



THE CITY OF SAN DIEGO

ADDENDUM

Project No. 552436
Addendum to MND No. 99-0887
SCH No. N/A

SUBJECT: **KROC II AMENDMENT:** A request for a PLANNED DEVELOPMENT PERMIT and CONDITIONAL USE PERMIT to amend Planned Commercial Development Permit No. 99-0887 for the removal of a recreational field and the construction of a two-story, 101,380-square-foot recreation building. The first floor would include a 4,754-square-foot lobby and play care area with an outdoor play yard, and a 45,712-square-foot parking garage with 129 parking spaces. The second floor would include a 27,232-square-foot outdoor sports field, and a 23,007-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms. The project would also construct associated site improvements including hardscape and landscape. Allowable deviations from applicable development regulations with respect to refuse and recyclable area, and building articulation are being requested. Lastly, the project would be amending the hours of operation. The 12.32-acre developed project site is located at 6605-6845 University Avenue. The project site is designated Commercial and Mixed-Use and zoned CC-5-3 within Central Urbanized Planned District within the Eastern Area Community of the Mid-City Communities Plan area. The project site is also within the Airport Land Use Compatibility Zone (Montgomery Field), the Airport Influence Area (Montgomery Field-Review Area 2), the Central Urbanized Planned District Boundary, the Transit Area Overlay Zone, and the Transit Priority Area. (LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 13069.) Applicant: Harry Dirks.

I. SUMMARY OF ORIGINAL PROJECT

Mitigated Negative Declaration No. 99-0887 analyzed the construction of the 165,440-square-foot Ray and Joan Kroc Community Center. The community center was comprised of an education center, a performing arts/church facility, an ice-skating rink, an aquatic center, a gymnasium, a multi-purpose recreational field, hard courts, a family enhancement center/administrative building, a skateboard park, and a day care facility. The 12.32-acre site encompassed parcels located in both the Cities of San Diego and La Mesa.

The education center was approximately 13,388 square feet. The performing arts facility was approximately 37,055 square feet and included a library, classrooms, computer center, theater, arts and crafts, music programs, patio gardens, worship services, and a multi-purpose room with kitchen

facilities for banquets. The 34,905 square foot ice-skating rink included ice rink for figure skating and ice hockey, two meeting rooms, and a concession area. The aquatic center included one indoor pool and spa, a 25 yard by 25-meter pool with diving platforms and grandstand seats, and one shallow recreation pool with a water play structure. The 39,711 square foot gymnasium included a basketball court, volley ball court, seating for 300 persons, aerobics room, weight room, cardiovascular room, game room, concession area. The outdoor recreation field included soccer, baseball, and general sports activities. Additionally, an outdoor hard surface court was located east, and a physical challenge course and rock-climbing wall were located south of the field, adjacent to the gymnasium. The 40,156 square foot family enhancement center/administrative building included offices, a family services center, a daycare facility with three outdoor play areas, a community meeting room, and a warehouse space used as an indoor skateboard park and Christmas toy program storage during November and December.

Parking on-site included 378 parking spaces where 399 were required. The red curb was removed along the project frontage to provide an additional 30 parking spaces offsite. Landscape was provided in accordance with the City's Landscape Regulations.

Permits were required from the City of La Mesa for two parcels located at the southeast corner of 69th Street and Boulevard Drive. The combined 0.38-acre site within the City of La Mesa was developed with a 49-space parking lot. Permits required included a street vacation for a portion of Boulevard Drive immediately north of the property, an encroachment permit for work within the right-of-way, a parcel map waiver/certificate of compliance or subdivision map to merge two lots into one, a conditional use permit for the parking lot, and a grading permit for the parking lot, to fill the existing unlined drainage channel, and to realign the storm drain system.

II. PROJECT DESCRIPTION

A request for a PLANNED DEVELOPMENT PERMIT and CONDITIONAL USE PERMIT to amend Planned Commercial Development Permit No. 99-0887 for the removal of a recreational field and the construction of a two-story, 101,380-square-foot recreation building. The first floor would include a 4,754-square-foot lobby area and play care area with an outdoor play yard, and a 45,712-square-foot parking garage with 129 parking spaces. The second floor would include a 27,232-square-foot outdoor sports field, and a 23,007-square-foot fitness center with three group exercise rooms, two office spaces, and storage rooms. The project would also construct associated site improvements including hardscape and landscape.

The Land Development Code Section §126.0602(b), allows projects to request deviations from applicable development regulations in accordance with a Planned Development Permit (PDP). Deviations requested by the project include:

1. Minimum Exterior Refuse and Recyclable Material Storage Areas for Non-Residential Development - A deviation from San Diego Municipal Code (SDMC) Section 142.0830, Table 142.08C to allow for a 9 percent (74-square-foot) reduction for a total of 790-square-feet of trash and recycling enclosure areas, where 864-square-feet would be required for the entire site.

2. Building Articulation - A deviation from SDMC Section 131.0554 to allow for the proportions and surface area of six planes to be less than the percentage range required. A minimum of nine off-setting planes, distributed between three-inch, eight-inch, three-foot, and five-foot planes would be required. The surface area of each plane is required to be at least five-percent (for the three-inch and eight-inch planes) and at least 10-percent (for the three-foot and five-foot planes) but not more than 50-percent of the total area of the building façade. The project would provide a total of 10 off-setting planes along the proposed building façade; however, the proportion of six planes in relation to the overall building façade do not fall within the percentage range required by the San Diego Municipal Code.

