



THE CITY OF SAN DIEGO

ADDENDUM

Project No. 565879
Addendum to EIR No. 96-0165/SCH No. 96031091
and MND LDR No. 41-0101

SUBJECT: SUNROAD – CENTRUM 6: A request for a VESTING TENTATIVE MAP to consolidate five parcels into two parcels and create 442 residential condominium units and one commercial condominium; and a PLANNED DEVELOPMENT PERMIT to demolish an asphalt parking lot and construct a 554,640-square-foot, seven-story multi-family residential apartment building over three levels of parking, the lowest level being subterranean. The parking structure would provide 802 car parking spaces, 25 of which are designated for electric vehicle charging stations, 46 motorcycle parking spaces, and 218 bicycle parking spaces. Various site improvements would also be constructed that include associated hardscape and landscape. The 5.83-acre project site is located at 4890 Sunroad Centrum Road. The project site is currently located in the CC-1-3 Zone and designated Commercial Residential per the Kearny Mesa Community Plan. However, the project site is regulated by the New Century Center Master Plan (Planning Area [PA] 1A) and designated Mixed-Use Commercial/Residential, which establishes regulatory standards and guidelines for development. Additionally, the project site is within the Airport Safety Zone 6, the Federal Aviation Administration (FAA) Part 77 Notification Area (Montgomery Field and Marine Corps Air Station Miramar) and the Airport Influence Areas 1 and 2. (LEGAL DESCRIPTION: Lots 1 through 5, inclusive, of Sunroad Centrum, in the city of San Diego, county of San Diego, State of California, according to map thereof no. 15873 filed in the office of the county recorder of San Diego County July 10, 2012 of official records.) Applicant: Sunroad Centrum Partners.

I. SUMMARY OF PROPOSED PROJECT

The project is requesting a VESTING TENTATIVE MAP (VTM) and a PLANNED DEVELOPMENT PERMIT (PDP). The VTM would allow the consolidation of five parcels into two parcels (Parcel 1 would be 5.082 acres and Parcel 2 would be 0.74 acres) and the creation of 442 residential condominium units and one commercial condominium. The PDP would allow for the demolition of an asphalt parking lot and construction of a 554,640-square-foot seven-story (maximum 90 feet eight inches in overall building height) multi-family residential apartment building over three levels of parking, the lowest level being subterranean. The PDP is required by approved PCD/PID/PRD No. 99-1269 for residential development within the New Century Center Master Plan.

The multi-dwelling unit residential building would be 554,640 square feet and would include associated landscaping, grading, drainage, utility, and access improvements within the residential building. A 3,250-square-foot leasing center would be provided, along with a 3,900-square-foot fitness center and pool area with 2,700 square-feet of amenity space. Additionally, the project would provide a total of 68,908 square feet of common open space in a terrace (3,682 square feet), and podium courtyards (which total 36,947 square feet).

Three levels of parking would be constructed within the residential building, with the lowest level being subterranean. A total of 802 car parking spaces are proposed, 25 of which are designated for electric vehicle charging stations; 46 for motorcycle parking; and 218 for bicycle parking. All parking would be provided on-site.

The project landscaping has been reviewed by City landscape staff and would comply with all applicable City of San Diego landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Vehicular access to the project site would be via Lightwave Avenue and Sunroad Centrum Lane. Regional access to the project site is generally provided by State Route (SR) 163, via Clairemont Mesa Boulevard, Lightwave Avenue, and Sunroad Centrum Lane.

The project would require grading of approximately 83 percent of the previously graded project site. Earthwork would be balanced on-site, requiring 49,800 cubic yards of cut with a maximum depth of cut at 12 feet and 5,400 cubic yards of fill. The maximum height of fill slopes would be five feet; no cut slopes are proposed. The project proposes 175 linear feet of retaining/crib walls with a maximum height of six feet.

The Sunroad – Centrum 6 Project (project) site is located within the Kearny Mesa Community and is subject to the Kearny Mesa Community Plan. The Kearny Mesa Community Plan was adopted in 1992. The Community Plan anticipates buildout of remaining vacant parcels within Kearny Mesa to service the community.

The project is part of the approved New Century Center Master Plan. The New Century Center Master Plan was approved by the San Diego City Council in 1997, with amendments to the Master Plan adopted by City Council in 2000 and 2002. The New Century Center Master Plan area covers approximately 244 acres, generally bounded by Kearny Villa Road on the west, Clairemont Mesa Boulevard on the north, Balboa Avenue on the south, and Ruffin Road on the east in the Kearny Mesa Community Plan area. The project site is within Planning Area (PA) 1A of the Master Plan. The Master Plan envisions development within PA 1A as a mixed-use center with a pedestrian focus. Office is identified as the predominant use; hotel, residential, restaurant, and retail uses are also allowed within the Master Plan Area. The project site is regulated by the New Century Center Master Plan, which establishes regulatory standards and guidelines for development. Therefore, the project has been submitted for review under the New Century Center Master Plan.

