



THE CITY OF SAN DIEGO

ADDENDUM TO A ENVIRONMENTAL IMPACT REPORT

Project No. 569517

Addendum to EIR No. 92-0647

SCH No.: 92111021

SUBJECT: AMC-AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT (PCD) AND RESOURCE PROTECTION ORDINANCE (RPO) No. 92-0736 AND CONDITIONAL USE PERMIT (CUP) No. 96-7758, AND A NEW TENTATIVE MAP (TM) AND TO ALLOW FOR THE DEMOLITION OF 32,262 SQUARE FEET OF AN EXISTING 107,250-SQUARE-FOOT THEATRE BUILDING AND THE CONSTRUCTION OF 72,736 SQUARE FEET OF NEW COMMERCIAL SPACE, FOR A TOTAL BUILDING AREA OF 147,724 SQUARE FEET, AND THE ADJUSTMENT OF LOT LINES FOR A REDUCTION OF 7 LOTS TO 6 LOTS. THE SITE IS ZONED COMMERCIAL COMMUNITY (CC-1-3). THE PROJECT IS LOCATED AT 770 DENNERY ROAD (ASSESSOR'S PARCEL NUMBERS 63-1041-02-00, 631-041-03, 631-041-04, 631-042-02, 631-041-05, 631-041-06, 631-041-07) WITHIN THE OTAY MESA COMMUNITY PLANNING AREA, AIRPORT INFLUENCE AREA (REVIEW AREA 2), AND THE FEDERAL AVIATION ADMINISTRATION PART 77 NOTIFICATION AREA (LEGAL DESCRIPTION: LOTS 3, 4, 5, 6, 14, AND 17 OF PALM PROMENADE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF No. 13071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED ON NOVEMBER 23, 1993).

I. SUMMARY OF PROPOSED PROJECT

The project site is located at 770 Dennery Road in the City of San Diego, within the Otay Mesa Community Planning Area, and is within the CC-1-3 (Community Commercial) zone. The regional location of the project site is shown on Figure 1 and the project site mapped on a U.S. Geological Survey map is shown in Figure 2. The AMC-Amendment project (project) proposes an amendment to the existing CUP, RPO, and PCD to allow for the demolition of a portion of the existing structure and the construction of new commercial space. The project would reconfigure parking to accommodate parking requirements. The project also requires a new TM to adjust lot lines for a reduction in lots from 7 to 6.

An aerial photograph of the project site is shown on Figure 3. As shown therein, the project site currently supports a 107,250-square-foot theater and 1,466 parking spaces (Figure 4). The project would result in the demolition of 32,262 square feet of the existing theater building (74,988 square feet would remain) followed by the construction of new non-residential commercial retail space in several buildings as shown in the proposed Site Plan (Figure 5).

New construction would include the following buildings:

- "Retail A" located to the north of the remaining AMC theater consisting of 45,000 square feet;
- "SHOP 1" and "SHOP 2" located between the remaining AMC theater and "Retail A" consisting of 6,500 and 4,500 square feet, respectively;
- "SHOP 3" located west of the remaining AMC theater consisting of 6,935 square feet.
- "PAD A" and "PAD B" located adjacent to Dennerly Road and the site access driveway consisting of 4,801 and 5,000 square feet, respectively.

Parking and Site Access

Access to the project site would be the same as the existing condition, with the entrance located along Dennerly Road. Internal roadways would be reconfigured to allow for vehicular access to Pads A and B. On-site surface parking would be reconfigured in order to accommodate the proposed buildings, resulting in a total of 1,290 parking spaces which would be consistent with San Diego Municipal Code Section 142.0545, Shared Parking Requirements. Parking requirements are discussed under Traffic (Transportation/Circulation and Parking) in Section V, Impact Analysis, below.

Grading and Retaining Walls

Approximately 8.5 acres of the 17.5-acre site would be graded in preparation for construction. This would require approximately 3,500 cubic yards of cut to a 6-foot maximum depth, and 8,600 cubic yards of fill, resulting in a net import of 5,100 cubic yards of soil. The maximum height of cut slopes would be 5.5 feet at a 2:1 slope ratio. The maximum height of fill slopes would be 3.5 feet at a 2:1 slope ratio. Five retaining walls would be incorporated throughout the project site, for a total length of 750 feet. The maximum height of the retaining walls would be 9.5 feet.

Landscaping

All landscape and irrigation within the project site would conform to the standards of the City of San Diego (City) landscape regulations and the Land Development Manual Landscape Standards.

Utilities and Drainage

The project site is currently served by existing water, sewer, and storm drain lines. However, the project would include construction of additional water, sewer, and storm drain lines in order to adequately serve the new development. The new water, sewer, and storm drain utilities would connect to existing utilities, would be privately maintained, and would be underground.

In the proposed condition, the site would consist of approximately 16.50 acres of impervious surfaces and 3.08 acres of pervious surfaces, reducing the amount of impervious area within the project site by 0.24 acres compared to the existing condition. On-site drainage would consist of 23 drainage management areas (DMAs), and would continue to drain from east to west. Overall peak runoff discharge would increase by 0.77 cubic feet per second (cfs) compared to the existing condition. The existing public storm drains on-site and off-site would remain and be protected in

place and no portion of the project would discharge to the California Department of Transportation (Caltrans) hillside along the western edge of the property.

II. ENVIRONMENTAL SETTING

General Setting

The topography of the project site slopes from southeast to northwest with elevations varying from approximately 308 feet mean sea level at the southeast end to approximately 265 feet mean sea level at the west end. A 25-foot slope borders the west perimeter of the site. The site is completely developed with the existing AMC theatre building along with the associated surface parking lot and ornamental landscaping.

The project site is surrounded by Denney Road to the east, Interstate 805 (I-805) to the west, and existing commercial/retail development to the north and south associated with the Palm Plaza Walmart project. Areas to the west of the project site, west of I-805 are dominated by single-family residential development.

Physical Changes to the Environmental Setting Since 1993

As discussed in detail below, the project site was previously analyzed for development in an Environmental Impact Report (EIR), dated September 9, 1993, prepared for the Palm Plaza Walmart (EIR No. 92-0647; State Clearinghouse Number 92111021; hereinafter 1993 EIR). In 1997, a subsequent project was analyzed in an Addendum to the 1993 EIR (hereinafter, 1997 Addendum). The AMC 24-Plex at Palm Promenade Project has since been constructed.

III. SUMMARY OF ORIGINAL PROJECT

As stated above, the project site was previously analyzed for development in the certified 1993 EIR that had been prepared for the Palm Plaza Walmart. Additionally, the 1997 Addendum dated December 30, 1997 was prepared and approved for the AMC 24-Plex at Palm Promenade.

Palm Plaza Walmart (1993 EIR)

The Palm Plaza Walmart project included a PCD Permit; Community Plan Amendment; General Plan Amendment; Rezone; Resources Protection Permit; CUP, and TM No. 92-0736 to allow for the development of a 617,000-square-foot commercial center on 59.4 acres of an 87.7-acre site. The commercial center was to include a 124,800-square-foot Walmart department store and a 134,900 square-foot Sam's Club membership store. The remainder of the development included 232,800 square feet of retail uses. In addition, seven commercial pads were proposed to be created as part of the TM, which allowed up to 70,000 square feet of commercial uses. The Community Plan Amendment was approved to change the land use designation from Very Low Density Residential (0 to 5 dwelling units per acre) to Commercial, and a Rezone was approved to change the zoning from A-1-10 (Agricultural Residential) to CA (Commercial-Community).

The Palm Plaza Walmart project required 3,657 surface parking spaces throughout the site, internal driveways to provide access to the retail structures, and local access from Palm Avenue bordering

the site on the north, and the proposed "A" Street (now Dennery Road) to the east. The project extended Palm Avenue from its terminus just east of I-805 to the intersection of Dennery Road and constructed Dennery Road along the project site between Palm Avenue and Del Sol. A portion of Del Sol Boulevard between Dennery Road and I-805 was also constructed.

The 1993 EIR determined that the Palm Plaza Walmart project would result in significant unmitigated impacts to land use, landform alteration, biological resources (cumulative), traffic (cumulative), and air quality (cumulative). Impacts associated with traffic (direct), biological resources (direct), geology/soils, hydrology/water quality, and paleontological resources were potentially significant with mitigation measures proposed that reduced these impacts to a less than significant level. The 1993 conclusions related to each individual subject area are discussed under Section V, below.

AMC 24-Plex at Palm Promenade Project (1997 Addendum to the EIR)

The site was graded and padded in conformance with the 1993 map and permit approvals. Thereafter, the AMC 24-Plex at Palm Promenade project include an amendment to the previous PCD Permit No. 92-0736 and CUP, allowing the construction of a 24 screen, 4,854-seat theater complex totaling 107,248 square feet, which would be constructed in place of the approximately 167,800 square feet of previously approved retail space. The 1997 project also included 1,619 off-street parking spaces and landscaped pedestrian walkways, linking the theater with the sidewalk fronting the site along Dennery Road and with existing and future adjacent developments within the shopping center. Grading for the 1997 project consisted of approximately 10,000 cubic yards of balanced cut and fill over 9.6 acres. The Addendum prepared for the 1997 project determined that no new or more severe impacts would result beyond those identified in the 1993 EIR.

IV. ENVIRONMENTAL DETERMINATION

The City previously certified the 1993 EIR and approved the 1997 Addendum. This Addendum (hereinafter "2018 Addendum") to the 1993 EIR addresses changes to the project as described in the 1993 EIR and potential impacts associated with the currently proposed project to those impacts identified under the 1993 EIR.

Based on all available information in light of the entire record, the analysis in this 2018 Addendum, and pursuant to Sections 15162 and 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the City has determined the following:

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

- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, showing 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 current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. There are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

This Addendum includes the following subsequent impact analysis to demonstrate that environmental impacts associated with the project are consistent with the 1993 EIR. The following includes the environmental issues analyzed in detail in the 1993 EIR as well as the project-specific analysis pursuant to CEQA. The analysis in this document evaluates the adequacy of the 1993 EIR relative to the project. The following analysis documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the 1993 EIR.