The original project limited the hours of operation on the recreation field, hard court facility, rock climbing area, and challenge course to 7:00 AM to 7:00 PM. As previously identified, the recreational field would be replaced by the recreation building. The project would amend the hours of operation as follows: hours of operation for the outdoor sports deck would be Monday through Friday 7:00 AM to 9:00 PM and Saturday through Sunday 8:00 AM to 9:00 PM; the existing gymnasium would be Sunday through Monday 5:00 AM to 9:00 PM; the new indoor wellness center would be Sunday through Monday 5:00 AM to 9:00 PM; the existing indoor ice arena would be Sunday through Monday 5:30 AM to 10:00 PM; and the existing outdoor aquatics center would be Sunday through Monday 5:00 AM to 9:00 PM.

Project landscaping would comply with all applicable City of San Diego Landscape ordinances and standards and has been reviewed by City Landscape staff. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Ingress to the project site would continue to occur via University Avenue.

Grading would entail approximately 3,900 cubic yards of cut with a maximum cut depth of eight feet, and 300 cubic yards of fill. There would be 3,600 cubic yards of export.

III. ENVIRONMENTAL SETTING

The 12.32-acre project site is located at 6605-6845 University Avenue, west of 69th Street, east of Aragon Drive and south of University Avenue. The site is developed with the Salvation Army Kroc Center (Kroc Center). The Kroc Center is comprised of an education center, performing arts building, ice skating facility, aquatic center, gymnasium, sports field, family enhancement/administration building, and paved parking lot. Vegetation on-site consists of non-native landscaping. Existing grade slopes from east to west with elevations varying from approximately 385 feet Mean Sea Level (MSL) at the east to approximately 375 feet MSL at the west end. The site is bounded by residential development to the north and south, and commercial development to the east and west. Additionally, the project site is situated in an area currently served by existing public services and utilities.

The project site is designated Commercial and Mixed-Use zoned CC-5-3 per within the Eastern Area Neighborhood of the Mid-City Community Plan area. The project site is also within the Airport Land Use Compatibility Zone (Montgomery Field), the Airport Influence Area (Montgomery Field-Review

Area 2), the Central Urbanized Planned District Boundary, the Transit Area Overlay Zone, and the Transit Priority Area.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the MND No. 99-0887 per Resolution No. 2958-PC on May 11, 2000. Based on all available information and in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 and 15164 of the State CEQA Guidelines the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental 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 conditions described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. The MND is

incorporated by reference pursuant to CEQA Guidelines Section 15150. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the environmental issues analyzed in detail in the previously certified MND as well as the project-specific environmental analysis pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously adopted environmental document.

The MND identified significant but mitagable impacts related to Noise, Transportation/Circulation, and Historical Resources.

An overview of the Kroc II Amendment project impacts in relation to the previously adopted MND is provided in Table 1, Impact Assessment Summary.

Environmental Issues	MND	Project	New Mitigation?	Project Resultant Impact
Geology/Soils	Less than significant	No new impacts	No	Less than significant
Air	Less than significant	No new impacts	No	Less than significant
Hydrology/Water Quality	Less than significant	No new impacts	No	Less than significant
Biology	Less than significant	No new impacts	No	No impact
Noise	Less than significant with mitigation	No new impacts	No	Less than significant
Light, Glare and Shading	Less than significant	No new impacts	No	Less than significant
Land Use	Less than significant	No new impacts	No	No impact
Natural Resources	Less than significant	No new impacts	No	No impact
Recreational Resources	Less than significant	No new impacts	No	No impact
Population	Less than significant	No new impacts	No	No impact
Housing	Less than significant	No new impacts	No	No impact
Transportation/Circulation	Less than significant with mitigation	No new impacts	No	Less than significant
Public Services	Less than significant	No new impacts	No	No impact

Table 1 Impact Assessment Summary				
Environmental Issues	MND	Project	New Mitigation?	Project Resultant Impact
Utilities	Less than significant	No new impacts	No	Less than significant
Energy	Less than significant	No new impacts	No	Less than significant
Water Conservation	Less than significant	No new impacts	No	No impact
Neighborhood Character/Aesthetics	Less than significant	No new impacts	No	Less than significant
Cultural Resources	Less than significant with mitigation	No new impacts	No	No impact
Paleontological Resources	Less than significant	No new impacts	No	No impact
Human Health/Public Safety	Less than significant	No new impacts	No	Less than significant

GEOLOGY/SOILS

2000 MND

The MND identified that the project site is located in a seismically active region of California, however, no faults have been mapped within the project site. The project site is located within Geologic Hazard Category 53, which is categorized as low to moderate risk for geologic incident and Hazard Category 32, which is categorized as low risk for liquefaction. The MND further identified that there were no soil or geologic conditions affecting the site that would preclude development. Utilization of appropriate engineering design measures and standard construction practices verified at the building permit stage reduced potential geologic hazards to an acceptable level of risk. Therefore, impacts were determined to be less than significant.

Project

The project proposes demolition of an existing recreational field and the addition of a new recreation building; therefore, a site-specific Geotechnical Investigation (Geocon Incorporated, May 5, 2017) and Responses to City Review Comments (November 30, 2017) was prepared. The closest known active faults are the Newport-Ingelwood/Rose Canyon Fault Zone approximately four miles west of the project site. The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The site would have a low risk of liquefaction due to the removal of undocumented fill and replacement with compacted fill. Indications of landslides or landslide deposits were not observed, therefore, the risk associated with landslide hazards would be low. Activities associated with the implementation of the project would temporarily expose soils and increase erosion potential, however, the project would be required to comply with the City's Storm Water Standards which would require the implementation of appropriate best management practices (BMPs) and grading activities would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards. Based on the results of the investigation, it was determined that the proposed development would not destabilize

or result in the settlement of adjacent property or the right of way. The undocumented fill and alluvium present on the site would be unsuitable for support of additional fill or proposed improvements and would require remedial grading consisting of complete removal and recompacting.