The project would be developed in accordance with the Community Plan land use designation (Mixed Use Commercial Residential), and the New Century Center Master Plan (Mixed Use Commercial/Residential). The Community Plan's Mixed Use Commercial Residential land use designation allows commercial uses with limited density residential development (up to 70 dwelling units per acre). The New Century Center Master Plan envisions development within the Mixed-Use Commercial/Residential Planning Areas as a mixed-use center with a pedestrian focus and allows a mix of office, retail commercial, and medium to high density residential uses.

II. ENVIRONMENTAL SETTING

The 5.83-acre project site is located at 4890 Sunroad Centrum Lane along Lightwave Avenue, between Kearny Villa Road and Sunroad Centrum Lane, north of Spectrum Center Boulevard, and east of State Route (SR) 163 (see Figure 2, *Project Location Map*). The project site is designated Mixed Use Commercial/Residential per the New Century Master Plan (Planning Area PA-1A) and Commercial-Community per the Kearny Mesa Community Plan. Additionally, the project site is within the Airport Safety Zone 6, the Federal Aviation Administration (FAA) Part 77 Notification Area (Montgomery Field and Marine Corps Air Station Miramar), and the Airport Influence Areas 1 and 2.

The topography of the project site is relatively flat. The project site is undeveloped, but previously graded. The west side of the site is currently a dirt lot and is being used to stock pile dirt and construction equipment. The eastern side of the site is covered with asphalt pavement and is used as a parking lot. Vegetation on-site consists of non-native landscaping and disturbed areas. Surrounding land uses include a mix of commercial uses to the north; Centrum Park and residential apartments to the east; Ashford University, a Sharp Health Center, and a Marriott Hotel immediately south; and SR 163 to the west (see Figure 3, *Aerial Photograph*). Montgomery Gibbs Executive Airport is located approximately three miles to the south of the project site. Additionally, the project site is located in a developed area currently served by existing public services and utilities.

III. SUMMARY OF ORIGINAL PROJECT

A Environmental Impact Report (EIR) was prepared for the New Century Center project and certified by City Council with adoption of the Master Plan in 1997. The New Century Center Environmental Impact Report (EIR) (No. 96-0165/SCH No. 96031091) provides a comprehensive single environmental document that would allow the City of San Diego, as Lead Agency under the California Environmental Quality Act (CEQA), to carry out the entire project, including the approval of all discretionary actions required to implement the project. The EIR was certified by the San Diego City Council on November 18, 1997 via Resolution No. R-289450. A General Plan Amendment, Kearny Mesa Community Plan Amendment, New Century Center Master Plan Adoption, Rezone, Subdivision Improvement Agreement, Development Agreement, Vesting Tentative Map, Planned Commercial Development Permit, Planned Industrial Development Permit, and Resource Protection Ordinance Permit were originally approved in the EIR.

Subsequent to City Council approval of the New Century Center Master Plan and certification of the EIR, City Council approved a Master Plan Amendment, VTM, and street vacations associated with the San Diego Spectrum project, affecting 73 acres within the Master Plan. An Addendum to the New Century Center EIR (No. 99-1269/SCH No. 96031091, Resolution No. R-293930), was adopted by City

Council on October 3, 2000 in conjunction with those actions via Resolution No. R-293930. The Addendum found that no new impacts would result from the San Diego Spectrum project and no additional mitigation measures beyond those included in the New Century Center EIR would be required.

On November 12, 2002, City Council approved the Sunroad Centrum project (LDR No. 41-0101) and adopted a Mitigated Negative Declaration (MND) No. 41-0101 via Resolution No. 297294. The Sunroad Centrum project involved amendments to the City's Progress Guides and General Plan, the Kearny Mesa Community Plan, and the New Century Center Master Plan; Amendment to PCD/PRD/PID Permit No. 99-1269; and a Second Amendment to the Development Agreement between the City of San Diego and General Dynamics Properties, Inc. to increase the maximum amount of residential development allowed within certain Planning Areas (PAs 1A, 1B, 2B, and 3A). The New Century Center Master Plan allows for a transfer in density and square footage subject to the Aggregate Trip Limitation providing that all development standards are met (Vol.2 pg. IV-6, Section IV.B.5 and Vol.1 pg. III-1, Section III.B, Vol.1 pg. III-2, Section III.C).