Impact Analysis Summary

The analysis provided below indicates that there would be no new significant impacts nor would there be an increase in the severity of impacts resulting from these modifications to the project and there is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the EIR. A summary of project impacts in relation to the 1993 EIR and 1997 Addendum is provided in the following table.

Table 1 Impact Assessment Summary					
Environmental Issues	1993 FEIR Finding	1997 Addendum Finding	2018 Addendum Finding	New Mitigation?	Project Resultant Impact
Land Use	Significant and Unmitigated	No new impacts	No new impacts	No	Less than significant
Landform Alterations/ Visual Quality	Significant and Unmitigated	No new impacts	No new impacts	No	Less than significant
Traffic	Significant and Unmitigated	No new impacts	Significant Impact	Yes	Less than significant with mitigation
Biological Resources	Significant and Unmitigated	No new impacts	No new impacts	No	Less than significant
Air Quality	Significant and Unmitigated	No new impacts	No new impacts	No	Less than significant with mitigation
Noise	Less than Significant	No new impacts	No new impacts	No	Less than significant
Geology/Soils	Less than Significant with Mitigation	No new impacts	No new impacts	No	Less than significant
Utilities	Less than Significant	No new impacts	No new impacts	No	Less than significant
Paleontology	Less than Significant with Mitigation	No new impacts	No new impacts	No	Less than significant
Cultural Resources	Less than Significant	No new impacts	No new impacts	No	Less than significant
Human Health/ Public Safety	Less than Significant	No new impacts	No new impacts	No	Less than significant
Hydrology/ Water Quality	Less than Significant with Mitigation	No new impacts	No new impacts	No	Less than significant

Land Use

1993 EIR

Impacts associated with land use are discussed in Section IV.A. of the 1993 EIR. As discussed therein, the Palm Plaza Walmart project would convert 59.4 acres from very-low-density residential to commercial land. The 1993 EIR evaluated the Palm Plaza Walmart project's consistency with the community plan land use designations or conflict with the environmental goals of the community plan or City ordinances.

The 1993 EIR determined that any impact related to consistency with the Otay Mesa Community Plan would be less than significant. The Community Plan anticipated commercial development throughout the residential western portion of the community and the Palm Plaza Walmart project would provide regional and neighborhood shopping opportunities for the developing Otay Mesa area and surrounding communities. The 1993 EIR determined that the commercial use of the property would be compatible with the existing and planned land uses surrounding the site.

Significant land use impacts were identified related to conflicts with the environmental goals of the Otay Mesa Community Plan and the City's Resource Protection Ordinance (RPO), due to the grading necessary to construct Dennerly Road which would result in significant alteration of the steep slopes along the eastern portion of the property, which exceeded the allowable encroachment into both sensitive slopes and biologically sensitive lands. The 1993 EIR determined that no project-level mitigation measures were available to reduce the land use impact related to the environmental goals of the Community Plan or RPO to below a level of significance. As such, these impacts remained significant and unmitigated.

No land use conflicts with surrounding airport land use compatibility plans were identified as the project site is located outside the airport influence area and flight activity zone as identified for Brown Field through the Comprehensive Land Use Plan.

Project

The project proposes commercial land uses, consistent with the current Otay Mesa Community Plan land use designation of Regional Commercial as well as the CC-1-3 (Community Commercial) zone. The 1997 Addendum allowed for the replacement of 167,800 square feet of approved retail space within the larger Palm Plaza Walmart project (617,000 square feet of commercial space) with 107,250 square feet of theater space. The project would demolish 32,262 square feet of the existing theater, and construct 72,736 square feet of retail/restaurant space within the project site. The combined square footage of the reduced theatre space (75,988 square feet) and proposed retail/restaurant space (72,736 square feet) would be 147,724 square feet, which would be less than the 167,800 square feet approved for replacement under the 1997 Addendum. As such, the proposed retail space to be constructed by the project would fall below the originally approved retail square footage amount. Therefore, no Community Plan Amendment would be required, and the project would not result in new impacts related to land use conflicts beyond those addressed in the 1993 EIR.

In regards to the significant and unmitigated land use impacts identified in the 1993 EIR related to conflicts with the environmental goals of the Otay Mesa Community Plan and the City's RPO, the project would not conflict with provisions of the City's RPO or Environmentally Sensitive Lands regulations, as the project would not require the grading of steep slopes or other undisturbed habitat. The project's grading footprint would be limited to areas that been previously developed within the project site. Thus, the project would not conflict with any provisions of applicable land use regulations pertaining to protection of habitat areas or Environmentally Sensitive Lands, and the project would not result in new impacts related to land use conflicts beyond those addressed in the 1993 EIR.

Additionally, the project would be consistent with the land uses analyzed in the 1993 EIR; thus, the Project would not result in new impacts related to conflicts with an applicable Airport Land Use Compatibility Plan.

Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Landform Alterations/Visual Quality

1993 EIR

Impacts associated with landform alterations/visual quality are discussed in Section IV.B. of the 1993 EIR. As discussed therein, the 1993 EIR determined that the Palm Plaza Walmart project would have a less than significant impact related to the obstruction of vistas or scenic views from surrounding public viewing areas, since the project site is not considered a significant visual resource due to previous grading and disturbance that has occurred on the project site.

With respect to visual quality impacts associated with the incompatibility of the project site with surrounding development, the 1993 EIR analyzed grading, building size, and physical placement of structures to determine whether a significant impact would result.

The 1993 EIR determined that grading required for the construction of Dennerly Road would require excavation into the slopes on the eastern portion of the project site. Specifically, on- and off-site grading of this road would create a manufactured slope extending 4,000 feet with a maximum height of 85 feet resulting in a significant impact. The 1993 EIR required implementation of Mitigation Measure IV.B.1, which required final landscape plans to be reviewed and approved by the Planning Department to confirm that naturalized plant material would be used, and required a final inspection of the site to confirm that landscaping had been implemented pursuant to the approved plans. It was concluded that the implementation of this mitigation measure would reduce this potential impact to a less than significant level.

The Palm Plaza Walmart project included multiple building complexes throughout the project site. The buildings were proposed to be 20 to 36 feet in height and staggered within each building complex to reduce the perceived bulk and scale. These building complexes were oriented toward the central parking area with loading areas and rear elevations would be oriented toward I-805. While the 1993 EIR stated that the new development would detract from the visual quality of the area, it would be sufficiently buffered from nearby residential communities and impacts were determined to be less than significant.

As discussed previously, the Palm Plaza Walmart project required the creation of manufactured slopes, which would result in a substantial change in the landform of the project site. The 1993 EIR determined that even with implementation of the proposed landscaping plan, this impact would remain significant and unmitigated.

2018 Project

The project would be consistent with the 1993 EIR determination that the original project would not significantly obstruct a scenic view. Project components would be located within the same project site that was not considered a significant visual resource in the 1993 EIR, and there has been no change regarding the status of the scenic quality of the project site since certification of the 1993 EIR. Changes to the overall visual appearance of the project site associated with the proposed retail/restaurant uses would not significantly obstruct a scenic view or vista. No new or more severe impacts would result.

With respect to visual quality impacts, the project would reconfigure the visual setting of the project site and result in the construction of fewer structures, compared to the 1993 site plan. Therefore, as it was concluded in the 1993 EIR, while the project could detract from the visual quality of the area, it would be to a lesser degree than the Palm Plaza Walmart project and the project site remains buffered by topographic features, spatial distance and/or landscaping. In addition, the project would incorporate landscaping throughout the project site, which would conform to the standards of the City's Land Development Code, Landscape Standards. Landscaping would be maintained by the owner, and landscaped areas would be maintained free of debris and litter, and all plant material would be maintained in a healthy growing condition. Five retaining walls would be incorporated throughout the project site for a total length of 750 feet. The maximum height of the retaining walls would be 9.5 feet. More specifically, the retaining walls would be located along the access road adjacent to Pad B, behind the Retail A building, and behind the Shop 1 building, adjacent to the existing AMC Cinema. The retaining wall adjacent to Pad B would be screened with the use of trees and shrubs, while the retaining walls located behind the Retail A and Shop 1 buildings would not be visible to the public outside of the project site, as views of these walls would be blocked by the proposed buildings and the existing AMC theatre. Thus, No new or more severe visual quality impacts would result.

The project would not require grading within the slope east of Dennerly Road that had been part of the Palm Plaza Walmart project; thus, the significant impact identified in the 1993 EIR associated with the 4,000 linear feet of manufactured slope would not occur under this project. The project would not result in a significant impact associated with the visual quality of the project site. No new or more severe impacts would result.

With respect to landform alteration, grading activities required for the project would be limited to areas within the project site that contain existing development. No grading activity would occur within the slopes located to the east of the project site across Dennerly Road, and would not encroach upon steep slopes. Thus, impacts to landform alteration would be less than significant, and no new or more severe impacts would result.

Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Traffic/Circulation

1993 EIR

Impacts associated with traffic are discussed in Section IV.C. of the 1993 EIR. As discussed therein, the 1993 EIR determined that implementation of the Palm Plaza Walmart project would result in an estimated 43,191 average daily trips (ADT), with 1,295 driveway trips during the A.M. peak hour and 4,320 driveway trips during the P.M. peak hour. It would also result in an estimated 30,233 cumulative ADT on a daily basis, with 907 driveway trips during the A.M. peak hour and 3,024 driveway trips during the P.M. peak hour. This resulted in a substantial increase over the number of trips assumed for the project site by community plan travel forecasts and would cause the level of service at several locations to drop below Level of Service (LOS) C, resulting in significant direct and cumulative traffic impacts.

Under existing plus project conditions, the 1993 EIR determined that intersections of Palm Avenue and the southbound and northbound I-805 ramp terminals would be significantly impacted, since they would operate at LOS D during PM peak hours. In addition, there would be a significant cumulative impact at this intersection under the interim conditions with project scenario and the buildout with project scenario, as it would operate at an unacceptable LOS D in the afternoon peak hour. The EIR included Mitigation Measure IV.C.1, which required the applicant to revise the lane configurations as shown on Figure IV-14 of the 1993 EIR for the I-805/Palm Avenue ramp terminals to the satisfaction of the City Engineer and Caltrans, as well as install a traffic signal for the northbound and southbound ramp terminals. This would reduce the impact to the northbound ramp terminal intersection to a less than significant level, while the impact to the southbound ramp terminal intersection would remain significant and unmitigated in the existing plus project and interim conditions.

