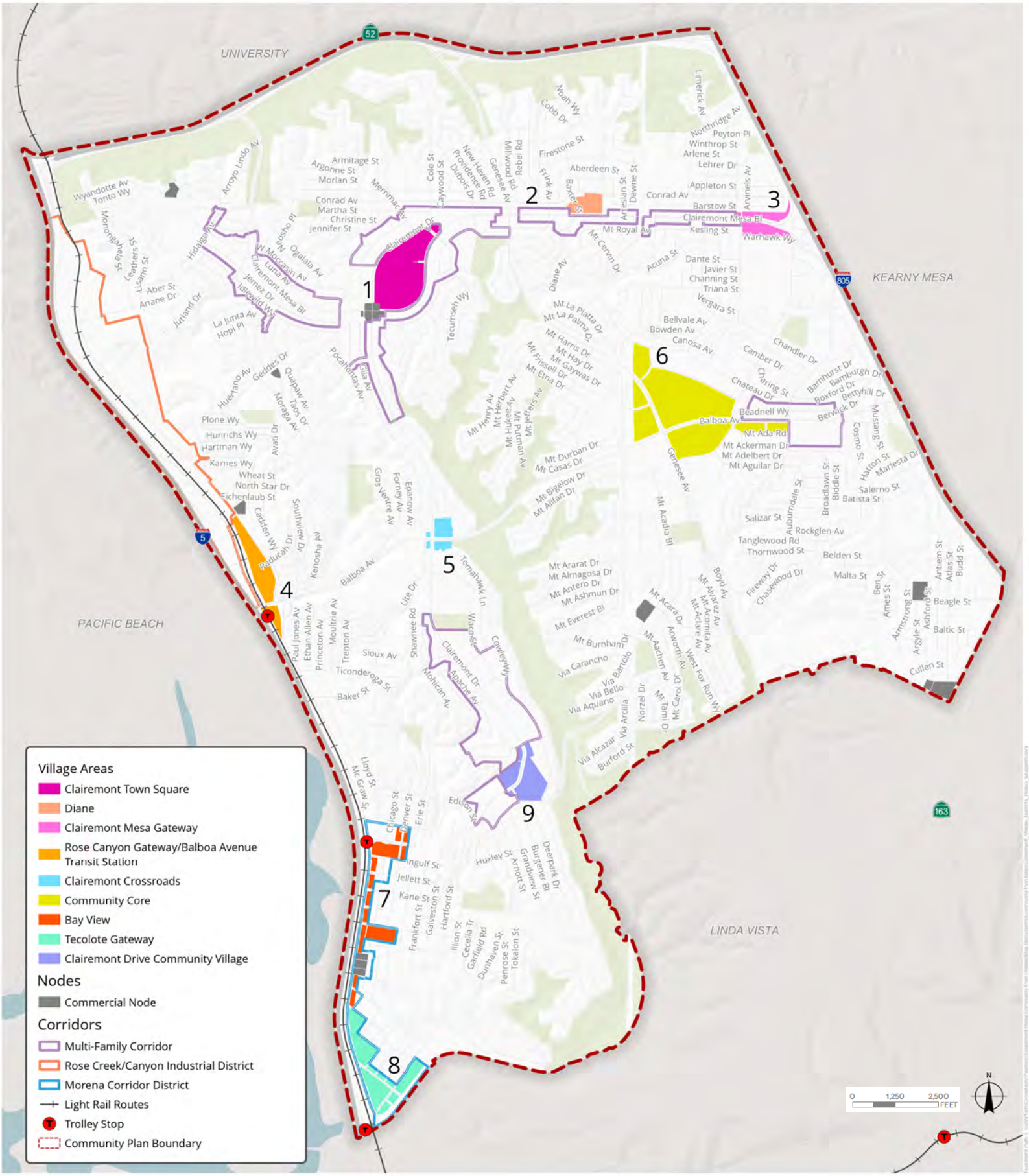


Figure 5: Villages, Corridors, and Nodes

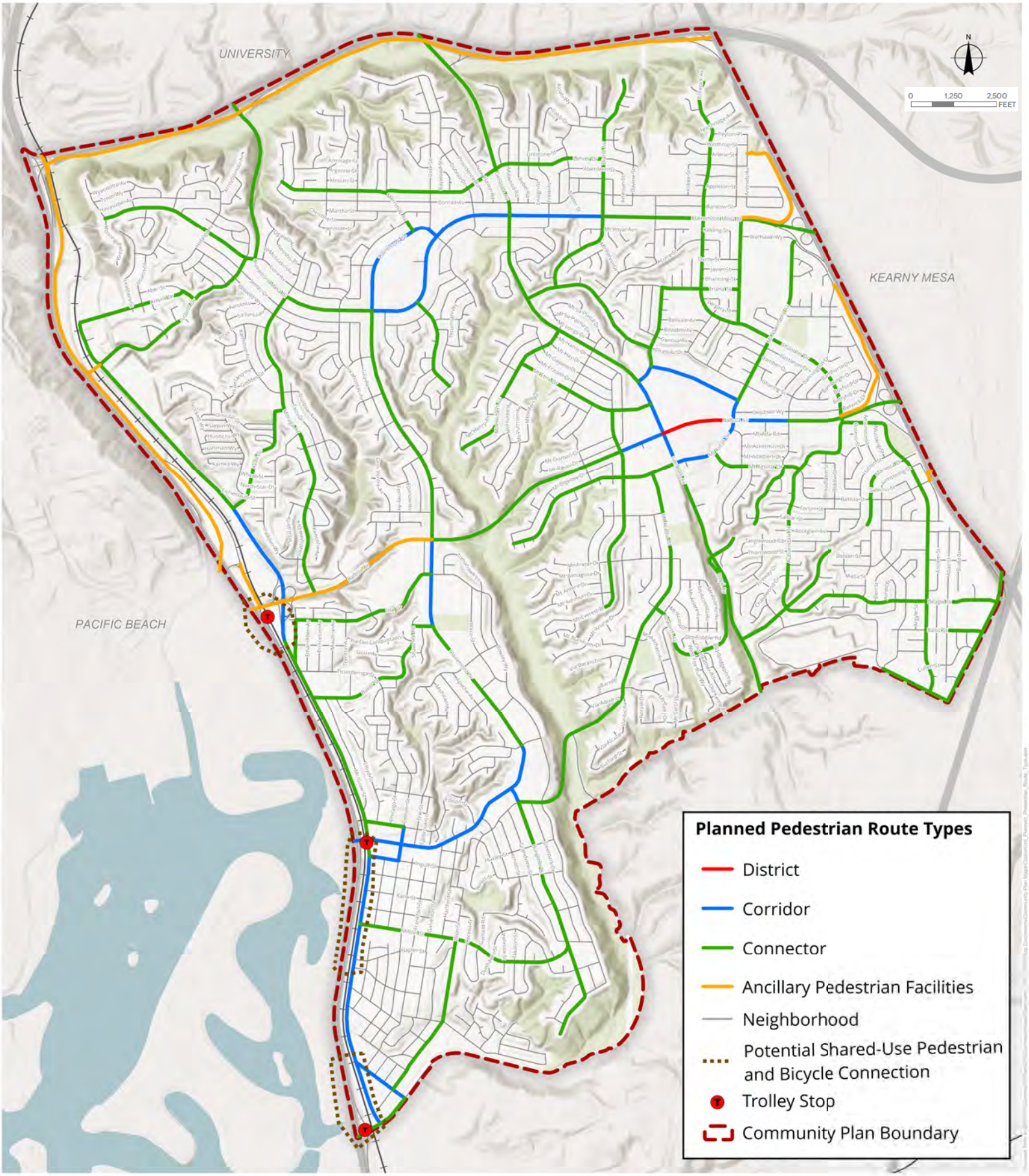


Figure 6: Planned Pedestrian Route Types

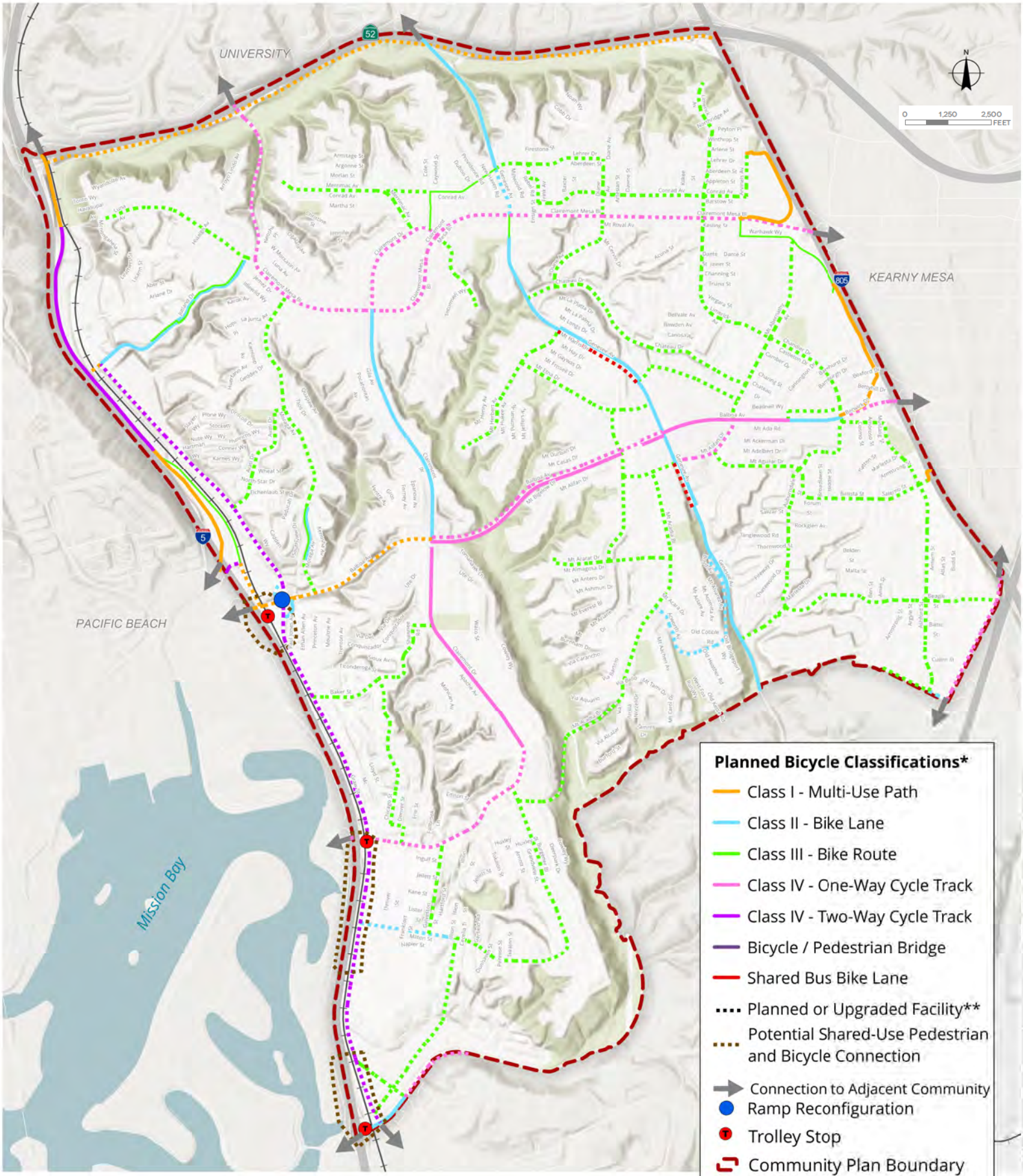