The Sunroad Centrum MND included additional mitigation measures for Transportation/Circulation and Public Services (Parks and Recreation). Mitigation measures relative to Public Services (Parks and Recreation) have been completed. Mitigation associated with Transportation/Circulation would still apply to the Sunroad - Centrum 6 project, as discussed in Section V, Impact Analysis, under Transportation/Circulation.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the New Century Center EIR (No. 96-0165/SCH No. 96031091). Subsequent to the certification of the EIR, the City prepared and adopted the Sunroad Centrum MND (No. 41-0101). Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental documents 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 documents 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 documents were certified as complete or were adopted, that shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous environmental documents;
- b. Significant effects previously examined will be substantially more severe than shown in the previous environmental documents;
- 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 documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR, including the Sunroad Spectrum Addendum to the EIR, and the Sunroad Centrum MND relative to the project.

Impact Analysis Summary

New Century Center EIR

The New Century Center EIR analyzed the following issue areas:

- | | |
|----------------------------------|-------------------------------|
| • Land Use | • Public Health and Safety |
| • Transportation and Circulation | • Geology, Soils, and Erosion |
| • Air Quality | • Hydrology and Water Quality |
| • Biological Resources | • Noise |
| • Cultural Resources | • Paleontological Resources |
| • Visual/Aesthetics | • Public Utilities |

The EIR found that the project would result in significant environmental impacts associated with Land Use (freeway traffic, Resource Protection Ordinance), Transportation and Circulation (local traffic circulation and freeway traffic), Air Quality, Biological Resources, Noise (construction and mobile sources), Paleontological Resources, and Public Utilities (solid waste disposal and storm drain system). Significant impacts associated with paleontological resources, local traffic circulation, noise

from mobile sources, project-specific solid waste disposal, and storm drains were found to be fully mitigable to a level that is considered less than significant. Policy-related land use impacts and impacts to freeways (cumulative), air quality degradation, biological resources, and cumulative solid waste disposal were found to be partially mitigable but would remain significant and unavoidable. With respect to freeway impacts, the Kearny Mesa Community Plan acknowledges that buildout of the community would result in significant and unavoidable freeway segment impacts. These unavoidable impacts would occur even if the project site were not developed. With respect to air quality, all project alternatives addressed in the EIR were found to result in significant and unavoidable air quality impacts.

A summary of project impacts in relation to the 1997 New Century Center EIR is provided in the following table:

Impact Assessment Summary: New Century Center EIR

Environmental Issue	1997 EIR Finding	Project	New Mitigation?	Project Resultant Impact
Land Use	Significant and partially mitigated	No new impacts	No	Less than significant
Transportation and Circulation	Significant and partially mitigated	No new impacts	No	Less than significant
Air Quality	Significant and partially mitigated	No new impacts	No	Less than significant
Biological Resources	Significant and partially mitigated	No new impacts	No	Less than significant
Cultural Resources	Less than significant	No new impacts	No	Less than significant
Visual/Aesthetics	Less than significant	No new impacts	No	Less than significant
Public Health and Safety	Less than significant	No new impacts	No	Less than significant
Geology, Soils, and Erosion	Less than significant	No new impacts	No	Less than significant
Hydrology and Water Quality	Less than significant	No new impacts	No	Less than significant
Noise	Significant and partially mitigated	No new impacts	No	Less than significant
Paleontological Resources	Significant, but mitigated	No new impacts	No	Less than significant
Public Utilities	Significant and	No new impacts	No	Less than

Environmental Issue	1997 EIR Finding	Project	New Mitigation?	Project Resultant Impact
	partially mitigated			significant

San Diego Spectrum Addendum

The Addendum to the New Century Center EIR for the San Diego Spectrum project included an update to the analysis of the following issue areas:

- Land Use
- Transportation and Circulation
- Public Services
- Public Health and Safety

The Addendum to the EIR found that the San Diego Spectrum project would not result in any new significant environmental impacts. However, as stated above, the EIR identified significant unmitigated impacts relating to Land Use, Transportation and Circulation, Air Quality, Biological Resources, Noise, and Public Utilities. Because there are significant, unmitigated impacts associated with the original project, the decision maker was required to make specific and substantiated CEQA Findings which stated that: a) specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR; and b) these impacts have been found acceptable because of specific overriding considerations. No new CEQA Findings were required with the Addendum to the EIR.