Under the buildout with project conditions, the 1993 EIR determined there would be a significant cumulative traffic impact on the Palm Avenue/"A" Street intersection, which would operate at LOS D in the AM peak hour and LOS E during the PM peak hour. The 1993 EIR included Mitigation Measure IV.C.2., which required the applicant to install a traffic signal and make lane configuration changes at this intersection as shown on Figure IV-14 of the 1993 EIR. However, this impact was determined to remain significant and unmitigated, as this intersection would operate at LOS D during the AM and PM peak hours even within implementation of the mitigation measure.

Under the buildout with project conditions, the 1993 EIR determined there would be a significant cumulative impact at the intersection of Del Sol Boulevard and "A" Street, which would operate at LOS D during the PM peak hour. The 1993 EIR included Mitigation Measure IV.C.4, which required the applicant to install a traffic signal and make lane configuration changes as shown on Figure IV-14 of the 1993 EIR at this intersection. However, this impact was determined to remain significant and unmitigated.

With respect to site access, the 1993 EIR determined that the project would have potentially significant impacts at two driveways. The 1993 EIR included Mitigation Measure IV.C.3, which required the applicant to implement the lane configurations shown on Figure IV-14 of the 1993 EIR and install traffic signals at the intersections of "A" Street/Driveway "D" and "A" Street/Driveway "E." With the implementation of this mitigation measure, this impact would be reduced to a less than significant level.

In regards to traffic hazard impacts associated with vehicles, bicyclists, and pedestrians, the 1993 EIR determined that project improvements intended to promote vehicular and non-vehicular access to the site and conformance of these facilities to City standards would avoid significant traffic hazards, resulting in a less than significant impact.

In regards to achievement of the Transportation Demand Management Ordinance, the 1993 EIR determined that the project would comply with the applicable City Transportation Demand Ordinance requirements by incorporating physical features into the site that would facilitate alternative transportation modes. Impacts would be less than significant.

2018 Project

As discussed above, the 1993 EIR determined that the Palm Plaza Walmart project would generate approximately 43,190 average daily trips, with 1,295 driveway trips during the A.M. peak hour and 4,320 driveway trips during the P.M. peak hour. An Access Analysis was prepared by Linscott, Law and Greenspan in August 2018 (Linscott, Law and Greenspan 2018) to determine potential transportation and access impacts and appropriate mitigation measures associated with the project. The Access Analysis determined that the 2018 project would generate 2,511 ADT, with 145 AM peak hour trips and 303 PM peak hour trips, resulting in the generation of 1,991 more ADT, 99 more AM peak hour trips and 251 more PM peak hour trips over the existing condition.

However, with this additional ADT, the Access Analysis determined that that the entire Palm Plaza Walmart project area, with the proposed theater demolition and construction of the project included, is anticipated to generate a total of approximately 40,253 ADT, with 1,046 A.M. peak hour trips and 3,905 P.M. peak hour trips. Based on this trip generation comparison, the revised Palm Plaza Walmart project, with the current project included, would generate fewer average daily trips compared to the trip generation analyzed in the 1993 EIR. With the 2018 project included, the Palm Plaza Walmart site is calculated to generate 2,937 fewer ADT, 249 fewer AM peak hour trips and 414 fewer PM peak hour trips as compared to the project analyzed in the 1993 EIR.

The Access Analysis found that under near-term (2020) conditions, the addition of project traffic at the Palm Avenue/Dennery Road would result in a significant impact. Specifically, this intersection is anticipated to operate at LOS E during the PM peak hour, with the Project causing an increased delay of 12.3 seconds. A significant impact at this intersection was identified in the 1993 EIR, as it was anticipated that this intersection would operate at LOS E during the PM peak hour. The Project would be required to implement Mitigation Measure TRAF-1, which requires the provision of right-turn overlap signal phasing at the eastbound approach, and would reduce this impact to a less than significant level.

In regards to parking, the project would include 1,290 parking spaces, thereby providing two surplus parking spaces over the required 1,288 spaces per Section 142.0545 of the SDMC. In regards to traffic hazard impacts associated with vehicles, bicyclists, and pedestrians, the project would incorporate pedestrian walkways throughout the project site that would connect the proposed facilities to the neighboring parcels and associated facilities, as well as to Dennery Road.

Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Biological Resources

1993 EIR

Impacts to biological resources are discussed in Section IV.D. of the 1993 EIR. As discussed therein, the 1993 EIR determined that direct biological impacts would occur as a result of the grading and development of the project site. The Palm Plaza Walmart project resulted in a significant impact to

3.5 acres of Diegan coastal sage scrub and 1.5 acres of maritime succulent scrub. The removal of the Diegan coastal sage scrub resulted in a significant impact to populations of the coastal California gnatcatcher (*Polioptila californica californica*). The removal of maritime succulent scrub resulted in a significant impact to the cactus wren (*Campylorhynchus brunneicapillus*), snake cholla (*Cylindropuntia californica*), San Diego bur-sage (*Ambrosia chenopodiifolia*), coast barrel cactus (*Ferocactus viridescens*), and cliff spurge (*Euphorbia misera*). The Palm Plaza Walmart project also impacted 32.6 acres of non-native grassland, which resulted in a significant cumulative impact on local populations of raptors and sensitive species which occur in this habitat. The loss of the non-native grassland by itself was not considered a significant direct impact. To mitigate these impacts, the 1993 EIR included Mitigation Measure IV.D.1, which required the applicant to demonstrate to the satisfaction of the City Planning Director that 7.8 acres of high quality Diegan coastal sage scrub and 3.0 acres of high quality maritime succulent scrub have been preserved and recorded on an easement document or other document assuring acquisition of the mitigation acreage, and be provided to the Planning Director. The 1993 EIR determined that this mitigation measure would reduce these impacts to a less than significant level.

In addition, the Palm Plaza Walmart project impacted 0.4 acre of mule fat scrub, and 360 square feet of seasonal isolated wetland, which would not be considered significant direct impacts. However, the loss of the isolated wetland would become a significant direct impact if it was found to contain Riverside fairy shrimp (*Streptocephalus woottoni*), and would also be considered a significant cumulative impact regardless of whether Riverside fairy shrimp were found. Therefore, the 1993 EIR included Mitigation Measure IV.D.2, which required a report to be prepared detailing the results of soil hydration tests to determine whether the Riverside fairy shrimp inhabited the seasonal wetland. If the Riverside fairy shrimp was found, the applicant was required to reach a Section 7 or 10(a) agreement with the United States Fish and Wildlife Service before commencement of grading occurs. The implementation of this mitigation measure reduced impacts to the Riverside fairy shrimp to a less than significant level.

The 1993 EIR also stated that the applicant proposed to contribute \$10,000 to the City's Mitigation Bank Program to help compensate for the cumulative biological impacts. However, the 1993 EIR determined that this contribution would not fully mitigate for the cumulative biological resource impact.

2018 Project

The project site consists of existing development approved under the 1993 EIR and 1997 Addendum. Previous removal of sensitive habitat and vegetation communities occurred during the grading activity associated with the Palm Plaza Walmart project. Grading would occur within the previously disturbed limits and would not encroach upon the slopes along the western boundary of the project site, which consist of ornamental landscaping. Nor would grading occur within the steep slopes located east of Dennerly Road, which contain previously disturbed habitat and vegetation. Thus, no impacts to biological resources would occur. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Air Quality

1993 EIR

Impacts to air quality are discussed in Section IV.E. of the 1993 EIR. As discussed therein, the 1993 EIR determined that the Palm Plaza Walmart project would not conflict with the Regional Air Quality Strategy (RAQS), as the Palm Plaza Walmart project would include commercial development, which is growth-accommodating and not growth-inducing. Commercial developments provide services for existing needs and do not cause generation of trips that would not otherwise occur. Consequently, the 1993 EIR determined that commercial uses proposed under the Palm Plaza Walmart project would not represent a major new emission generator and would only result in redistribution of already forecast shopping trips within the air basin. Impacts were determined to be less than significant.

Regarding impacts to sensitive receptors, short-term construction activities were anticipated to create temporary emissions of fugitive dust as well as combustion emissions from on- and off-site construction equipment. The 1993 EIR determined that construction of the Palm Plaza Walmart project would result in 660 pounds of daily dust emissions per day and would thus be considered a major source of air since it would contribute over 250 pounds of emissions per day, resulting in significant short-term construction impacts. Regarding on- and off-site combustion emissions from construction equipment, the 1993 EIR determined that project construction equipment would produce the following daily combustion emissions: reactive organic compounds (39.7 pounds); carbon monoxide (CO; 155.2 pounds); nitrogen oxides (554.8 pounds); and particulate matter (10–39.4 pounds). As such, the 1993 EIR determined that construction of the Palm Plaza Walmart project would create short-term construction impacts, resulting in a significant temporary air quality impact. The 1993 EIR included mitigation measure IV.E.1, which required the developer to submit a grading plan to the City that assured appropriate dust control measures would be utilized. In addition, the developer was required to comply with the San Diego Air Pollution Control District dust control measures, which include twice-daily watering of the disturbance areas and chemical stabilization of off-road haul routes. Implementation of this mitigation measure reduced the significant impact to a less than significant level.

The 1993 EIR determined that mobile-source emissions associated with the Palm Plaza Walmart project would be cumulatively significant. The unacceptable level of service expected on Palm Avenue and at the intersections of Palm Avenue/southbound ramp of I-805 and Palm Avenue/"A" Street would compound regional air quality problems. Although level of service at these two intersections would be LOS D or worse, the CO "hot spot" analysis concluded that CO levels would not exceed State or Federal standards. Similarly, CO levels along the affected portion of Palm Avenue would not exceed State or Federal CO standards. The incremental contribution to the non-attainment status of the San Diego Air Basin would be cumulatively significant in conjunction with all other planned regional growth. The 1993 EIR included Mitigation Measure IV.E.2, which requires the approval of a Transportation Demand Management Plan. However, even with the implementation of this mitigation, the cumulative air quality impact associated with operational emissions would remain significant and unmitigated.