The project would be constructed consistent with proper engineering design in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from regional geologic hazards would be reduced to an acceptable level of risk. Therefore, impacts would be less than significant.

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

AIR

2000 MND

The MND identified that the project would not substantially deteriorate ambient air quality. The 2000 MND further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the project would not result in the creation of dust. Lastly, the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the MND concluded that the project would not result in air quality impacts.

Project

The project would not result in air emissions that would substantially deteriorate ambient air quality, create objectionable odors, or dust. The project would not expose sensitive receptors to substantial pollutant concentrations. The project would be consistent with the General Plan, community plan, and the underlying zoning designations. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS.

Short-Term (Construction) Emissions

Construction-related activities would be temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The facility, in the long-term operation, would not typically be associated with the creation of such odors nor would it be anticipated to generate odors affecting a substantial number of people. Therefore, project operations would result in less than significant impacts.

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

HYDROLOGY/WATER QUALITY

2000 MND

The original project required the realignment of the existing storm drain system that traversed the project site. The existing storm drain was abandoned and relocated further north adjacent and parallel to University Avenue. The project's hydrology and water quality systems were reviewed consistent with applicable city regulations to ensure proper engineering design of the systems. Therefore, impacts were determined to be less than significant.

Project

Drainage

A site-specific 100-year Routing Analysis was prepared by REC (revised February 2018) that evaluated the existing and proposed drainage conditions. The site is developed with structures, pavement, and open space landscaped areas. Based on the findings of the technical report, drainage characteristics would change slightly from pre-project conditions resulting in an increase in runoff flows due to the addition of impervious areas. The increase would be approximately 0.3 cubic feet per second in runoff flows.

Due to the increase in runoff flows, the project would include the addition of a four-foot-deep detention basin. The detention basin would be designed to handle the increased capacity. Consequently, flows from the project site would be sufficiently detained ensuring that total runoff to

the discharge location to the downstream storm drain is less than existing conditions. All runoff would receive water quality treatment in accordance with the site-specific Storm Water Quality Management Plan.

Water Quality

According to the City's Storm Water Requirements Applicability Checklist, the project is considered to be a Priority Development Project. Therefore, a Storm Water Quality Management Plan (SWQMP) was prepared by REC Consultants, Inc. (May 4, 2018) to identify and implement required structural best management practices (BMP) for storm water pollutant control (BMP Design Manual Chapter 5, Part 1 of Storm Water Standards), as well as low impact development source control BMPs.

The project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

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

BIOLOGY

2000 MND

An unnamed tributary to Chollas Creek was identified within the boundaries of the City of San Diego parcel, of which the entire length was concrete-lined. No biological resources were identified, and no impacts resulted.

Project

The site is within an urban area and contains existing development, hardscape, and landscaping. Furthermore, the project site is not adjacent to MHPA lands and does not contain any sensitive biological resources. As such, the project would not impact any sensitive biological resources. No impact would occur.

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

NOISE

2000 MND

Activities associated with the outdoor sports field, aquatic center, various types of mechanical equipment, and the loading dock resulted in noise generation that resulted in a significant impact to the adjacent residences located along the southern property boundary. As a mitigation, the

recreational field, hard court facility, rock climbing area, and challenge course were restricted to the hours of 7:00AM to 7:00PM. To further mitigate noise impacts, a roof deck sound barrier was required to be constructed along the south side of the aquatic center above the grandstand seats. Furthermore, the public address system was required to not exceed 50 dB at full amplification, and bullhorns, megaphones, and public address systems could only be utilized between the hours of 7:00AM to 7:00PM.

In order to ensure that interior noise levels within the educational facility and daycare center achieve a 45 dBA, as mitigation, a noise study was required to identify appropriate upgraded building materials such as sound-rated windows and mechanical ventilation systems for the buildings. Overall, impacts were determined to be less than significant.

Project

A site-specific noise study (Ldn Consulting, Inc, February 22, 2018) was prepared to determine if noise impacts associated with project modifications would occur. The following is a brief summary of the analysis and conclusions of the technical report.

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

The City's Noise Ordinance, Section 59.5.0401, Noise Abatement and Control regulates operational noise generated by on-site sources and provides sound level limits for various land uses by the time of day. The Noise Ordinance further identifies that the sound level limit at a location on a boundary between two land use zones is the arithmetic mean of the respective limits for the two zones. Applicable noise limits, based on the land use zones between the commercially zoned project site and the adjacent residential zone are 57.5 dBA Leq between 7:00 AM and 7:00 PM, 52.5 dBA Leq between 7:00 PM and 10:00 PM, and 50 dBA Leq between 10:00 PM and 7:00 AM.

Table 1
Sound Level Limits

Land Use Zone	Time of Day	One-Hour Average Sound Level (dB)
1. Single-Family Residential	7 a.m. to 7 p.m.	50
	7 p.m. to 10 p.m.	45
	10 p.m. to 7 a.m.	40
2. Multifamily Residential (Up to a maximum density of 12,000)	7 a.m. to 7 p.m.	55
	7 p.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
3. All Other Residential	7 a.m. to 7 p.m.	60
	7 p.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
4. Commercial	7 a.m. to 7 p.m.	65
	7 p.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	60
5. Industrial or Agricultural	Any time	75

The City Noise Ordinance also regulates noise associated with construction activities. Construction is prohibited between the hours of 7 p.m. and 7 a.m., and on Sundays and legal holidays except in the case of an emergency. Section 59.5.0404 of the Noise Ordinance limits construction noise to an average sound level of 75 dBA at the affected property line during the 12-hour period between 7 a.m. and 7 p.m.