A summary of project impacts in relation to the 2000 San Diego Spectrum Addendum to the New Century Center EIR is provided in the following table:

Impact Assessment Summary: Addendum to New Century Center EIR

Environmental Issue	2000 Addendum Finding	Project	New Mitigation?	Project Resultant Impact
Land Use	Less than significant	No new impacts	No	Less than significant
Transportation and Circulation	Less than significant	No new impacts	No	Less than significant
Public Services	Less than significant	No new impacts	No	Less than significant
Public Health and Safety	Less than significant	No new impacts	No	Less than significant

Sunroad Centrum MND

The Sunroad Centrum MND analyzed the following issue areas:

- Land Use
- Transportation and Circulation
- Air Quality
- Biological Resources

- Cultural Resources
- Visual/Aesthetics
- Public Health and Safety
- Geology, Soils, and Erosion
- Paleontological Resources
- Hydrology and Water Quality

- Noise
- Public Utilities
- Light, Glare, and Shading
- Natural Resources
- Public Services
- Energy

A summary of project impacts in relation to the 2002 Sunroad Centrum MND is provided in the following table:

Impact Assessment Summary: Sunroad Centrum MND

Environmental Issue	1997 EIR Finding	Project	New Mitigation?	Project Resultant Impact
Land Use	Less than significant	No new impacts	No	Less than significant
Transportation and Circulation	Significant, but mitigated	No new impacts	No	Less than significant
Air Quality	Less than significant	No new impacts	No	Less than significant
Biological Resources	Less than significant	No new impacts	No	Less than significant
Cultural Resources	Less than significant	No new impacts	No	Less than significant
Visual/Aesthetics	Less than significant	No new impacts	No	Less than significant
Public Health and Safety	Less than significant	No new impacts	No	Less than significant
Geology, Soils, and Erosion	Less than significant	No new impacts	No	Less than significant
Paleontological Resources	Less than significant	No new impacts	No	Less than significant
Hydrology and Water Quality	Less than significant	No new impacts	No	Less than significant
Noise	Less than significant	No new impacts	No	Less than significant
Public Utilities	Less than significant	No new impacts	No	Less than significant
Light, Glare, and Shading	Less than significant	No new impacts	No	Less than significant
Natural Resources	Less than significant	No new impacts	No	Less than significant
Public Services (Parks and Recreation)	Significant, but mitigated	No new impacts	No	Less than significant
Energy	Less than significant	No new impacts	No	Less than significant

The MND found that the project would not result in any significant, unavoidable environmental impacts associated with the project. However, the MND required modification of mitigation measures associated with Transportation/Circulation, as well as a new mitigation measure associated with Public Services (Parks and Recreation).

The modified mitigation measure for Transportation/Circulation requires that, prior to the approval of any building permit for a project that will cause the ADT count within the New Century Center Master Plan area to exceed certain limits established in the mitigation measure, the project applicant will obtain approval of the City Engineer of the criteria for the shuttle system, obtain bids for operation of the shuttle, and provide security in a form acceptable to the City Engineer for funding of the first year of operation of the shuttle. Additionally, the modified mitigation measure requires that, prior to the issuance of Certificate of Occupancy for a project that will cause the ADT count within the New Century Center Master Plan area to exceed certain limits established in the mitigation measure, the shuttle be in operation to the satisfaction of the City Engineer.

Relative to impacts associated with Public Services (Parks and Recreation), the MND concluded that 3.4 acres of neighborhood park and recreation facilities would be needed to serve the anticipated increase in resident population resulting from the Sunroad Centrum project. Mitigation required that the developer implement one of the following three options:

- Provide 3.42 acres within the New Century Center Master Plan area for park and recreation purposes and provide funding for the design and construction of the required public recreational facilities on the provided acreage plus pay pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool.
- Acquire 3.42 acres within a one-half mile radius of the New Century Center Master Plan and provide funding for the design and construction of the required public recreational facilities on the provided acreage plus provide pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool.
- Provide a minimum of 2.0 acres within the New Century Center Master Plan area, provide the funding for the design and construction of the required public recreational facilities on the provided acreage, contribute pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool, and either pay in lieu fees equivalent to the acquisition, design and construction of the remainder of the required 3.42 acres not provided on-site or provide the remainder of the required 3.42 acres within New Century Center Master Plan area or provide a combination of in lieu fees and land within the New Century which, in combination, is equivalent to the remainder of the required 3.42 acres.

This Addendum includes the subsequent impact analysis to demonstrate that environmental impacts associated with the Sunroad Centrum 6 project are consistent with or not greater than the impacts disclosed in the previously certified New Century Center EIR and the adopted Sunroad Centrum MND. The following includes the environmental issues analyzed in detail in the MND, as well as the project-specific analysis pursuant to CEQA. The analysis in this document evaluates the adequacy of the EIR and the MND relative to the project. The following analysis documents that the

proposed modification and/or refinements would not cause new or more severe significant impacts than those identified in the EIR and the MND.