2018 Project

The growth projections used by the San Diego Air Pollution Control District to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by the San Diego Association of Governments in the development of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is consistent with the growth anticipated by the San Diego Association of Government's growth projections and/or the General Plan would not conflict with the RAQS. Subsequent to the 1993 EIR, the City prepared the Otay Mesa Community Plan Update (City of San Diego 2014). Consistent with the Otay Mesa Community Plan Update, the land use designation of the entire Palm Plaza Walmart site is Regional Commercial. The project is consistent with this Regional Commercial land use designation. Therefore, the project would not result in an increase in emissions that are not already accounted for in the RAQS and would not result in new impacts related to regional air quality plans beyond those addressed in the 1993 EIR.

The project would generate construction emissions such as fugitive dust associated with grading activities, construction equipment exhaust, and construction-related trips by workers and material-hauling trucks. These construction activities and associated daily emissions would be similar to those assessed in the 1993 EIR. Additionally, recent regulations aimed at reducing emissions from heavy-duty, off-road equipment have resulted in cleaner construction fleets. As such, the project would not result in new construction-related impacts related to air quality beyond those addressed in the 1993 EIR; however, project related impacts would still be significant, and implementation of Mitigation Measure IV.E.1 as detailed in the 1993 EIR shall be required.

The project would result in vehicle trip generation from project operation; stationary sources and associated emissions from activities such as natural gas use, consumer products, and landscaping equipment use would be similar to those addressed in the 1993 EIR. The Access Analysis prepared by Linscott, Law & Greenspan determined that the revised Palm Plaza Walmart project area that includes demolition of a portion of the theatre space and construction of 72,736 square feet retail/restaurant space would generate fewer average daily trips (40,253) compared to the trip generation analyzed in the 1993 EIR (43,191 ADT). As such, the project would not result in new operation-related impacts related to regional air quality beyond those addressed in the 1993 EIR.

Project-generated traffic would contribute to CO concentrations at nearby intersections. The Traffic Impact Analysis determined that with the project the trip generation of the revised Palm Plaza Walmart project area would include 1,046 trips during the morning peak hour and 3,095 trips during the evening peak hour; this peak hour trip generation would be less than the trip generation analyzed in the 1993 EIR (1,295 trips during the morning peak hour and 4,320 trips during the evening peak hour). As such, the project would not result in new operation-related impacts related to localized CO concentrations (i.e. CO hot spots) beyond those addressed in the 1993 EIR.

Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Noise

1993 EIR

Impacts associated with noise are discussed in Section IV.F. of the 1993 EIR. As discussed therein, as a noise generator, the Palm Plaza Walmart project would have a potentially significant noise impact on residential land uses of the approved California Terraces Precise Plan near the northeast project boundary. With the additional project traffic, the 65 A-weighted decibels [dB(A)] noise contour would extend into portions of these future land uses. Similarly, the 65 dB(A) contour would extend outside of the "A" Street right of way and into areas to the south which would eventually support residential uses. As a noise receiver, the project would not be significantly impacted by roadway or aircraft noise from I-805, Palm Avenue, "A" Street, or Brown Field. The 1993 EIR did not include mitigation measures, as no development existed within the future 65 dB(A), and future development would be required to evaluate potential noise impacts, and would be required to mitigate any noise impacts. Impacts were determined to be less than significant.

2018 Project

As discussed in the 1993 EIR, noise levels at the entire Palm Plaza Walmart project site only exceed the applicable limit of 75 dB(A) community noise equivalent level at the westernmost portion of the site. The project would not site new noise-sensitive uses in this area; proposed non-noise-sensitive uses include the rear building façades, loading bay, and employee parking. As such, the project would not result in new impacts related to noise-exposure beyond those addressed in the 1993 EIR. The project would result in construction activities that would contribute to increased noise levels. The nearest noise sensitive receivers are approximately 500 feet east of the project site, across the I-805 freeway. Although construction may result in temporary noise level increases on the project site, noise level increases at the nearest noise-sensitive uses would be less than significant.

Noise sources associated with operation of commercial uses such as cars in the parking lots, ventilation equipment, delivery trucks, etc. would be similar to the existing condition. The project would result in vehicle trip generation and would thereby contribute to traffic noise levels from roads in the vicinity of the project site. The Traffic Impact Analysis determined that the revised Palm Plaza Walmart project area that includes demolition of a portion of the theatre space and construction of 72,736 square feet retail/restaurant space would generate fewer average daily trips (40,253) compared to the trip generation analyzed in the 1993 EIR (43,191 ADT). As such, the Project would not result in new noise-related impacts related to project-generated traffic beyond those addressed in the 1993 EIR.

Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Geology/Soils (Geologic Conditions)

1993 EIR

Impacts to geology/soils are discussed in Section IV.G. of the 1993 EIR. As discussed therein, the 1993 EIR determined that unstable geologic and soil conditions occurred within the project site and represented a potentially significant constraint to development. These conditions were associated with the highly weathered bedrock and terrace deposits; poor structural support associated with fills, alluvium/ slopewash, topsoil, colluvium, trash dump material, and highly expansive soils encountered on-site; and the potential for the La Nación Fault Zone, bentonite clay beds, and landslide deposits to create unstable conditions on cut slopes, resulting in a potentially significant impact. The 1993 EIR included three mitigation measures that reduced this impact to a less than significant level. Mitigation Measure IV.G.1 required a report to be prepared and submitted to the City Engineer for approval that evaluated the unstable geologic and soil conditions. The report was required to provide remedial grading measures to mitigate any unstable soil, bedrock, or seismic conditions. Mitigation Measure IV.G.2 required a final inspection of the site to confirm that remedial grading measures were implemented. Mitigation Measure IV.G.3 required that, prior to issuance of building permits, all project building plans complied with seismic design standards of the Uniform Building Code and were approved subject to the satisfaction of the City Engineer. The implementation of these mitigation measures reduced these impacts to a less than significant level.

Regarding impacts associated with irrigation, landscaping, and erosion, the 1993 EIR determined that grading may expose some areas to bentonite, a clay type soil which is impervious to water when compacted. The impervious nature of the bentonite would result in inefficient irrigation of some planted areas if not properly treated, resulting in a potentially significant impact. The 1993 EIR included Mitigation Measure IV.G.4, which required a landscape plan to be prepared, requiring areas found to contain bentonite or compacted soils to be tilled, and required proper soil preparation measures to be utilized prior to the planting of any vegetation, and that organic material such as peat moss or nitrolized soil amendments shall be mixed with existing soil for use as a backfill planting mixture. In addition, it required the Planning Department to confirm that appropriate soil preparation and irrigation measures were proposed to facilitate landscape establishment. Mitigation Measure IV.G.5 required that, prior to issuance of a notice of Completion and Acceptance, the Field Engineering Division of the Engineering and Development Department conduct a final inspection of the site to confirm that soil preparation and irrigation techniques had been implemented. Implementation of these mitigation measures reduced these impacts to a less than significant level.

2018 Project

A site-specific Geotechnical Investigation and an Addendum to the Geotechnical Investigation was completed for the project by GEOCON, Inc. in August and December 2017, respectively, to determine potential geologic impacts associated with the project. According to the Geotechnical Investigation (GEOCON, Inc. 2017a and 2017b), the site is underlain by previously placed fill associated with the construction of the AMC 24-Plex Palm Promenade project, overlying the San Diego Formation. The previously placed fill is considered suitable for support of additional fill or proposed improvements; however, upper portions of the fill would require remedial grading consisting of an undercut and recompaction. Regarding the La Nación fault which traverses along the eastern property line of the site, it is classified as potentially active, and a 25-foot setback is

required and no habitable building is allowed within this zone. The risk associated with geologic hazards due to ground rupture, liquefaction, and landslides are considered to be low. Compliance with standard California Building Code requirements and the recommendations included within the Geotechnical Investigation would ensure that impacts associated with geological conditions would be less than significant. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Public Utilities

1993 EIR

Impacts to public utilities are discussed in Section IV.H. of the 1993 EIR. As discussed therein, the 1993 EIR determined that public utility improvements needed to be constructed in order to serve the Palm Plaza Walmart project site, which, if not implemented, would result in potentially significant impacts. The Palm Plaza Walmart project constructed a 36-inch water line in Palm Avenue, and a 12-inch water line along "A" street (Dennery Road) and a 12-inch water line along the western and southern property lines. The 1990 Water System Analysis prepared for the Palm Plaza Walmart project indicated that water system improvements would be necessary to accommodate the project, and that if new improvements would need to be made based upon an updated Water System Analysis were needed, that these improvements would need to be made in order to avoid a significant impact. Mitigation Measure IV.H.1 required the developer to update the "Water System Analysis of Two Transmission Alternatives for the South San Diego/Otay Mesa Service Areas" prepared by Boyle Engineering, dated September 1990, to the satisfaction of the Water Utilities Director. Environmental studies of the off-site facilities needed to serve the project were required to be conducted, as appropriate, and the developer would install or otherwise assure construction of off-site facilities required to serve the development. Implementation of this mitigation measure reduced this impact to a less than significant level.

Regarding sewer systems, the project constructed an 18-inch sewer line in Palm Avenue and a 12-inch line in "A" Street (Dennery Road), as well as a 12-inch line along the western property line. Adequate capacity existed to provide sewer service for the project. However, off-site improvements would have been required if they were not constructed by preceding development. Potentially significant impacts would be associated with the construction of off-site sewer improvements. The off-site facilities would be required to connect to existing main sewer lines. Mitigation Measure IV.H.2 required the developer to provide a sewer study for the sizing of gravity sewer mains and to show that the existing and proposed mains would provide adequate capacity and have cleansing velocities. Environmental studies of the off-site facilities needed to serve the Palm Plaza Walmart project were required to be conducted, as appropriate, and the developer would install or otherwise assure construction of off-site facilities required to serve this development. Implementation of this mitigation measure would reduce this impact to a less than significant level.