Construction Noise

Although the project is in an urbanized setting, the nearest existing noise sensitive receptors are the residences located to the south of the project site. Construction activities would take place as close as 30 feet to the nearest property line, which is approximately 130 feet from these residences. Based on the analysis, construction noise impacts to surrounding properties at the closest residences are below 75 dBA standard and would therefore be expected to comply with the applicable City of San Diego construction noise limits. Impacts would be less than significant.

Operational Noise

Noise was also evaluated for potential impacts related to operational activities. It is anticipated that the primary sources of on-site noise would be from sporting events, the parking structure, and mechanical noise from HVAC equipment. Noise associated with organized sporting events would be the loudest on-site noise source associated with the project. The project site is zoned CC-5-3 (Community-Commercial) and the adjacent properties are split-zoned OR-1-1 (Open Space-Residential) and RS-1-7 (Residential-Single Unit). Noise levels were evaluated at the property line, between the commercial and open space zones, as well as the zone boundary between the open space and residential zones. Due to the presence of the split-zone designations, a worst-case scenario was analyzed at the zone boundary between the open space and residential zones that assumed the commercial zone extended to the residential zone.

On-site operational noise levels at the property line between the commercial and open space zones ranged from 28 dBA to 39 dBA, which would be less than the 45 dB sound level limits (Table 1). On-site operational noise levels at the boundary between the open space and residential zones ranged from 36 dBA to 44 dBA, which would also be less than the 45 dB sound level limits (Table 1).

Proposed noise levels would be less than the existing levels due to the shielding of the sports field by the upper level of the building and the location of the sports field in relation to the residential units located upslope. Therefore, impacts would be less than significant.

The project would increase traffic volumes on local roadways by approximately 1,069 Average Daily Trips (ADT). A significant impact would occur if the project would result in or created a significant increase in the existing ambient noise levels. The City's Significance Determination Thresholds state that if a project is currently at or exceeds the significance thresholds for traffic noise and noise levels result in less than a 3 dBA increase, the impact would not be considered significant. The project would result in less than 3 dBA increase. Overall, the projects operational noise impact would be less than significant.

ALUCP

As referenced previously, the project site is within the Airport Influence Area (Montgomery Field-Area 2). However, the site is not located within the airport 60 dBA CNEL noise contours depicted in the Airport Land Use Compatibility (ALUCP). Therefore, the project is consistent with the ALUCP. Overall, the project would result in a less than significant impact.

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

LIGHT, GLARE AND SHADING

2000 MND

The MND identified the project would not result in substantial light or glare as the project was found to be in compliance with applicable development regulations. Further, the project would not create substantial shading of other properties as the project was determined to be constant with applicable development regulations. Overall no impacts were identified.

Project

The project site is currently developed and is a source of light in the form of exterior building lighting, sports field and aquatic center lighting, parking lot lighting and security lighting. The project would replace the existing sports field lighting with arena lighting, which would be installed parallel to the horizontal plane of the sports field with full cutoff shields. However, the project would not create a new source of substantial light that would adversely affect daytime or nighttime views in the area. Lighting would be regulated by compliance with Section 142.0740 of the City of San Diego Land Development Code. Overall, no substantial sources of lighting would be generated during construction, as construction activities would occur during daylight hours. Furthermore, the contribution of light emitted from the project site would not be substantial as all permanent exterior lighting would be required to comply with the City lighting regulations. Impacts would be less than significant.

No single elevation of the project's exterior would incorporate glass material having a light reflectivity greater than 30 percent, consistent with Section 142.0730 of the Land Development Code. Those areas that would provide glass material would not result in the reflection of natural or artificial light off of the glass and represent a safety impacts to motorists on surrounding roadways. Impacts would be less than significant.

The project would not result in shading of adjacent properties as the project proposes a two-story recreation building down slope of existing residential development. Additionally, the project is located within a site that is developed with recreational uses and would continue to operate as a recreational facility. The project would be consistent with the height requirements of the San Diego Municipal Code.

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

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

LAND USE

2000 MND

The MND identified that the project would be consistent with the community plan and zoning designations. Further, the project was found to not be in conflict with the goals, objectives and recommendations of the community plan or the adopted environmental plans for the area, nor was it in conflict with adopted environmental plans for the area. Lastly, the project was not identified as being within an airport land use plan and would not result in an inconsistency with aircraft accident potential.

Project

The project is located within a site which is developed with recreational uses and is surrounded by commercial and residential development. The project site would continue to operate as a recreational facility. The project would be consistent with the General Plan, Community Plan and underlying zone designations. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as the site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). No significant impacts would occur.

The project site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field and the Airport Influence Area for Montgomery Field (Review Area 2), as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is not located in a Safety Zone as depicted in the ALUCP. The use and density are consistent with the ALUCP; therefore, a consistency determination by the San Diego County Regional Airport Authority is not required.

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

NATURAL RESOURCES

2000 MND

The MND identified the project would not result in the prevention of future extraction of sand and gravel resources or convert agricultural land to non-agricultural use or impair the agricultural productivity of agricultural land. Therefore, no impacts were identified.

Project

There are no known mineral resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified.

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

RECREATIONAL RESOURCES

2000 MND

The MND identified the project would not result in an impact upon the quality or quantity of existing recreational opportunity as the project would be providing recreational opportunities. Therefore, no impacts were identified.