Figure 7: Planned Bicycle Facilities

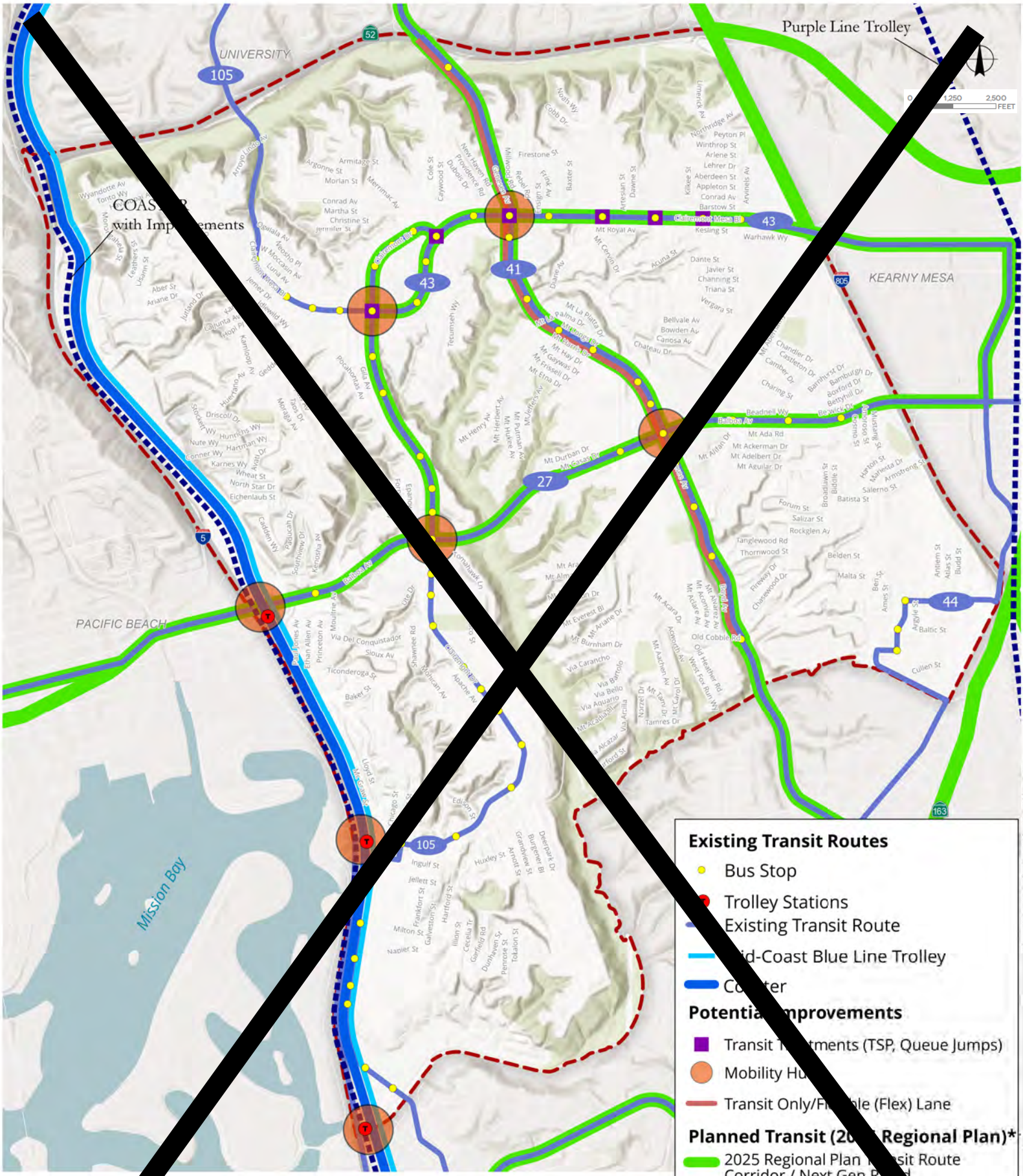


Figure 8: Existing and Planned Transit

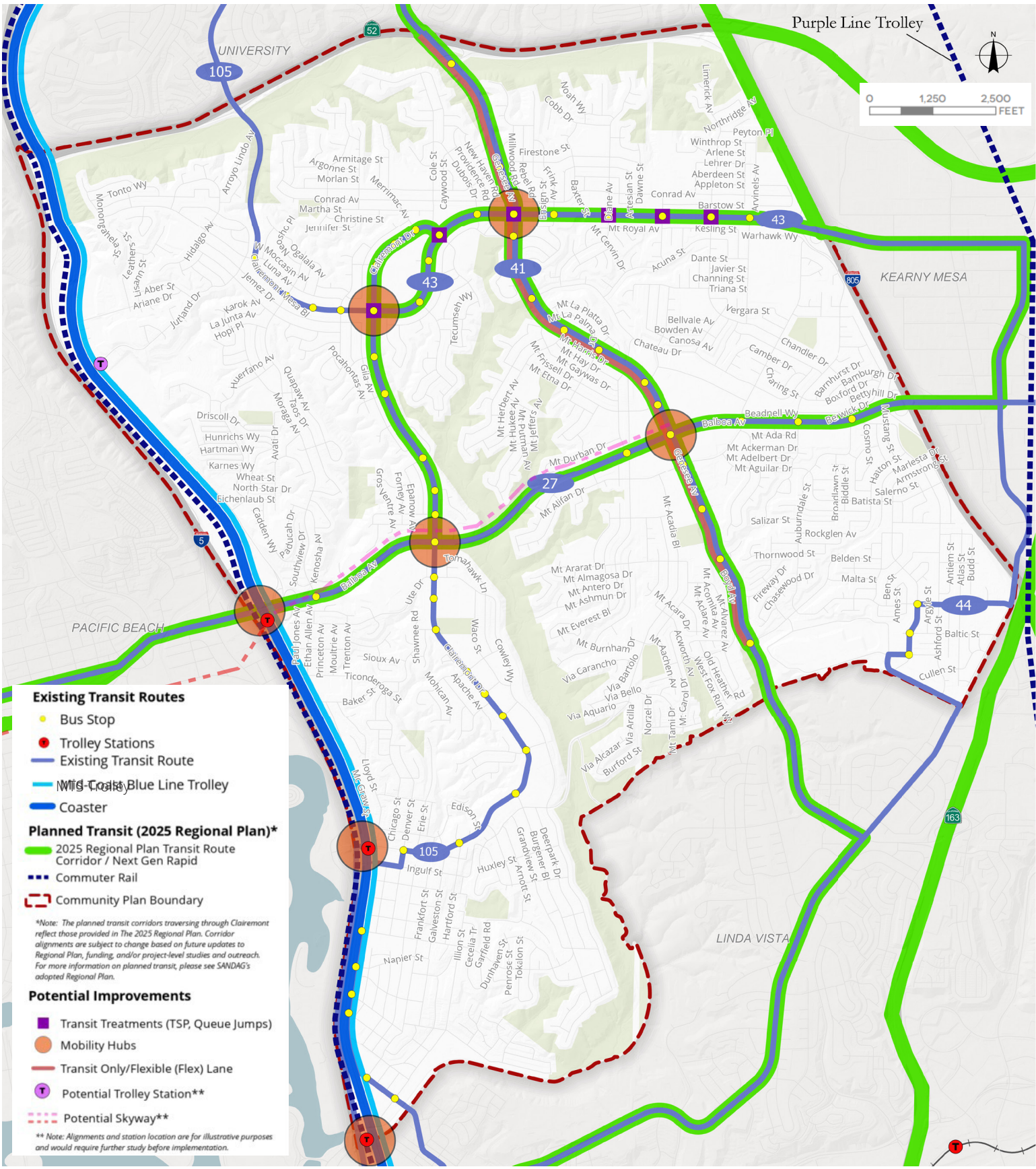


Figure 8: Existing and Planned Transit

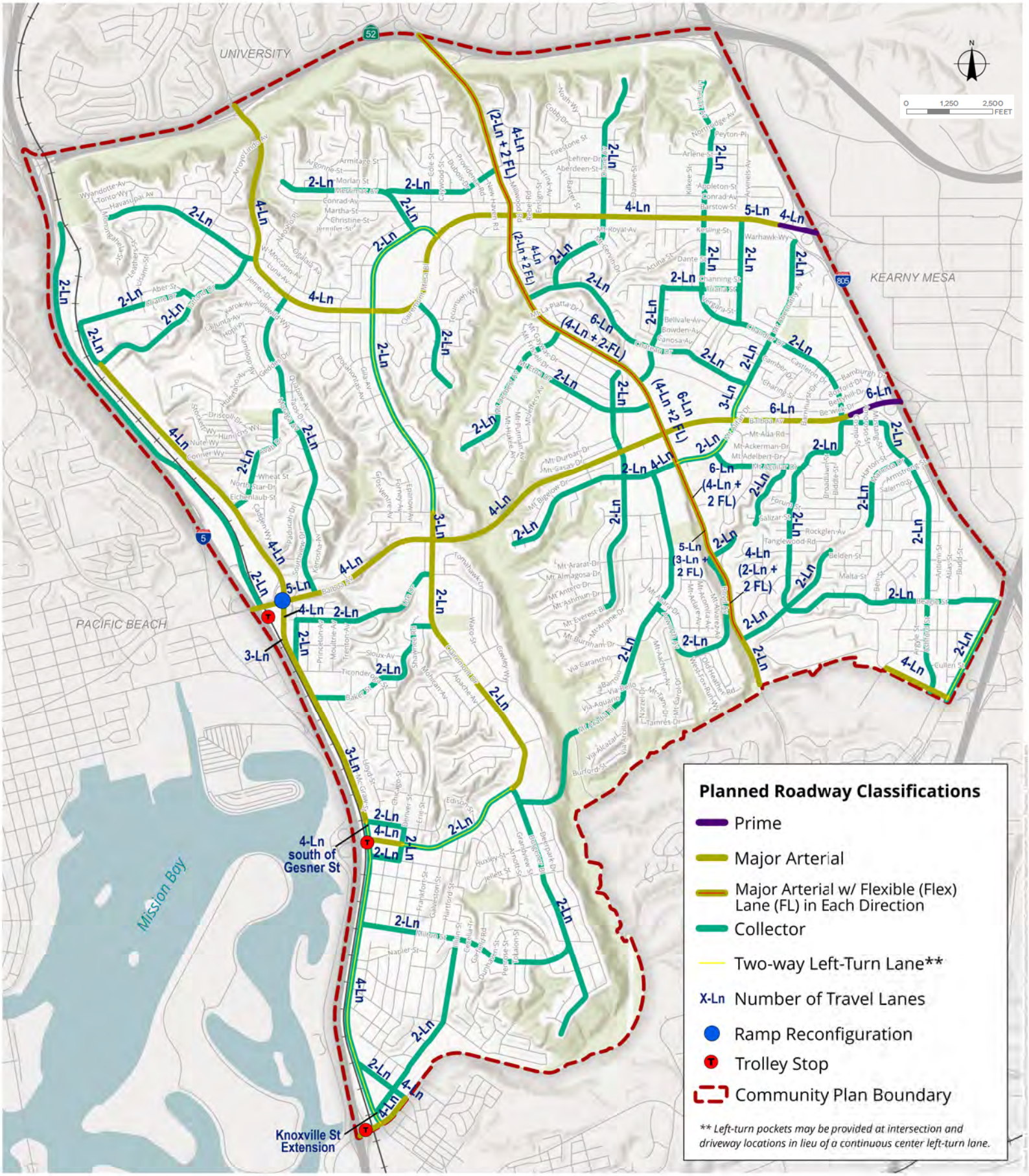