Regarding storm drainage systems, the 1993 EIR determined that impacts would be less than significant, since existing and proposed drainage facilities would be adequate to accommodate anticipated runoff from the Palm Plaza Walmart project. In addition, overall storm water runoff on

the Palm Plaza Walmart project site would be reduced from current amounts when off-site residential uses are built-out to the east.

Regarding solid waste disposal, the 1993 EIR determined that the Palm Plaza Walmart project would not have a significant impact on solid waste disposal. The commercial tenants would contract with independent providers for trash hauling off-site. The Palm Plaza Walmart project would comply with City requirements for on-site trash and recyclable storage areas.

2018 Project

The project would construct new water and sewer lines within the project site. New sewer lines would connect the proposed buildings with the existing private 8-inch polyvinyl chloride sewer pipe located within internal roadways the project site. New water lines would connect the proposed buildings with the existing private 8-inch polyvinyl chloride water pipes located along the western boundary of the project site, and with the existing water line under Dennerly Road. The existing public storm drains on-site and off-site would remain and be protected in place and no portion of the project would discharge to the Caltrans hillside along the western edge of the property. As discussed in the Hydrology/Water Quality section below, the project is expected to result in a small increase in overall site stormwater discharge; however, this increase is not anticipated to negatively impact the existing public 42-inch reinforced concrete pipe (RCP) that currently carries storm water off-site. No new public storm water utilities would be required to be constructed.

Regarding solid waste disposal, a Waste Management Plan (WMP) was prepared for the project by RECON Environmental, Inc. in January 2018 (RECON Environmental, Inc. 2018) in order to assess solid waste impacts associated with the project. According to the WMP, the project is anticipated to generate 16,598 tons of demolition, grading, and construction waste, of which 16,364 tons would be diverted through recycling at source-separated facilities, resulting in 234 tons of waste to be disposed of, and approximately 296 tons annually during operations. The following measures would be incorporated to reduce waste generation, including:

- Collect recyclable materials required by and in accordance with applicable City Ordinances;
- Provide dedicated recycling collection and storage areas required by and in accordance with applicable City Ordinances;
- Provide signage required by and in accordance with applicable City Ordinances;
- Ensure that a representative of the City Environmental Services Department inspects and approves a storage area that has been provided consistent with the City's Storage Ordinance;
- Ensure that a hauler has been retained to provide recyclable materials collection as well as yard waste and/or food waste;
- Ensure the use of drought-tolerant plants, as indicated in the project's landscape plans, which would result in a reduction in the amount of yard waste once the project is constructed and occupied; and
- Provide litter bins with recycling as an integral feature in all common areas to increase the opportunity to separate out recyclables from the trash.

During occupancy, the applicant or applicant's successor in interest would be required to implement the ongoing WMP measures detailed herein to ensure maximum diversion from landfills. Implementation of the strategies outlined in the WMP and compliance with all applicable City ordinances would reduce solid waste impacts regarding collection, diversion, and disposal of waste generated during construction and demolition, grading, and occupancy to a level that is less than significant.

The project would not necessitate a demand for more water, sewer, or solid waste services; nor would any new public facilities need to be constructed as a result of the current project. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Paleontological Resources

1993 EIR

Impacts to paleontological resources are discussed in Section IV.I. of the 1993 EIR. As discussed therein, the 1993 EIR determined that development of the Palm Plaza Walmart project could result in impacts to paleontological resources when mass grading operations cut into the potentially fossil-bearing layers of the Otay formations, San Diego formations and Quaternary terrace deposits. The potential for significant paleontological resources is high in the Otay formation and low in the San Diego formation and Quaternary terrace deposits. The potential resources would be destroyed unless recovered during grading. Therefore, impacts resulting from construction of the project would be significant. The EIR included Mitigation Measure IV.I.1, which required mitigation in the form of paleontological monitoring during grading activities, and reduced the impact to a less than significant level.

2018 Project

As discussed in the Geotechnical Investigation (GEOCON, Inc. 2017a and 2017b), the project site has undergone previous grading and construction activity. The project site is underlain by previously placed fill, overlying the San Diego Formation that was found at depths ranging from five to 26.5 feet. Maximum cut depths anticipated for the project would reach six feet, and thus could result in disturbance of the underlying San Diego Formation. However, as discussed in the 1993 EIR, the San Diego Formation has a low potential to bear paleontological resources. Considering the minimal impact to San Diego Formation and the low sensitivity, impacts to paleontological resources would be less than significant, and the project would not require the implementation of Mitigation Measure IV.I.1 included in the 1993 EIR. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Cultural Resources (Archaeological and Historical Resources)

1993 EIR

Impacts to cultural resources are discussed in Section IV.J. of the 1993 EIR. As discussed therein, the a Cultural Resource Report was prepared for the 1993 EIR, which determined that three prehistoric sites (SDI-7983, SDI-7983, and SDI-11,994) and one suspected historic site (Swine Farm) on the Palm Plaza Walmart project site. However, none of these sites were considered to be significant cultural resources. The project would impact SDI-7983; however, since it was not considered a significant cultural resource, impacts were determined to be less than significant.

2018 Project

The Cultural Resources Report completed for the 1993 EIR determined that there were no significant archaeological or historical resources located within the development footprint of the project. Thus, the project changes would not create any new significant impacts to historic or prehistoric archaeological resources. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Human Health/Public Safety (Health and Safety/Hazardous Materials)

1993 EIR

Impacts to human health/public safety are discussed in Section IV.K. of the 1993 EIR. As discussed therein, according to the 1993 EIR, the northern 50-acre portion of the site was used as an incineration trash dump during the 1950s and early 1960s. In 1978, approximately 850,000 cubic yards of material were exported from the site and used as borrow material for off-site projects. The total volume of ash materials remaining on the property was estimated to be 40,000 cubic yards with approximately 8,100 cubic yards of associated soils underlying the burn dump materials. The remaining material was located in an area of about three acres on the south slope of a 45-foot-deep canyon that traverses the northern part of the project from east to west. However, based upon the information and data analyzed by the Department of Toxic Substances Control, a Non-Hazardous Determination was issued for the on-site ash material and associated soil. According to the Department of Toxic Substances Control, the physical and chemical characteristics of the ash material and associated soil did not represent a significant hazard to human health and safety. As such, the ash material and other deposits associated with a former landfill located on the property were determined to be non-hazardous. In addition, the Palm Plaza Walmart project removed and disposed of all on-site ash materials and associated soils. The 1993 EIR also determined that significant lead migration into groundwater would not likely have occurred, as there was no subsurface water encountered within the Palm Plaza Walmart project site. Therefore, the 1993 EIR determined that impacts to human health and public safety would be less than significant.

2018 Project

As was discussed in the 1993 EIR, a Non-Hazardous Determination was issued for the on-site ash material and associated soil, and the on-site ash material was removed for disposal. In addition, any lead that may be encountered during construction would not be anticipated to result in impacts that would be more severe than those identified in the 1993 EIR. As with the 1993 EIR, the project would have a less than significant impact associated with health and safety/hazardous materials. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Hydrology and Water Quality

1993 EIR

Impacts to hydrology and water quality are discussed in Section IV.I. of the 1993 EIR. As discussed therein, the 1993 EIR determined that the Palm Plaza Walmart project would not have a significant impact on surface drainage in the project area. Existing and proposed drainage facilities were determined to be adequate to accommodate anticipated runoff from the Palm Plaza Walmart project, and the estimated increase in stormwater runoff of 23.5 cfs as a result of implementing the Palm Plaza Walmart project was determined to be negligible. In addition, the 1993 EIR determined that stormwater runoff on the Palm Plaza Walmart project site would be reduced from current amounts when the off-site residential uses were built-out to the east. Thus, impacts associated with absorption rates, drainage, surface runoff, and surface water quality were determined to be less than significant.

Regarding impacts associated with discharges into surface water or groundwater, or the alteration of surface and groundwater quality, there was the potential for cumulative short-term water quality impacts to the Otay and Tijuana River Basins during grading and construction. In addition, the Palm Plaza Walmart project increased the amount of runoff by creating extensive impervious surface areas, resulting in an increase on runoff of pollutants, which could adversely affect the water quality in the Otay and Tijuana River Basins and would contribute incrementally to a cumulative increase in the amount and concentrations of urban pollutants entering these water bodies, resulting in a potentially significant cumulative impact.

The 1993 EIR included mitigation measures that would reduce these impacts to a less than significant level. Mitigation Measure IV.L.1 required the applicant to develop a program to manage and control nonpoint source pollution, to install pollution control devices to intercept flow before discharge into the drainage system, and to install temporary desilting basins during construction to keep sediment from the graded pads from entering the storm drain system. Mitigation Measure IV.L.2 required the City Engineer to review the grading plan to ensure that erosion control measures were provided, and required the applicant to comply with the National Pollutant Discharge Elimination System requirements by filing a Notice of Intent with the State of California Water Resources Control Board, and to implement a Storm Water Pollution Prevention Plan to the State Water Resources Control Board. Mitigation Measure IV.L.3 required the Inspection Services Division of the Building Inspection Department to conduct a final inspection of the site to confirm the water pollution control devices were installed pursuant to the approved building plans. Implementation of these mitigation measures reduced the hydrology and water quality impacts to a less than significant level.

2018 Project

Since certification of the 1993 EIR, the City has amended its Storm Water Management and Discharge Control Ordinance (San Diego Municipal Code Section 43.03) to conform to the requirements of the 2013 Municipal Separate Storm Sewer System Permit Order R9-2013-0001 issued by the San Diego Regional Water Quality Control Board. In order to show compliance with the permit requirements, a Preliminary Hydrology Study and a Storm Water Quality Management Plan were completed for the project by Nasland Engineering in August 2018 (Nasland Engineering 2018a and 2018b)¹. The proposed project is a previously developed site and is not subject to requirements set forth in the Clean Water Act (CWA) sections 401 and 404 since it would not discharge to navigable waters, and therefore approval from the California Regional Water Quality Control Board is not required. The project does not propose any improvements within waters protected by the CWA. Thus, no CWA Section 401 or 404 permits would be required for implementation of this project.