Project

The project is located within a site which is developed with a community center with recreational uses and would continue to operate as such. The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing governmental facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities as the project would be providing recreational opportunities. The project would not impact the quality or quantity of existing recreational opportunities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, no significant impacts related to recreational facilities have been identified, and no mitigation measures are required.

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

POPULATION

2000 MND

The MND identified the project would not alter the planned location, distribution, density or growth rate of the population area and therefore no impacts were identified.

Project

The project site is located in an established neighborhood and is surrounded by commercial and residential development. The project is located within a site which is developed with a community center and would continue to operate as such. The project would not increase population growth in the area, either directly or indirectly. No impacts would occur.

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

HOUSING

2000 MND

The MND determined that no impacts to housing would occur as the project would not affect existing housing in the community or create a demand for additional housing.

Project

The project is located within a site which is developed with a community center and would continue to operate as such. The implementation of the project would not displace any existing housing as the site already contains a community center with recreational uses. No impacts would occur, and no mitigation is required.

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

TRANSPORTATION/CIRCULATION

2000 MND

The project was calculated to generate 5,470 average daily trips with 130 inbound and 90 outbound trips in the AM peak hour and 295 inbound and 200 outbound trips in the PM peak hour. The project would have six access points; three driveways along Aragon Drive, two driveways along University Avenue, and one driveway along 69th Street. The project included a parking deviation to provide 378 parking spaces where 399 are required.

The MND determined the project could result in a significant transportation/circulation impact at the El Cajon Boulevard/70th Street intersection and in order to mitigate impacts to below a level of significance, a fair share of 7.8 percent for the provision of an additional eastbound left-turn lane at the intersection and installation of a traffic signal at the University Avenue/ Project Driveway intersection would be required.

Additionally, the University Avenue /69th Street intersection was analyzed. The signalization of the project driveway provided thirty-six additional gaps per hour to allow cars to make a northbound left-turn at this intersection, therefore no impact was identified, and mitigation was required.

Project

A project specific Transportation Impact Study (LOS Engineering, Inc., January 2, 2018 revised June 4, 2018) was prepared. The proposed project is calculated to generate approximately 1,069 ADT with 65 AM peak hour trips (36 inbound and 29 outbound) and 111 PM peak hour trips (64 inbound and 47 outbound). Access to the site would be via five existing driveways with two driveways on University Avenue, two driveways on Aragon Drive, and one driveway on 69th Street.

Under existing conditions, all of the study intersections and segments were calculated to operate at LOS C or better. Under existing with project conditions, all of the study intersections and segments were calculated to operate at LOS C or better. Therefore, significant direct impacts would not result with the additional project trips and would not cause unacceptable levels of service. Under near term conditions, all of the study intersections and segments were calculated to operate at LOS C or better. Under near term with project conditions, all of the study intersections and segments were calculated to operate at LOS C or better with no significant direct impacts because the addition of project traffic does not cause unacceptable levels of service. Under horizon year 2035 conditions, all of the study intersections and segments were calculated to operate at LOS D or better. Under horizon year 2035 with project conditions, all of the study intersections and segments were calculated to operate at LOS D or better with no significant direct impacts because the addition of project traffic does not cause unacceptable levels of service. Overall, the project would not have traffic impacts based on the significance criteria, therefore, no mitigation would be required.

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

PUBLIC SERVICES

2000 MND

Public services, such as fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other governmental services were identified to be adequate for the area. The project did not have an effect upon or result in the need for new or altered governmental services; therefore, no impact was identified.

Project

The project site is developed and located within an urbanized area. Fire protection and police protection services are provided. The project would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur, and no mitigation measures are required.

Further, the project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services, nor would the project significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists.

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

UTILITIES

2000 MND

Alteration to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were already available. Therefore, the project did not result in a need for new systems or require substantial alterations to existing utilities; no impact was identified.

Project

Adequate services are available to serve the site, and the project would not require the construction or expansion of existing facilities. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. The project would include a four-foot-deep detention basin, which would ensure project runoff would not exceed the capacity of the existing storm drain system. The project was reviewed by qualified City staff who determined that the existing facilities with the addition of the detention basin are adequately sized to accommodate the proposed development.

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. Construction debris and waste would be generated from the demolition of the existing single-family residence and the construction of the single-family residence. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the proposed residential unit is anticipated to generate typical amounts of solid waste associated with residential use. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant, and no mitigation measures are required.

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

ENERGY

2000 MND

The MND identified the project would not result in the use of excessive amounts of fuel or energy. Therefore, no impact was identified.

Project

Development of the project would not result in any new or more severe impacts related to electrical power or fuel consumption. The project would be required to meet the mandatory energy standards of the current California energy code. Additionally, construction of the project would consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, however, construction would be temporary and short-term in duration. Therefore, impacts would be less than significant.

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

WATER CONSERVATION

2000 MND

The MND identified the project would not result in the use of excessive amounts of water or landscaping that would be non-drought resistant vegetation. The projects landscaping was determined to be in conformance with the Landscape Technical Manual. No impact was identified.

Project

The project landscaping has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would be required to comply with San Diego Municipal Code Section 142.0413 (Water Conservation). Additionally, the project would utilize drought tolerant plants. Therefore, no impact was identified.

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

NEIGHBORHOOD CHARACTERISTICS/AESTHETICS

2000 MND

The MND identified the project would not obstruct any vista or scenic view from a public viewing area. The project would not create negative aesthetic, create bulk or use materials and styles which would be incompatible with surrounding development. Additionally, the project would not substantially alter the existing character of the area including the loss of any distinctive landmark tree(s) or a stand of mature trees, substantially change the topography or ground surface relief features of the site or cause the loss of unique geologic or physical features of the project site. Therefore, impacts were identified as less than significant.