Figure 9: Planned Street Classification

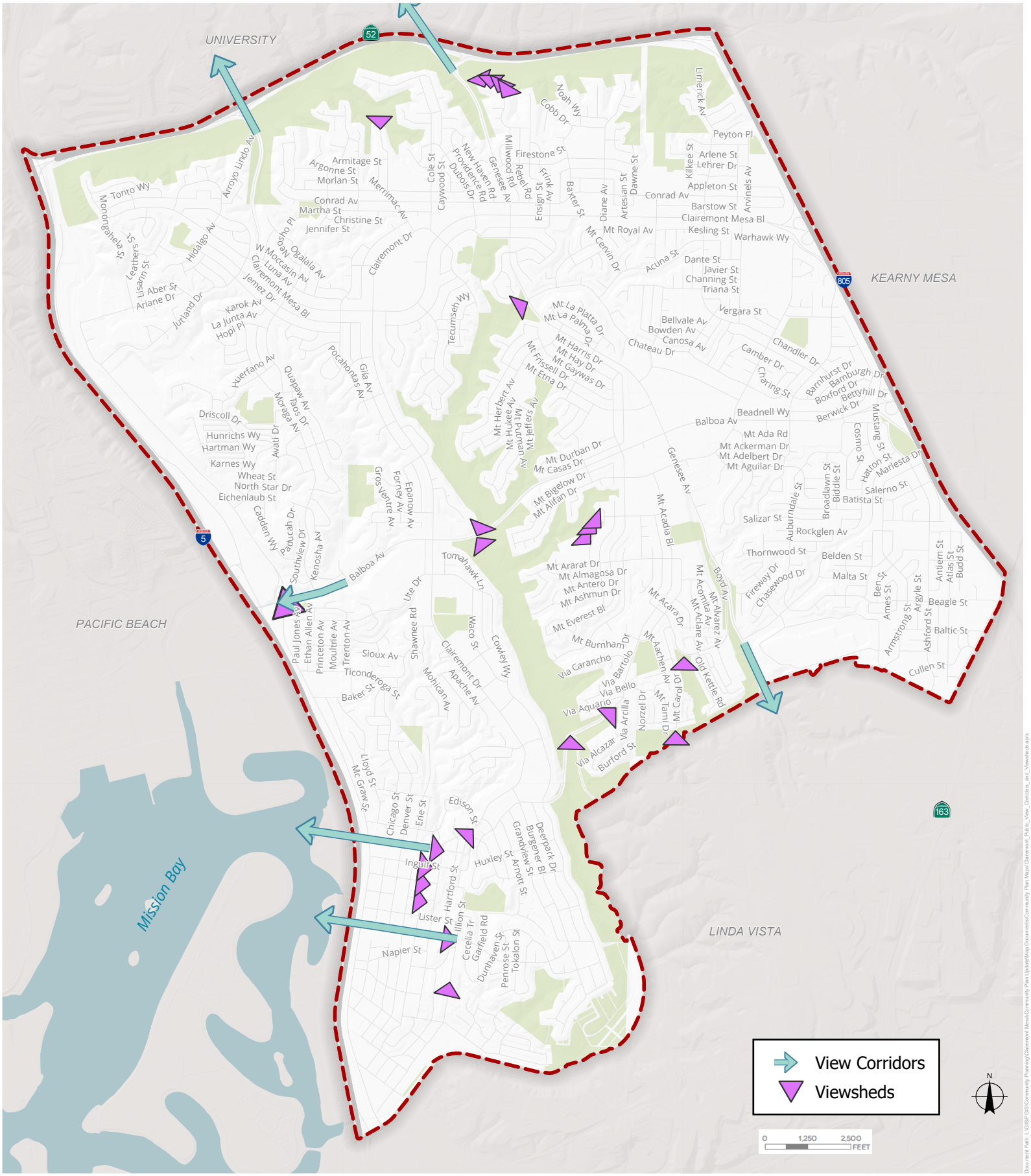


Figure 10: Public View Corridors and Viewsheds

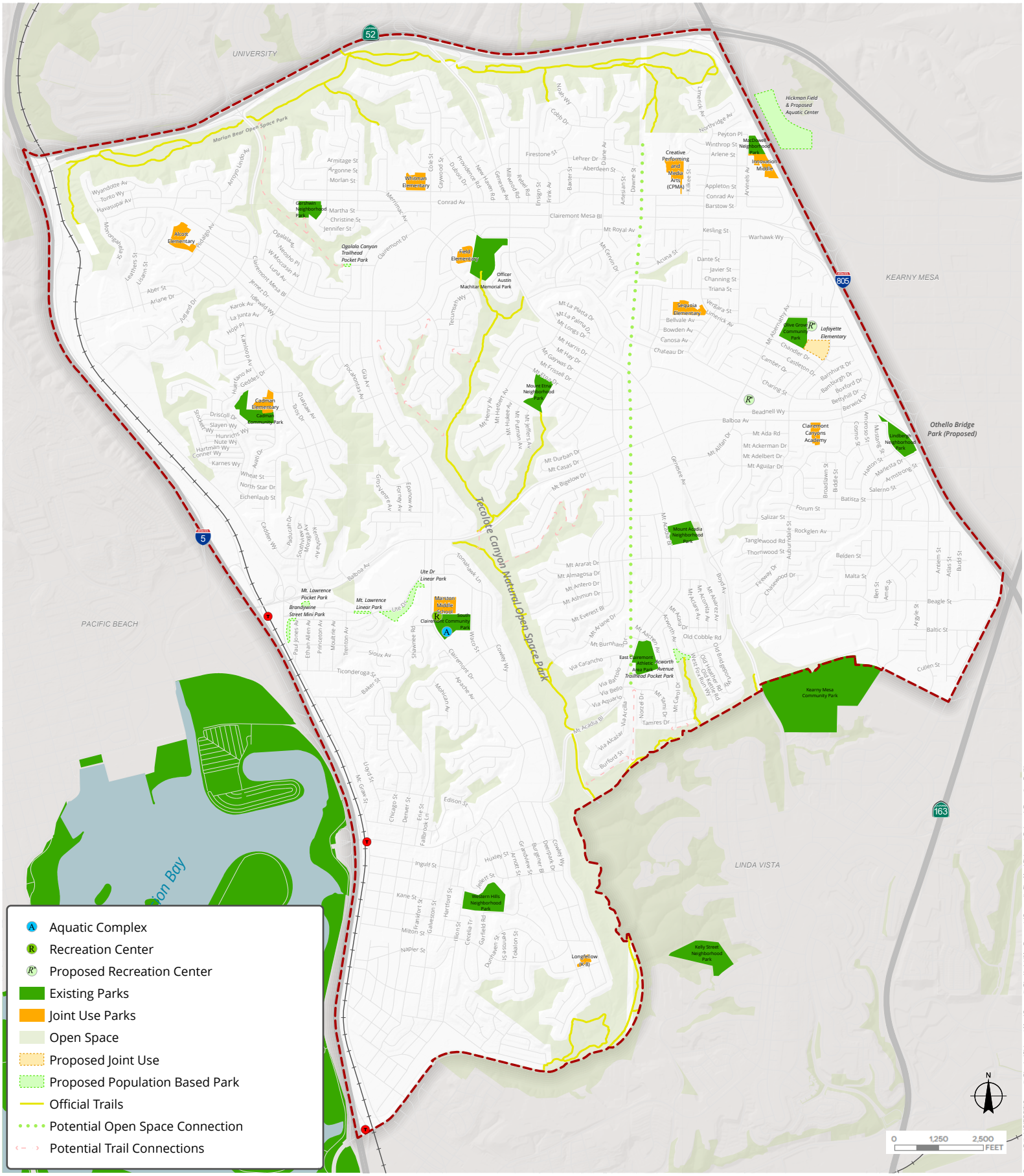


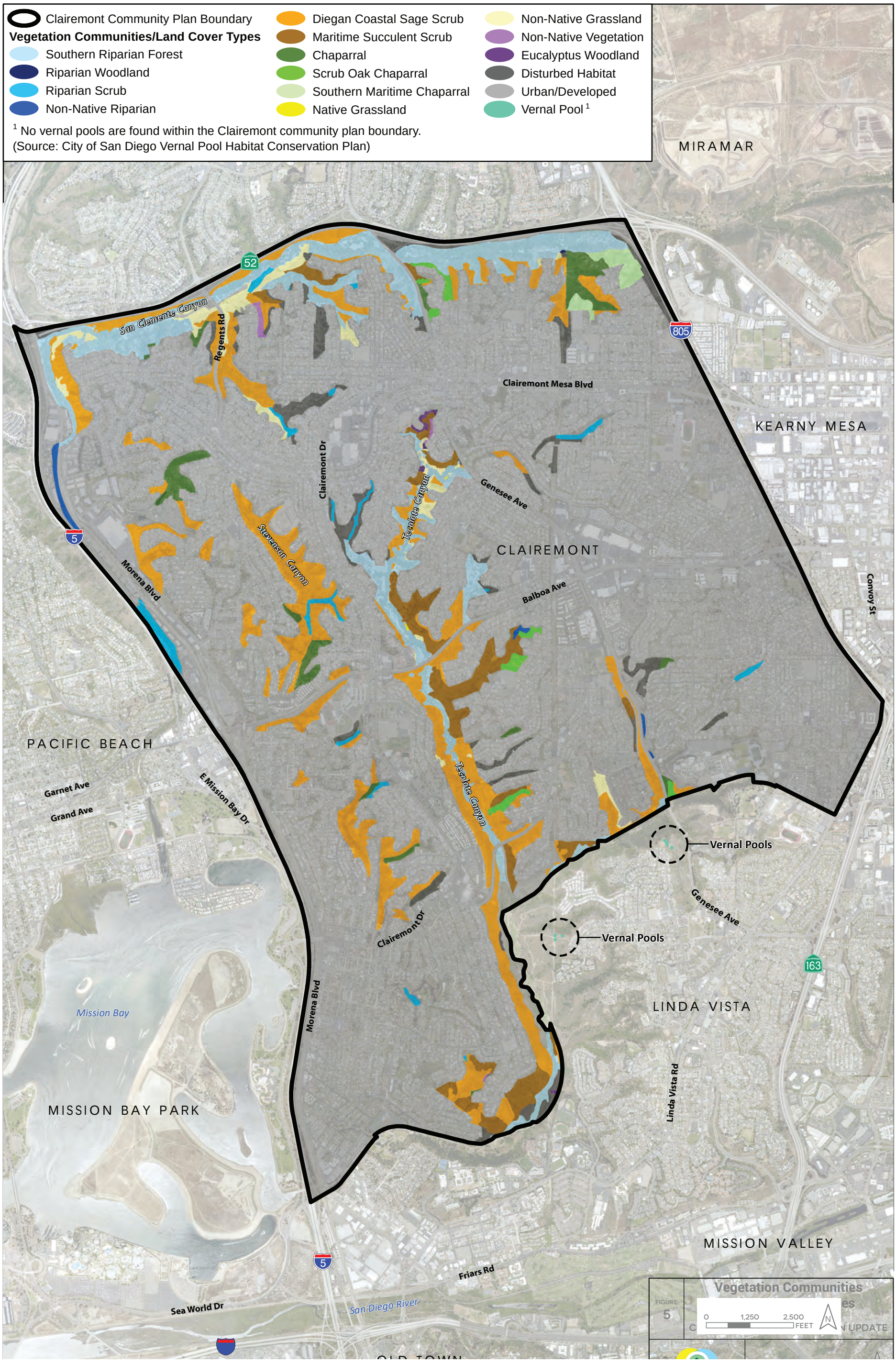
Figure 11: Parks and Recreation Facilities

Clairemont Community Plan Boundary

Vegetation Communities/Land Cover Types

- Southern Riparian Forest
- Riparian Woodland
- Riparian Scrub
- Non-Native Riparian
- Diegan Coastal Sage Scrub
- Maritime Succulent Scrub
- Chaparral
- Scrub Oak Chaparral
- Southern Maritime Chaparral
- Native Grassland
- Non-Native Grassland
- Non-Native Vegetation
- Eucalyptus Woodland
- Disturbed Habitat
- Urban/Developed
- Vernal Pool [1]