Hydrology

As discussed in the Preliminary Hydrology Study, in the existing condition, the drainage area of the project site consists of 16.74 acres of impervious surfaces and 2.84 acres of pervious surfaces. The on-site runoff drains from east to west and consist of 12 sub-basins. Runoff is collected through the use of area drains, curb inlets and brow ditches that discharge to private storm drain systems located on-site. There are 5 existing discharge locations within the project site which connect to the existing underground Caltrans storm drain system along the western edge of the project site. The off-site runoff along Dennergy Road sheet-flows towards the east, away from the site, and is collected by existing median and curb inlets. The inlets discharge to a public 30-inch RCP that runs northwest through the site. The off-site runoff, and the majority of the on-site runoff, flow into a public 42-inch RCP prior to exiting the site. These flows enter the existing Caltrans 42-inch corrugated steel pipe (CSP) and discharge into a public 60-inch CSP located within I-805. The 60-inch CSP flows north where the pipe shifts to the eastern side of I-805 and widens to a public 78-inch CSP. The 78-inch CSP discharges into the Otay River approximately 0.75 miles away from the project site. The existing total 100-year peak discharge from the site is 122.79 cfs.

In the proposed condition, the Preliminary Hydrology Study determined that with the demolition of the existing AMC Theater and the addition of six new commercial buildings, the site would consist of approximately 16.50 acres of impervious surfaces and 3.08 acres of pervious surfaces, reducing the amount of impervious area within the project site by 0.24 acres compared to the existing condition. The project site would consist of 23 sub-basins (or (DMAs) and continue to drain east to west. The addition of the new buildings, in conjunction with the steeping of the surrounding parking areas to accommodate the new building pad elevations, would result in a decrease of time of concentration,

¹ The 32,262 square feet of demolition space noted in the Addendum reflects 27,605 square feet of theater floor space and 5,021 square feet of mezzanine space. For site plan and construction/demolition purposes, the 32,262-square-foot demolition figure is consistent with the way the building was permitted and was therefore used to describe the actual structure and interior occupancy space of what will be demolished. The demolition square footage figure used for the Preliminary Hydrology Study and Storm Water Quality Management Plan (26,249 square feet) and overall square footage of the existing building (89,946 square feet) reflect the exterior footprint of the building for the specific purpose of addressing the building footprint's interaction with external conditions (i.e., stormwater and associated runoff). The exterior footprint demolition square footage figures used in the hydrology reports have been utilized in order to allow for the reports to reflect and assess the proposed hydrological conditions.

thereby increasing the overall 100-year peak flow discharge to 123.56 cfs. This is an increase of total discharge of 0.77 cfs compared to the existing condition. This increase, however, would be considered negligible when compared to the overall size of the commercial site. By directing storm water runoff away from building and parking lot surfaces into curb inlets, catch basins, area drains, brow ditches and landscaped areas, the proposed flow rates would not negatively impact the surrounding areas. As such, downstream systems would not be significantly impacted by the proposed drainage conditions.

Portions of existing private storm drain lines would be removed and replaced in order to construct BMPs and any proposed storm drain lines would connect to the existing private storm drain system on-site. The existing public storm drains on-site and off-site would remain and be protected in place and no portion of the project would discharge to the Caltrans hillside along the western edge of the property.

No other aspects of the project would affect hydrology. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant hydrological impact, nor would a substantial increase in the severity of hydrology impacts from that described in the 1993 EIR result.

Water Quality

To address water quality during construction, the project would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State Construction General Permit, Order No. 2009-0009DWQ, as amended. As required, this SWPPP would identify project-specific BMPs to be implemented during construction that would reduce potential pollutants of concern from entering the Municipal Separate Storm Sewer System. With adherence to regulations and implementation of associated BMPs, the project construction phase water quality impacts would be less than significant.

Runoff within the site would continue to drain from east to west, and the project site would consist of 23 DMAs. The project proposes changes to the current drainage system by installing biofiltration BMPs to intercept sheet flows and treat pollutants prior to discharging into the existing public 42-inch RCP storm drain system located on-site. Some existing private storm drain lines would be removed and replaced in order to construct the BMPs and new private storm drain lines would be constructed that would connect to the existing private storm drain system located on-site. The existing public storm drains located on-site and off-site would remain and be protected in place, and no portion of the project would discharge to the Caltrans hillside along the western edge of the property.

As discussed in the Storm Water Quality Management Plan, DMAs 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, and 14 are all exempt from stormwater treatment. The remaining DMAs (5, 9, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 23) would be designed to treat the redevelopment areas of the project and do so as close to the point sources as is feasibly possible. DMAs needing treatment would be mitigated by installing biofiltration BMPs on-site. The proposed structural BMPs vary in size and are located around the project site near the proposed buildings and throughout the parking lot. The small increase to the overall site discharge is not anticipated to negatively impact the existing public 42-inch RCP that currently carries storm water off-site.

The project is not subject to hydromodification management requirements, as the Watershed Management Area Analysis has designated the Otay River downstream of the 805 as exempt. This

project meets the two requirements of this exemption, which are the following: the storm drain has adequate energy dissipation devices and the pipe invert elevation is equal to the 10 years flood event height. See the Stormwater Quality Management Plan (Nasland 2018b) for additional information.

No other aspects of the project would affect hydrology or water quality. The project would comply with the Municipal Separate Storm Sewer System permit (Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100) as it would implement structural storm water pollutant controls and is exempt from HMP requirements. Therefore, based on the foregoing analysis and information, there is no evidence that the project requires a major change to the 1993 EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the 1993 EIR result.

Issues Determined Not to be Significant

Issues determined not to be significant include: light, glare and shading; natural resources; recreation resources; populations; housing; public services; energy; and water conservation as addressed in Chapter VIII. of the 1993 EIR.

As discussed throughout this document, the project would not create any new significant impact, nor would it substantially increase in the severity of impacts from that described in the 1993 EIR for the 1997 Addendum for these environmental issues.

Conclusion

This 2018 Addendum provides documentation that the 1993 EIR adequately addresses impacts of the project; there is no evidence that there are substantial changes requiring major revisions; nor is there new information of substantial importance not known at the time the 1993 EIR was certified and no changes in circumstances have occurred. The modifications proposed by the project would not result in impacts greater than those anticipated under the original site plans and analyzed in the 1993 EIR. As demonstrated throughout this Addendum, all significant impacts were previously disclosed; the project would not create any new significant impacts; and there would not be an increase the severity of impacts. While the project would increase peak runoff discharge rates from the project site by 1.57 cfs, this would be negligible when compared to the overall size of the commercial site. Thus, this would not be considered substantial new information.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT

The AMC-Amendment project shall be required to comply with applicable mitigation measures outlined within the Mitigation, Monitoring, and Reporting Program (MMRP) of the previously certified EIR (EIR No. 92-0647; SCH No.: 92111021) and the project-specific geological and hydrological technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and

approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/information/standtemp>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), and Job Site Superintendent.

NOTE: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This project, Project Tracking System (PTS) Number 180219 and/or Environmental Document Number 180219, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.).

Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

NOTE: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: **Not Applicable**

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

4. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
Air Quality	Grading Plan	Prior to Grading
Bond Release	Request Letter for Bond Release	Final MMRP Inspections Prior to Bond Release

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

AIR QUALITY

Mitigation IV.E.1:

Prior to approval of a land development permit, the grading plans shall be reviewed by the City Engineer to assure that appropriate dust control measures are proposed. The developer shall comply with all San Diego Air Pollution Control District measures regarding control of nuisance from the generation of dust and fumes during construction. Dust control measures capable of attaining dust control efficiencies of 75 percent shall be implemented. Measures shall include: (1) twice-daily watering of disturbance areas, and (2) chemical stabilization of off-road haul routes. Implementation of these measures shall be confirmed during periodic inspections by the Field Engineering Division during the grading operations.

TRAFFIC/CIRCULATION

Mitigation TRAF-1: Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the installation of a right-turn overlap signal phasing at the eastbound approach to the intersection of Palm Avenue/Dennery Road, satisfactory to the City Engineer. The improvements shall be completed and accepted by the City Engineer prior to first occupancy.

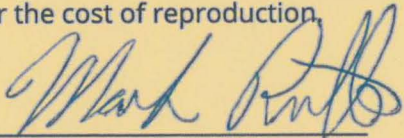
VII. SIGNIFICANT UNMITIGATED IMPACTS

The Palm Plaza Walmart EIR No. 92-0647/SCH No. 92111021 indicated that significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the EIR were implemented: Biological Resources (Direct), Air Quality (Short-term, direct), Noise, Geology and Soils, Public Utilities, Paleontological Resources, Water Quality (Direct and Cumulative), and Visual Quality. The EIR further concluded that significant impacts related to Land Use, Landform Alteration, Biological Resources (Cumulative), Traffic/Circulation, and Air Quality (Cumulative) would not be fully mitigated to below a level of significance. Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated that "specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR to avoid or substantially lessen the significant environmental impacts relative to land use, landform alteration, biological resources (cumulative), traffic/circulation, and air quality (cumulative)" 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 EIR, new CEQA Findings and or Statement of Overriding Considerations are not required.

The project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified EIR.

VIII. CERTIFICATION

Copies of the addendum, the EIR, and associated project-specific technical appendices, if any, may be reviewed by appointment in the office of the Development Services Department, or purchased for the cost of reproduction.



Mark Brunette, Senior Planner
Development Services Department

OCTOBER 5, 2018
Date of Final Report

Analyst: Mark Brunette

Attachments:

Environmental Impact Report No. 92-0647/SCH No. 92111021

Figure 1: Regional Location

Figure 2: Aerial Photograph

Figure 3: Aerial Photograph

Figure 4: Demolition Plan

Figure 5: Site Plan

IX. REFERENCES

City of San Diego

2014 *Otay Mesa Community Plan Update*. March.

GEOCON, Inc.

2017a *Geotechnical Investigation, The Shops at AMC Promenade*. August.

2017b *Addendum to Geotechnical Investigation – Response to City Review Comments, The Shops at AMC Promenade*. December.

Linscott, Law and Greenspan, Engineers

2018 *Transportation Access Analysis, Palm Promenade Redevelopment*. July.

Nasland Engineering

2018a *Preliminary Hydrology Study, The Shops at AMC Promenade*. May.