Project

The project is located within a site which is developed with recreational uses and would continue to operate as a recreational facility. There are no designated scenic vistas or view corridors identified in the Eastern Area Neighborhood of the Mid-City Community Plan area. The project is compatible with the surrounding development. The project would be consistent with the community plan and Land Development Code with allowable deviations. The project is compatible with the surrounding development and permitted by the community plan. The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

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

CULTURAL RESOURCES

2000 MND

The MND identified no archaeological sites had been recorded within the projects boundaries or within a one-mile radius. However, due to the project's location in close proximity to Chollas Creek, there was a potential that archaeological resources would be impacted during ground disturbing activities. Therefore, a qualified archaeologist or archaeological monitor was required to be present during the ground disturbing activities. With implementation of the historical resources mitigation measures, impacts were reduced to below a level of significance.

Project

The project site was previously graded, and monitoring was required during the ground-disturbing activities for the existing development. Based on the site-specific Geotechnical Investigation prepared by Geocon, Inc. (May 5, 2017), the site contains Undocumented Fill approximately six to

seven feet deep, Compacted Fill along the perimeter of the site, Alluvium approximately six to sixteen feet deep, and Stadium Conglomerate beginning at approximately nine feet. Therefore, it was determined that there is no potential to impact archaeological resources and mitigation would not be required. No impact would occur.

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

PALEONTOLOGICAL RESOURCES

2000 MND

The Kroc Center project required approximately 28,000 cubic yards each of cut and fill material. The depth of excavation did not exceed the threshold levels; consequently, the project would not result in the loss of paleontological resources. No impact was identified.

Project

According to the site-specific Geotechnical Investigation prepared by Geocon, Inc. (May 5, 2017), the project site is underlain by Undocumented Fill approximately six to seven feet deep, Compacted Fill along the perimeter of the site, Alluvium approximately six to sixteen feet deep, and Stadium Conglomerate beginning at approximately nine feet. Fill and Alluvium are not sensitive for paleontological resources. Stadium Conglomerate has a high sensitivity rating for paleontological resources and was encountered at depths starting at nine feet in borings conducted during the geotechnical investigation.

The project would require approximately 3,900 cubic yards of grading with a maximum cut depth of eight feet. Consequently, the project would not exceed the threshold to disturb or destroy paleontological resources. No impact would occur.

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

HUMAN HEALTH/PUBLIC SAFETY

2000 MND

The project was determined to not result in the creation of any health hazard. The project would not expose people to potential health hazards, nor result in a future risk of an explosion or release of hazardous substances. Therefore, no impacts were identified.

Project

A search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5 was completed for the project site. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board GeoTracker database, and other sources of potential hazardous materials sites available on the California EPA website. Based on the searches conducted, no contaminated sites are on or adjacent to the project site. Furthermore, the project site was not identified on the DTSC Cortese List. Therefore, the project would not create a significant hazard to the public or the environment. No impacts would result.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant.

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

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

The project shall be required to comply with applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously adopted MND No. 99-0887 and those identified with the project-specific subsequent 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), Job Site Superintendent, and the following consultant:

Qualified Acoustician

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 552436 and/or Environmental Document Number 552436, 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.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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.

5. **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
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE

1. Prior to issuance of the first building permit, the applicant shall incorporate sound attenuation measures as described in the report Acoustical Analysis Report for The Salvation Anny Ray and Joan Kroc Community Center, San Diego, CA, Dudek & Associates, Inc, March 2000:

- a. Construction plans shall be reviewed by the City Manager to determine that the noise mitigation measures have been incorporated into the plans. During construction, the City Manager shall verify compliance with the mitigation measures.
- b. No bullhorns, megaphones, or public address system shall be used between the hours of 7:00 p.m. and 7:00 a.m. at any outdoor facility.
- c. The public address system shall comply with the City's Noise Ordinance (Municipal Code§ 59.5.0404) and shall not exceed a maximum noise level of 50dB at the adjacent homes. The public address system shall be designed so as not to exceed 50 dB at full amplification.

VII. IMPACT SIGNIFICANCE

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum also identifies that all significant project impacts would be mitigated to below a level of significance, consistent with the previously adopted MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the Mitigation Monitoring and Reporting Program, 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.