[1] No vernal pools are found within the Clairemont community plan boundary.
(Source: City of San Diego Vernal Pool Habitat Conservation Plan)



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Source: ROCKS Biological Consulting, 2025

Vegetation Communities and Land Cover Types

Figure 12

Clairemont Community Plan Boundary
Hyrologic Unit (HU)
Hydrologic Area (HA)

National Wetland Inventory

Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine

UNIVERSITY
Governor Dr
MIRAMAR
52
San Clemente Canyon
Regents Rd
PEÑASQUITOS HYDROLOGIC UNIT
Miramar Hydrologic Area
805
Clairemont Mesa Blvd
KEARNY MESA
Clairemont Dr
Tecolote Canyon
Genesee Ave
5
Stevenson Canyon
CLAIREMONT
Morena Blvd
Balboa Ave
Convoy St
PEÑASQUITOS HYDROLOGIC UNIT
Tecolote Hydrologic Area
PACIFIC BEACH
Garnet Ave
Grand Ave
E Mission Bay Dr
Tecolote Canyon
Genesee Ave
Clairemont Dr
Mission Bay
Morena Blvd
163
LINDA VISTA
Linda Vista Rd
MISSION BAY PARK
SAN DIEGO HYDROLOGIC UNIT
Lower San Diego Hydrologic Area
MISSION VALLEY
5
Friars Rd
Sea World Dr
San Diego River
OLD TOWN
MIDWAY

FIGURE 13

Potential Jurisdictional Resources

CLAIREMONT COMMUNITY PLAN UPDATE

ROCKS BIOLOGICAL CONSULTING

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Aerial Photo: SANDAG & SanGIS 2017