2018b *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for The Shops at AMC Promenade*. May.

RECON Environmental, Inc.

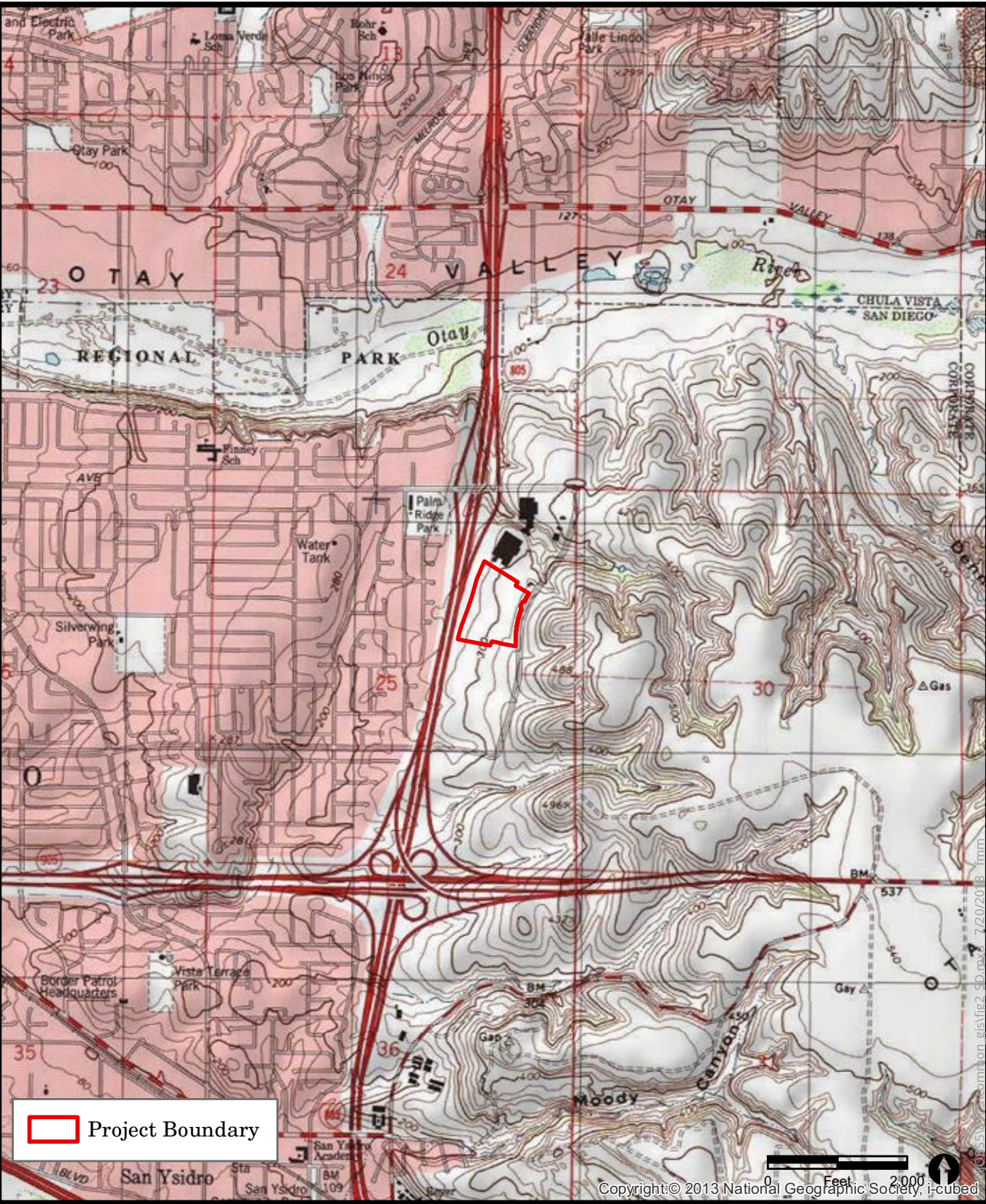
2018 *Waste Management Plan for the Shops at AMC Promenade*. January.



Regional Location

The Shops at AMC Promenade/Project No. 569517
City of San Diego – Development Services Department

FIGURE
No. 1



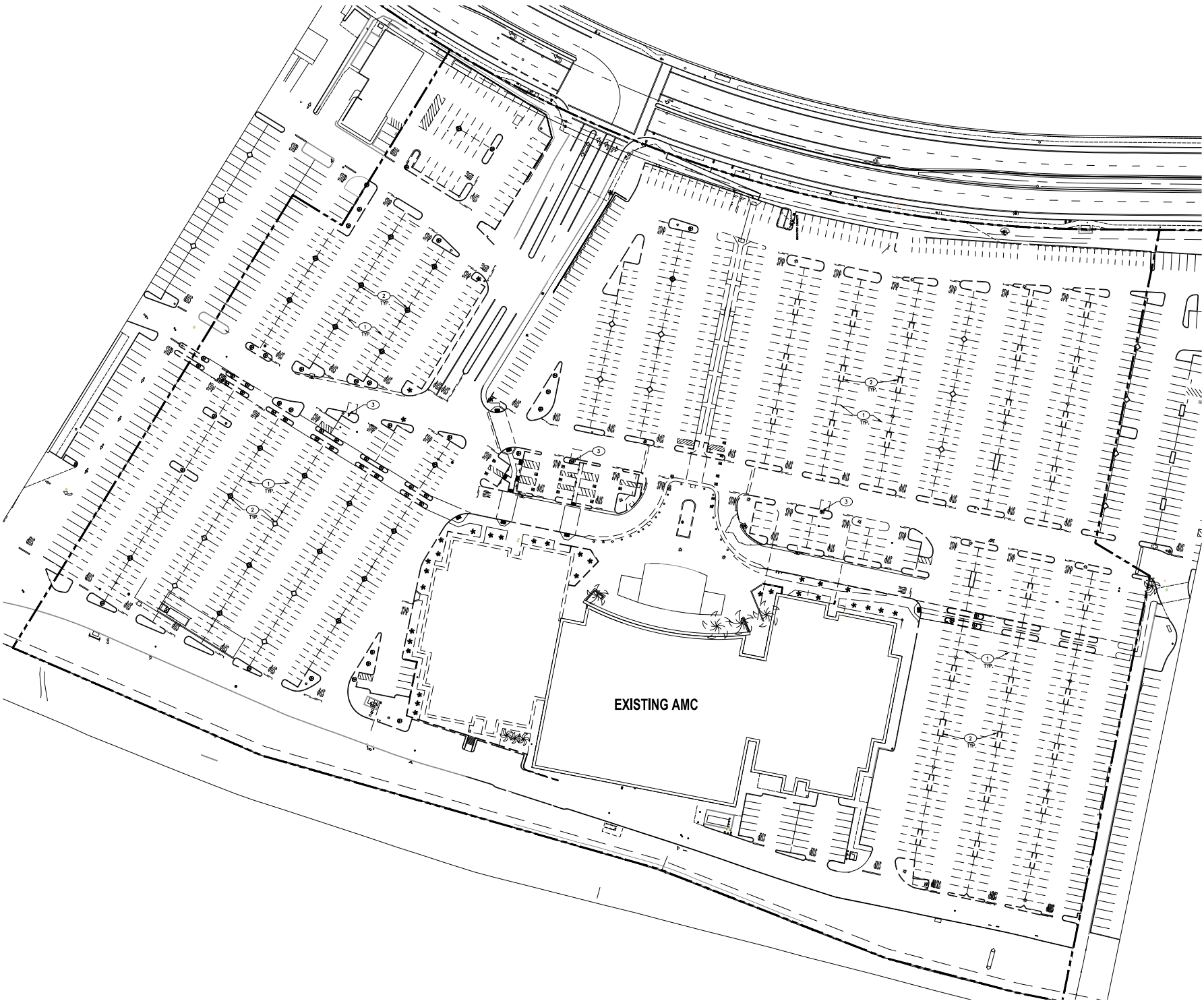
Project Location on USGS Map
The Shops at AMC Promenade/Project No. 569517
City of San Diego – Development Services Department

**FIGURE
No. 2**



Project Location on Aerial Photograph
The Shops at AMC Promenade/Project No. 569517
City of San Diego – Development Services Department

**FIGURE
No. 3**



KEY NOTES:

- ① STRIPING TO BE REMOVED
- ② PLANTER TO BE DEMOLISHED
- ③ FIRE HYDRANT TO BE RELOCATED

LEGEND:

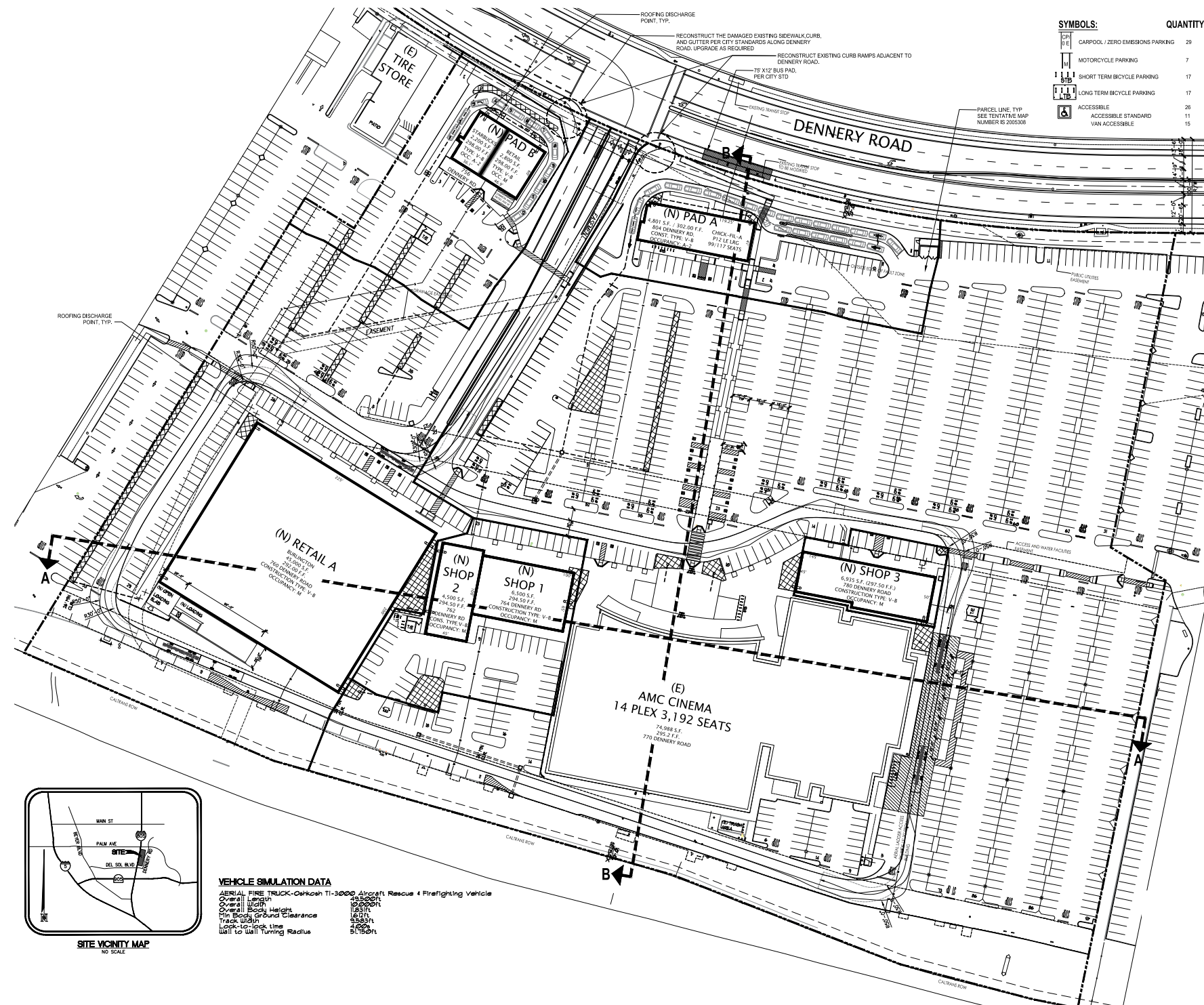
----- DEMOLISH / RELOCATE

———— TO REMAIN



Demolition Plan
The Shops at AMC Promenade/Project No. 569517
City of San Diego – Development Services Department

FIGURE
No. 4



<u>PROJECT SUMMARY:</u>		SQ. FT.	SEATS
SITE AREA: ± 17.53 AC.		± 763,404 SQ. FT.	
EXISTING THEATER:		107,250 SQ. FT.	4,836
THEATER DEMO:		32,262 SQ. FT.	1,644
EXISTING THEATER TO REMAIN:		74,988 SQ. FT.	3,192
<u>NEW CONSTRUCTION</u>			
FAST FOOD		9,801 SQ. FT.	
RETAIL		62,935 SQ. FT.	
TOTAL BUILDING AREA:		147,724 SQ. FT.	
LAND/BIODIVERSITY:		5.2/1	
COVERAGE:		19.4%	
<u>PARKING REQUIRED:</u>			
EXISTING THEATER: 4,836 SEATS @3.3		1,466 STALLS	
PROVIDED PARKING:		1,579 STALLS	
MAXIMUM SHARED PARKING DEMAND:		1,288 STALLS	
PROVIDED PARKING AFTER EXPANSION		1,304 STALLS	
<u>SUMMARY OF SHARED PARKING ANALYSIS:</u>			
PARKING REQUIRED (PER SHARED PARKING REQUIREMENTS § 142.0545)			
HOURLY OCCUPATION BY % OF PEAK HOUR		PEAK HR.	PARKING REQUIRED
WEEKDAY		7PM	1,285
WEEKEND		8PM	1,288
TOTAL PARKING PROVIDED			1,304 STALLS
SURPLUS PARKING PROVIDED			16 STALLS
PARKING RATIO:		8.8/ 1,000 S.F.	

***NOTE:**

1. APPLICATION IS BEING SUBMITTED FOR SHARED PARKING APPROVAL PURSUANT TO 5142-0545 SHARED PARKING REQUIREMENTS. SEE SHARED PARKING ANALYSIS INCLUDED WITH THE SUBMITTAL APPLICATION BASED ON THE SHARED PARKING FORMULA (142.6545) AND ITS ASSOCIATED TABLES, TABLES 142601 AND 142605.
2. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN OFF ONTO THE EXISTING HILLSIDE AREA.
3. PRIOR TO RECDORATION OF THE CERTIFICATE OF COMPLIANCE, THE SUBDIVIDER SHALL PROVIDE DCGRS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES IN A MANNER OF SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

PROPERTY ADDRESS:		PROPERTY OWNER:	
770 DENVER RD. SAN DIEGO, CA 92154		HCP-CD PALM PROMENADE, LLC 4340 VON KARMAN AVE, SUITE 110 NEWPORT BEACH, CA 92660 P. 949.705.0405	
<u>EXISTING PARCEL NUMBERS:</u>			
EXISTING PARCEL #	EXISTING APN	EXISTING PARCEL #	EXISTING APN
LOT 3	0631-041-02	LOT 14	0631-041-05
LOT 4	0631-041-03	LOT 15	0631-041-06
LOT 5	0631-041-04	LOT 17	0631-041-07

LEGAL DESCRIPTION: LOTS 3, 4, 5, 6, 14, 15 AND 17 OF PALM COURT, IN THE CITY AND COUNTY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993.	ZONING INFORMATION: THE PROPERTY IS ZONED "CC-1-37, COMMERCIAL COMMUNITY ZONE" AND IS LOCATED IN THE AIRPORT INFLUENCE AREA FOR BROWN FIELD.
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ITEM #10:
COMPLETE SCOPE OF WORK - DEMOLITION AND NEW RETAIL DEVELOPMENT:

- DEMOLISH 32,282 SQUARE FOOT NORTH WING (10 SCREENS) OF THE EXISTING 107,250 SQUARE FOOT AM THEATER BUILDING (AS SCREENS).
- REDUCED 74,088 SQUARE FOOT THEATER BUILDING (14 SCREENS) WILL REMAIN FREESTANDING.
- BUILD TWO NEW FREESTANDING RETAIL STRUCTURES TO THE NORTH OF THE REMAINING THEATER BUILDING.
 - INCLUDING ONE NEW 45,000 SQUARE FOOT BIG BOX (RETAIL A) AND
 - TWO ATTACHED SMALLER RETAIL BUILDINGS OF 6,500 (SHOP 1) AND 4,500 (SHOP 2) SQUARE FEET RESPECTIVELY.
- BUILD ONE NEW FREESTANDING RETAIL BUILDING OF 9,935 SQUARE FEET (SHOP 3) JUST IN FRONT OF THE SOUTH WING OF THE THEATER.
- BUILD TWO OUTPARCEL PADS ON EITHER SIDE OF THE ENTRY DRIVE AISLE ALONG DENNERY ROAD.
 - PAD A - 4,801 SQUARE FOOT RETAIL DRIVE THROUGH BUILDING
 - PAD B - 5,500 SQUARE FOOT RETAIL DRIVE THROUGH BUILDING
- NO PROPOSED DEVELOPMENT REGULATION DEVIATIONS.
- AMEND PCD 202736 AND/OR CUP 967736 AS REQUIRED BY GOVERNING CSD LAND USE REGULATIONS.
- OBTAIN TENTATIVE MAP APPROVAL TO ALTER EXISTING PARCEL COUNT (FROM THE EXISTING 7 PARCELS TO 6) AND PARCEL LINES.

YEAR CONSTRUCTED: 2000 PER TITLE COMPANY PROPERTY PROFILE - (CUP APPROVED 1/22/98) | COD ISSUED 4/6/01
GEOLOGIC HAZARD CATEGORY: 52 LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK.
LANDSCAPE AREA: 38,000 SF.

ENVIRONMENTAL REVIEW OF THE ORIGINAL PROJECT (PCD 92-0736) INCLUDED PREPARATION OF A COMPLETE ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM. ALL MITIGATION MEASURES REQUIRED BY THE ORIGINAL EIR WERE COMPLETED, PRIOR TO AUGUST 1997 [THE PERIOD WHEN AN APPLICATION FOR DEVELOPMENT OF THE ORIGINAL AMC THEATER BUILDING WAS SUBMITTED TO THE CITY FOR APPROVAL].

AS OF THE APPROVAL DATE OF THE AMC THEATRE DEVELOPMENT IN JANUARY OF 1998 (CUP 96-7758), ALL MITIGATION MEASURES REQUIRED BY THE ORIGINAL EIR WERE COMPLETED. THE CUP (96-7758), AMENDING THE ORIGINAL PCD (92-0736), ISSUED AT THE TIME INDICATES THAT, "DUE TO PREVIOUS GRADING ACTIVITIES, NO ENVIRONMENTALLY SENSITIVE RESOURCES, HABITATS OR LANDFORM FEATURES EXIST ON THE PROJECT SITE." - PLANNING COMMISSION RESOLUTION NO. 2589-2-PC ON PAGE 8 OF 11

THE PROPOSED PROJECT WILL BE CONSTRUCTED AND OPERATED WITHIN THE EXISTING PARCEL BOUNDARIES OF THE PROPERTY CONSISTENT WITH THE HISTORIC DEVELOPMENT AND USE OF THE LAND AS APPROVED BY THE CITY OF SAN DIEGO UNDER THE GOVERNING PCO (92-0736) AND SUBSEQUENT CUP (96-7758). AS SUCH THE INTENT OF THE DEVELOPER'S PLANNING IS TO CONSTRUCT AND OPERATE THE PROJECT WITHIN THE BOUNDARIES OF PREVIOUSLY ENTITLED AND DEVELOPED LAND PURSUANT TO THE CURRENT MUNICIPAL CODE, THEREBY ELIMINATING THE POSSIBILITY OF IMPACTING SENSITIVE BIOLOGIC RESOURCES THAT MIGHT EXIST OUTSIDE OF THESE BOUNDARIES.



Site Plan

The Shops at AMC Promenade/Project No. 569517
City of San Diego – Development Services Department

FIGURE
No. 5