Elizabeth Shearer-Nguyen, Senior Planner
Development Services Department

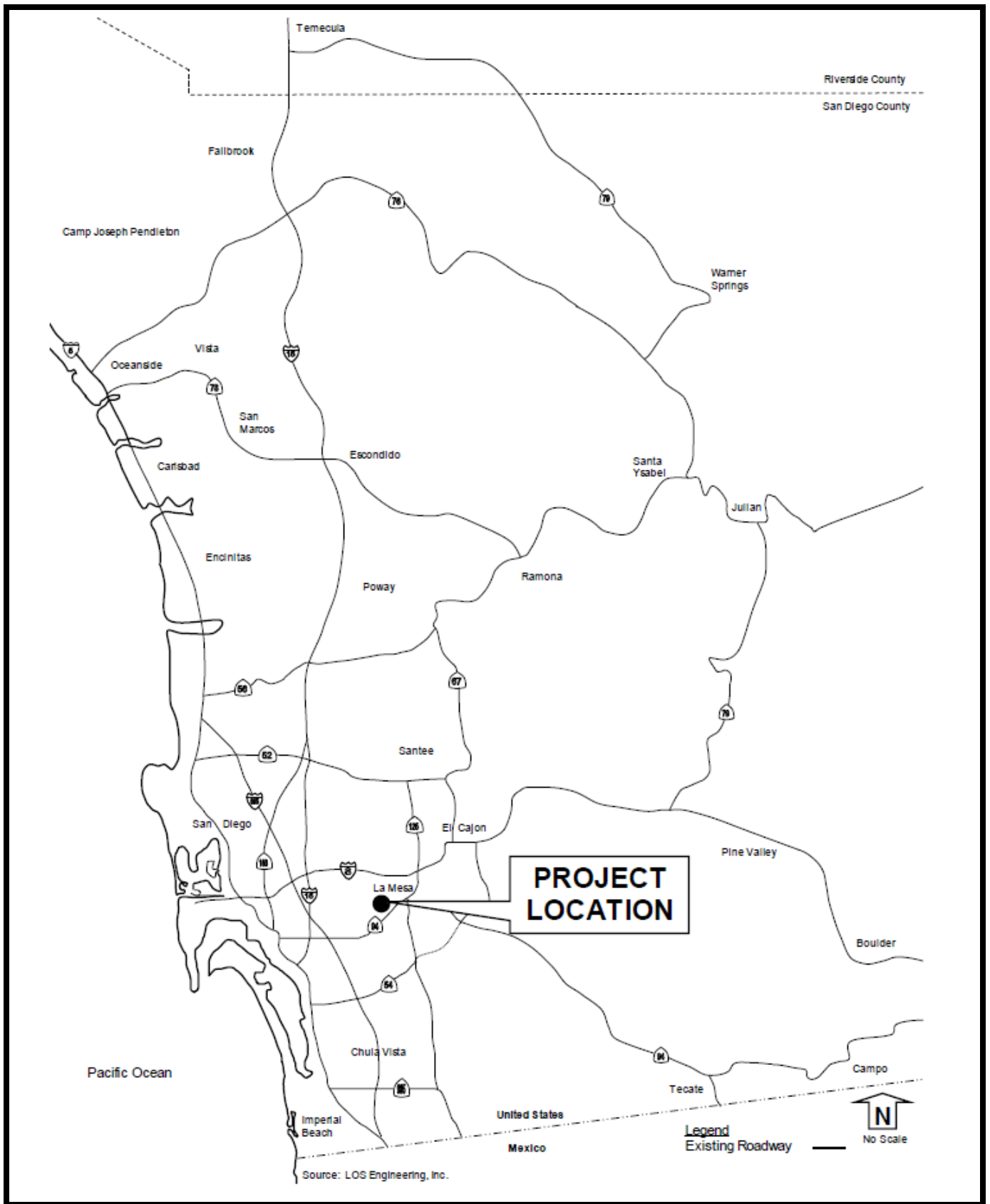
February 5, 2019

Date of Final Report

Analyst: M. Dresser

Attachments:

- Figure 1: Project Location Map
- Figure 2: Aerial Photograph
- Figure 3: Site Plan