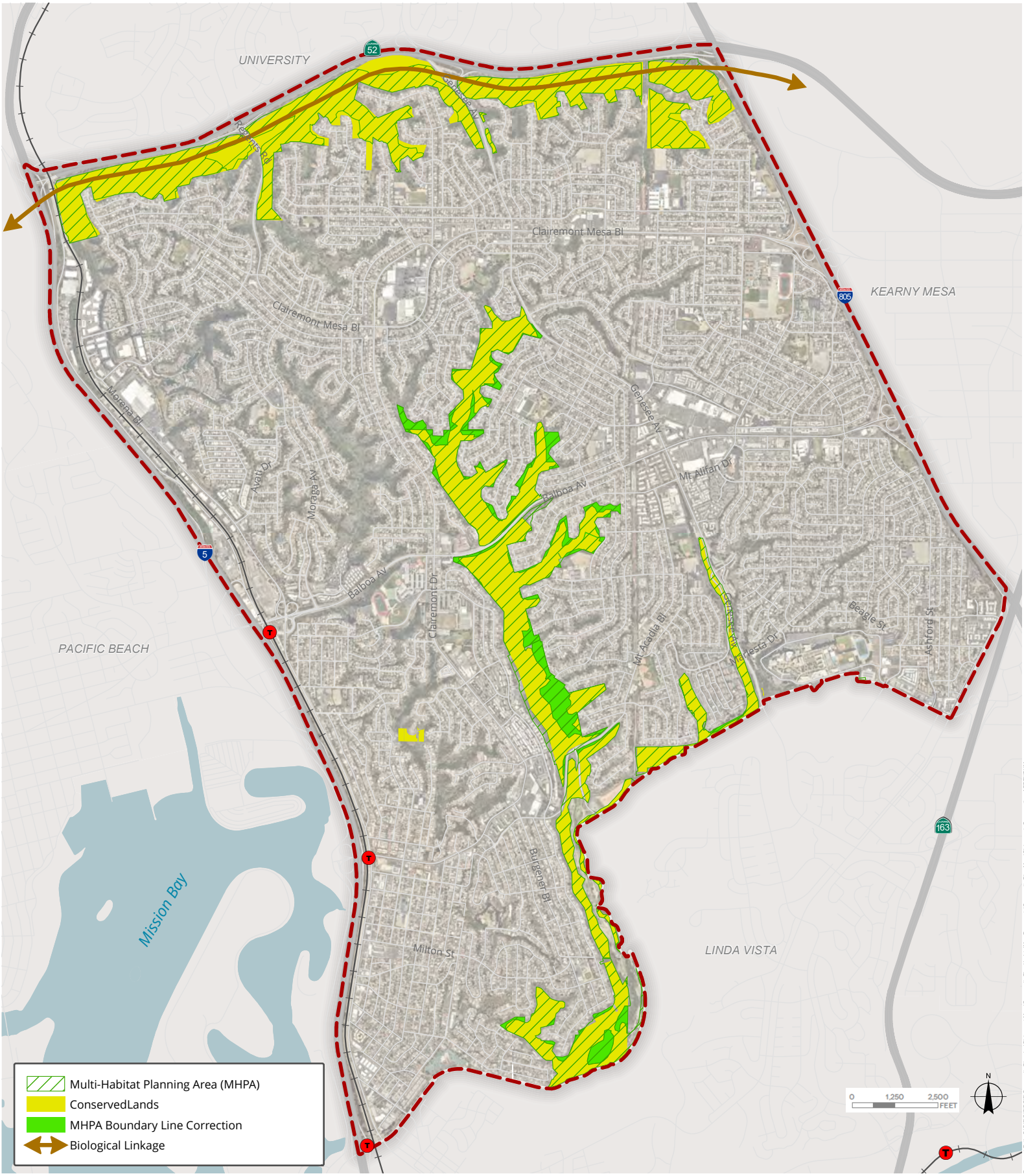

Figure 14: Conserved Land and MHPA

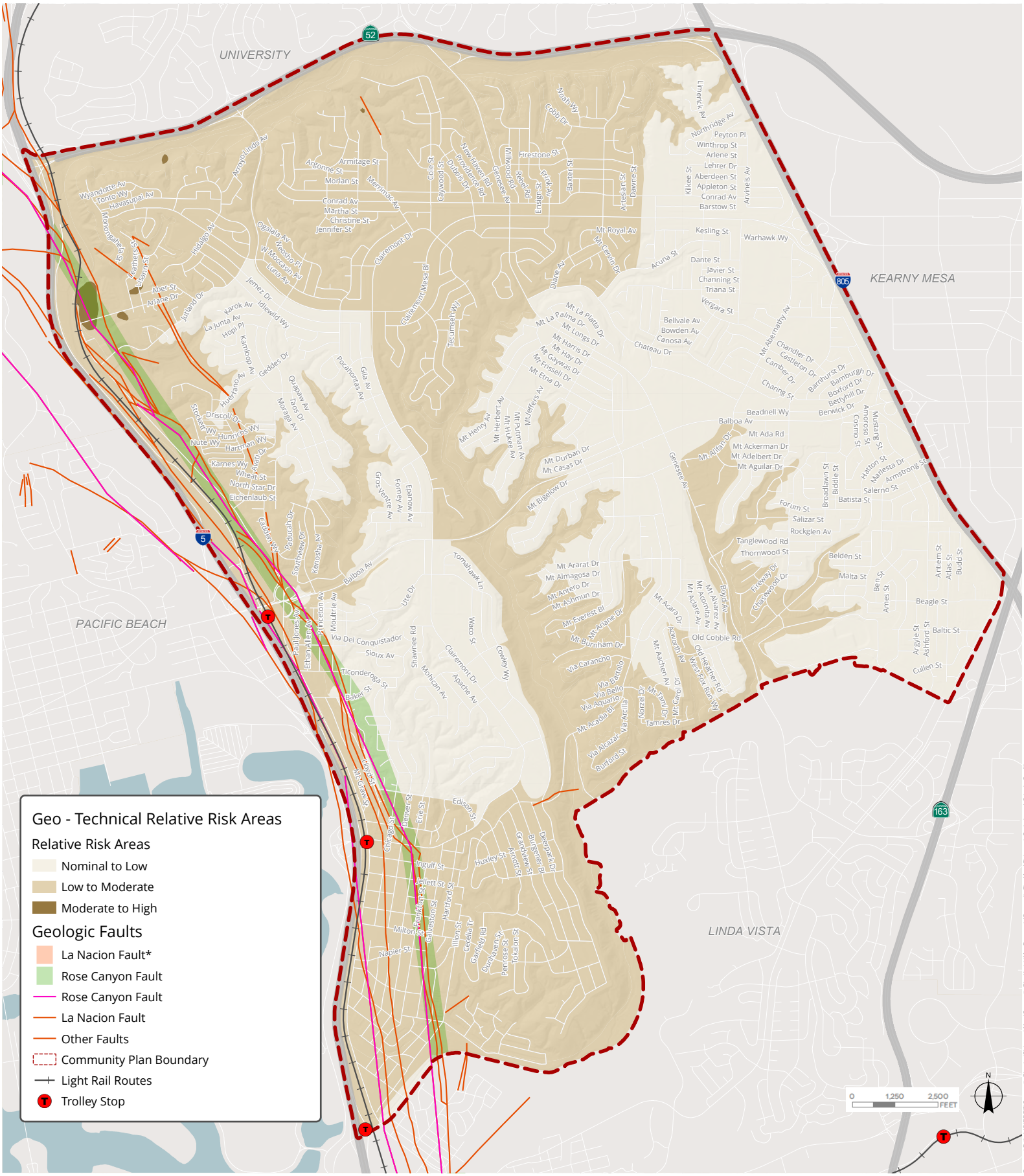

Figure 15: Geologic and Seismic Conditions

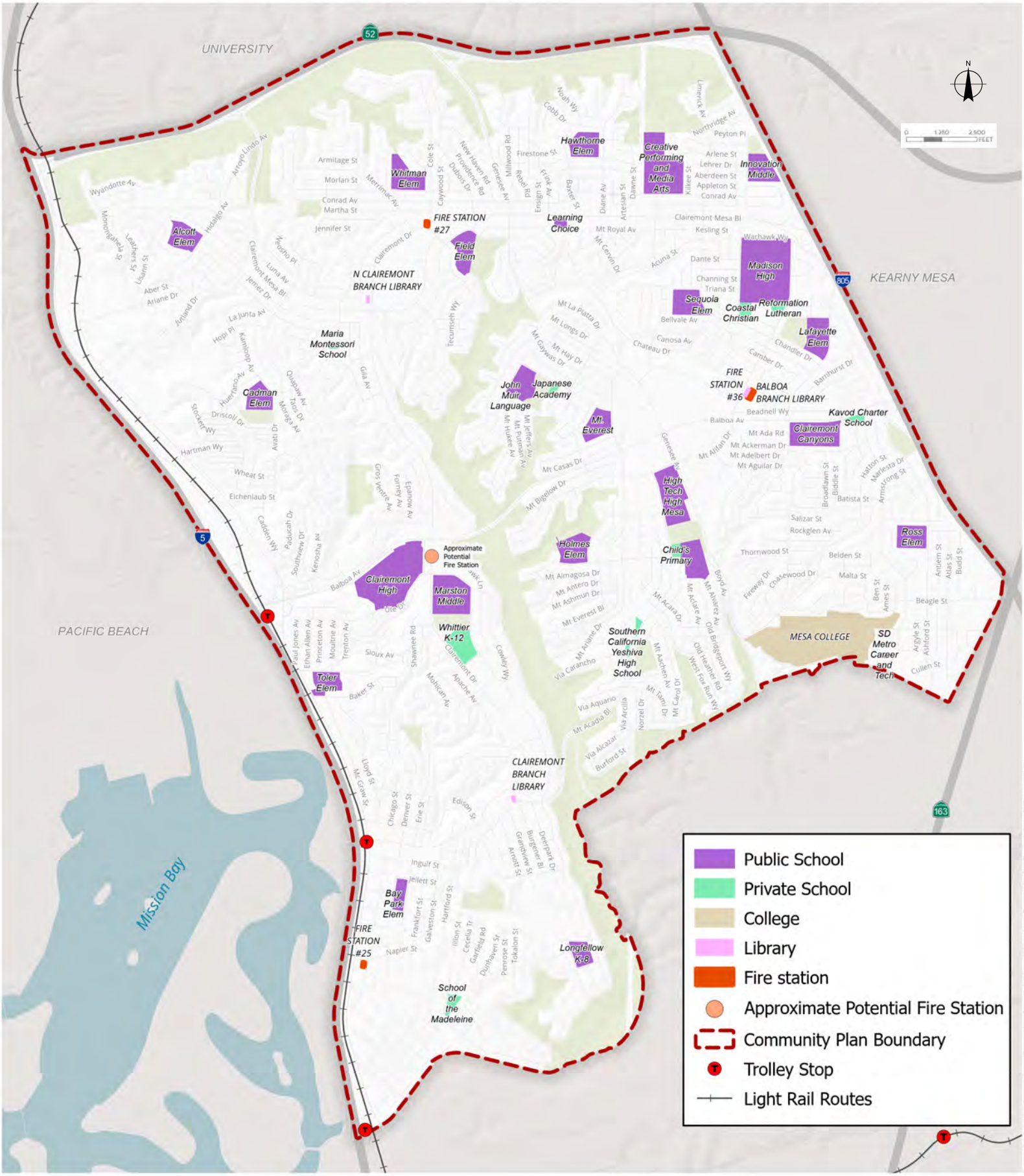

Figure 16: Community Serving Facilities

Clairemont Community Plan Area

Cultural Sensitivity

- Low
- Moderate
- High

0 3,000 Feet

Source: Aerial (NearMap, 2023)