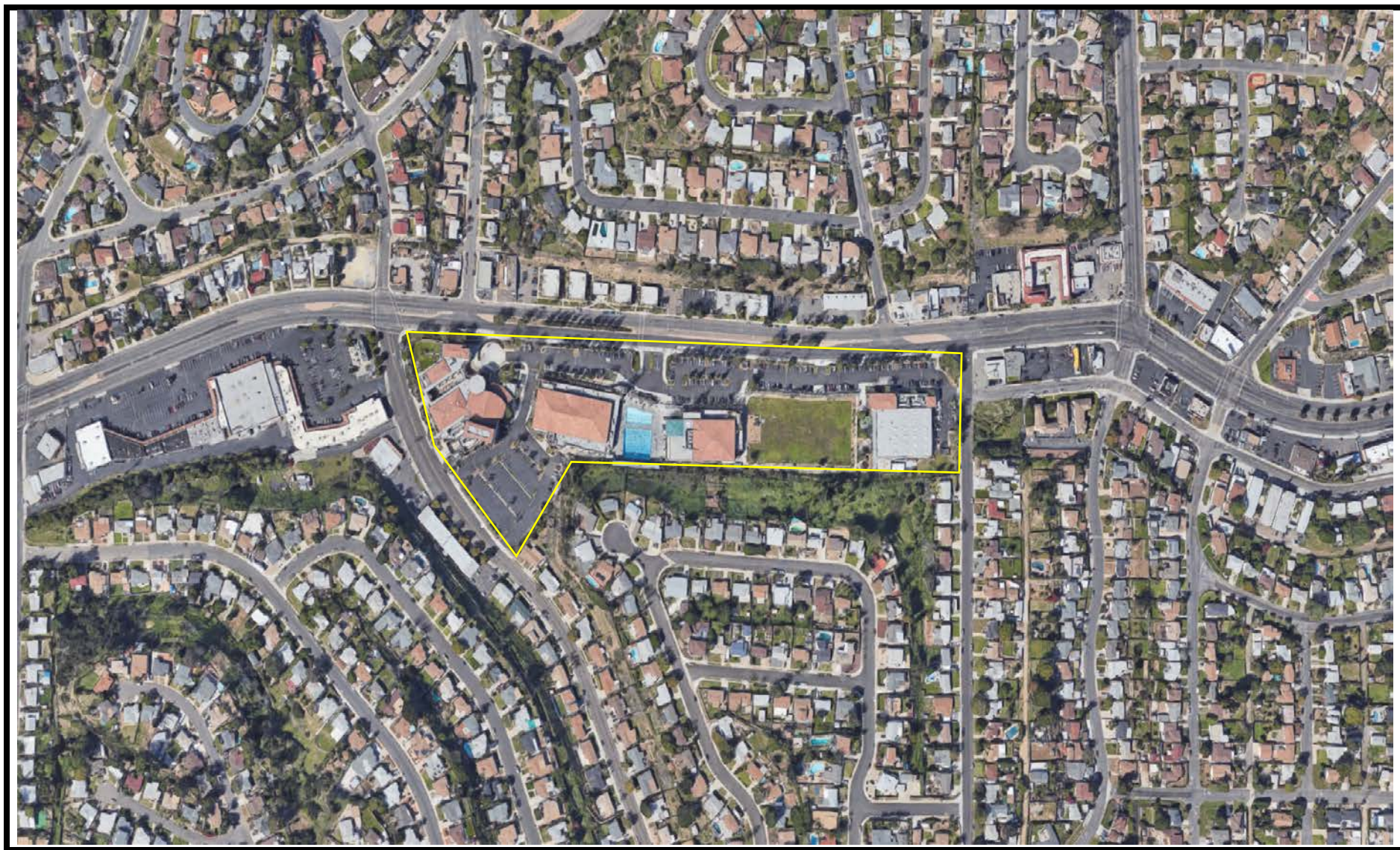
Location Map

Kroc II Amendment/Project No. 552436

City of San Diego – Development Services Department

FIGURE

No. 1



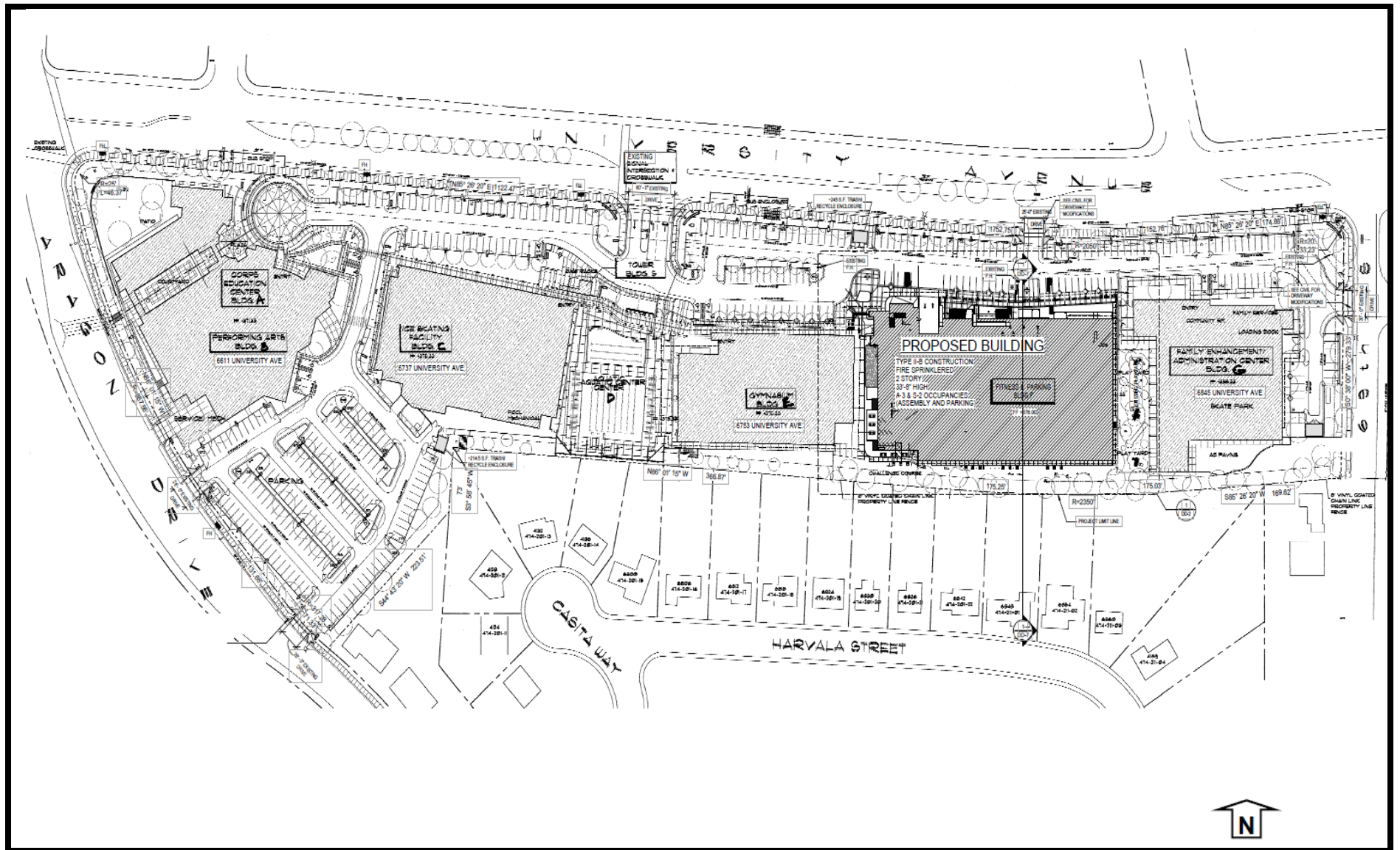
Aerial Photograph

Kroc II Amendment/Project No. 552436

City of San Diego – Development Services Department

FIGURE

No. 2



Site Plan

Kroc II Amendment/Project No. 552436

City of San Diego – Development Services Department

FIGURE

No. 3