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Cultural Sensitivity

Figure 17

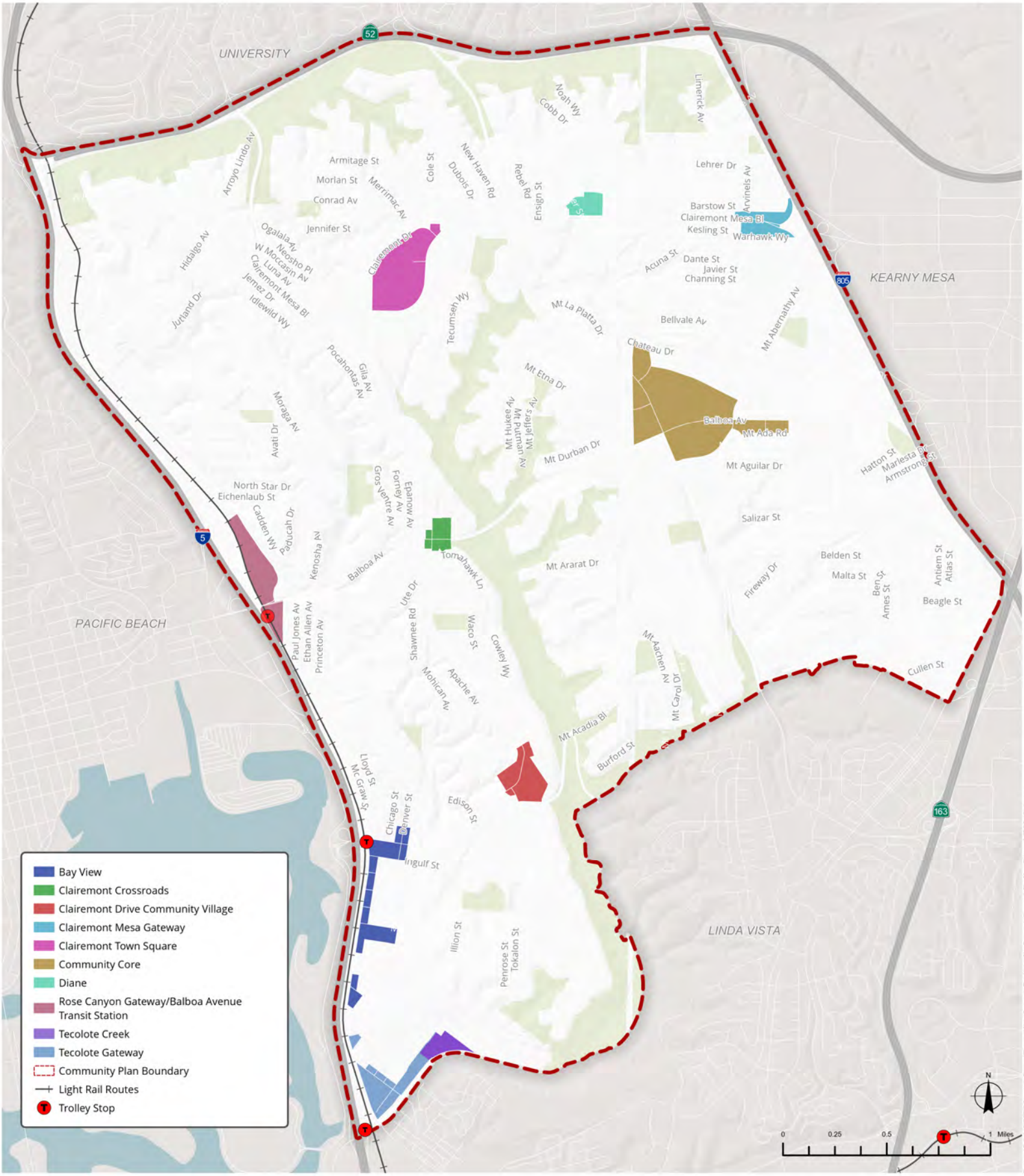

Figure 18: Clairemont Community Enhancement Overlay Zone

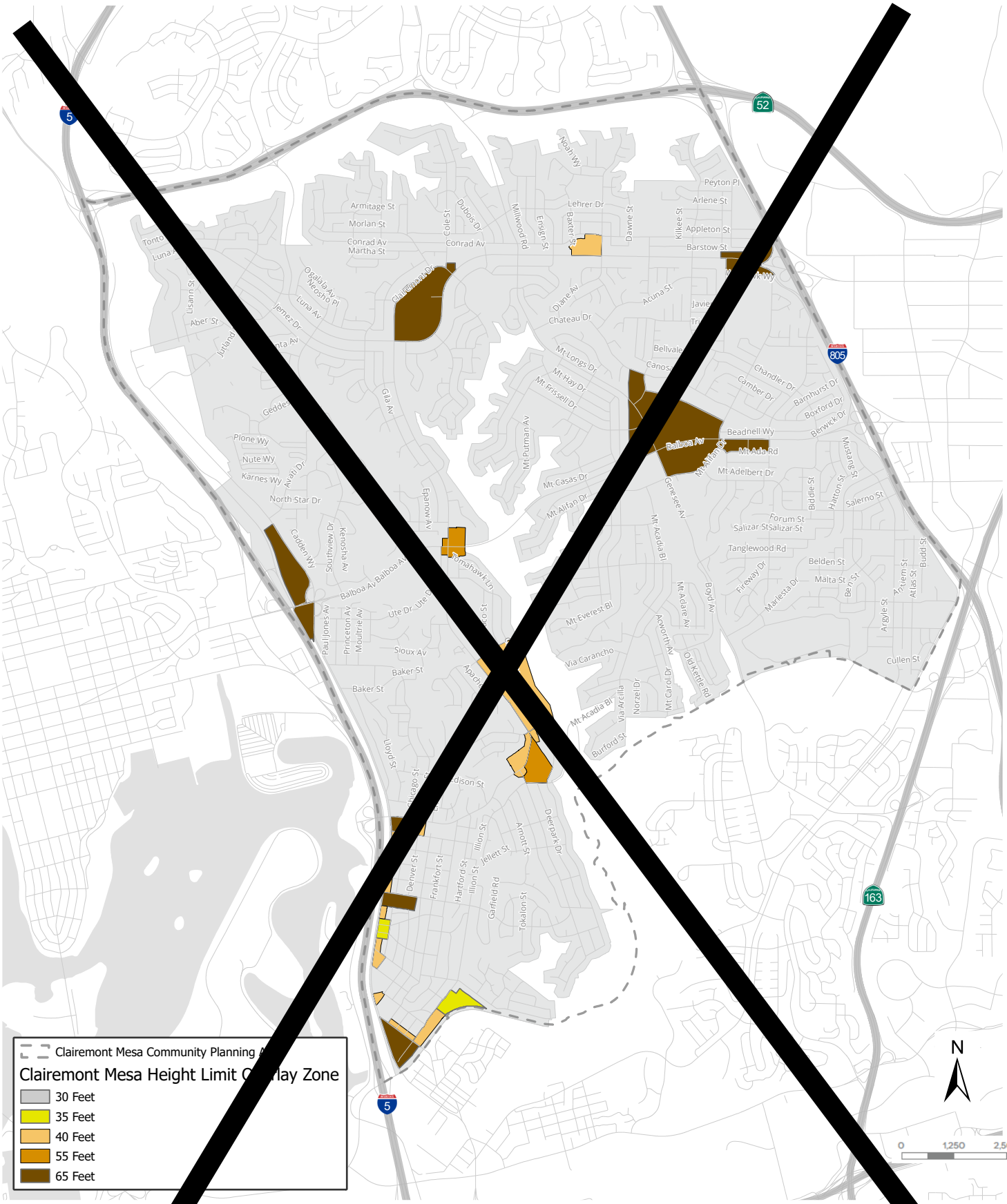

Figure 19: Clairemont Height Limit Overlay Zone

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