Land Use

New Century Center EIR

Potential impacts to land use were analyzed in Section 4.1 of the EIR. The EIR concluded that, without amendments, the proposed project would be inconsistent with existing land use designations and zoning, and goals and objectives related to the retention of industrial land for industrial and business park uses. However, the New Century Center Master Plan project included amendments to the Kearny Mesa Community Plan to avoid any inconsistencies and conflicts. These amendments included changing the General Plan land use designation from Industrial to Commercial, and the Community Plan designation from Industrial and Business Park on the western portion of the site to General Commercial; the eastern portion would retain its General Commercial and its Industrial and Business Park designations and would designate Missile Park (Planning Area 7) as Open Space/Park. The New Century Center Master Plan also included rezones to reflect the changes in land use.

The New Century Center EIR also found that the re-designation/rezone of the site would result in a significant environmental change if the region's jobs-housing balance is impacted such that traffic is increased (and cannot be mitigated) or new population is drawn to the area. It was not anticipated that either condition would occur with implementation of the New Century Center Master Plan because resulting retail office and industrial jobs would be of the type that would provide additional employment opportunities for existing residents but would not result in people moving into the area and creating additional demands upon existing housing and public services.

With respect to changes in traffic directional flows, the EIR addressed the anticipated peak hour traffic for the New Century Center Master Plan in comparison to land uses identified in the Community Plan for the project site. The traffic study prepared for the project indicated that land uses shown in the New Century Center Master Plan would result in less peak hour traffic and better directional flow of traffic. Additionally, resulting commercial-related jobs would generally not be of the type that would generate lengthy commutes. The Transportation and Circulation section of the EIR acknowledges that the project would contribute to significant adverse impacts to freeway segments and local circulation system within the traffic study area. The project's contribution to cumulative impacts on freeway segments was identified as significant and unavoidable. However, freeway segments were anticipated to operate at congested levels of service with or without the project. All other traffic impacts associated with the New Century Center Master Plan were found to be mitigated to a level that is considered less than significant.

The project area is not located within any aircraft accident potential zone and did not result in any incompatibilities with the adopted Airport Land Use Compatibility Plan (ALUCP) for Montgomery Field.

Sunroad Centrum MND

The MND determined that the project would include amendments to the Kearny Mesa Community Plan to avoid any inconsistencies with land use designations, goals, or objectives, and that there would be no incompatibilities with any ALUCP. No impacts would result.

Proposed Project

The project would construct 442 multi-family residential units within PA 1A of the approved New Century Center Master Plan. The project is consistent with the New Century Center Master Plan, which is part of the adopted Kearny Mesa Community Plan. The Kearny Mesa Community Plan is a component of the City's General Plan. The project site is regulated by the New Century Center Master Plan, which establishes regulatory standards and guidelines for development. No land use impacts would result.

As discussed in Section 4.1 of the New Century Center EIR, all development projects should be reviewed for consistency with adopted airport policies, such as those set forth in the comprehensive land use plan of Montgomery Field. Implementation of this policy would ensure that any project buildout would occur in a manner consistent with the adopted ALUCP for Montgomery Field and related policies and regulations and, therefore, no land use inconsistency would occur. The project site is approximately three miles north of the Montgomery-Gibbs Executive Airport and is located within Review Area 1 of the Montgomery Field AIA, Safety Zone 6, FAA Part 77 Noticing Area. In addition, the project site is located approximately four miles south of Marine Corps Air Station Miramar and is within Review Area 2 of the MCAS Miramar AIA. Although the project site overlaps with the ALUCP compatibility zone areas for the Montgomery-Gibbs Executive Airport and MCAS Miramar, the project would not include elevated features that could interfere with navigable airspace. Therefore, implementation of the project would not result in a safety hazard for people working in the project area. Impacts would be less than significant.

Relative to secondary land use impacts associated with changes in directional flows due to implementation of land uses in the New Century Center Master Plan, an analysis of traffic generated by the project was conducted, as presented under the discussion of *Transportation and Circulation*, below. As concluded in that discussion, the project would not result in traffic generation that exceeds anticipated build-out of the Master Plan. Therefore, no new impacts would occur.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant land use impacts or a substantial increase in the severity of land use impacts from those described in the EIR or MND.

Transportation and Circulation

New Century Center EIR

Transportation and Circulation are addressed in Section 4.2 of the New Century Center EIR. The analysis in the EIR concluded that the New Century Center project would generate approximately

81,328 average daily trips (ADT), which represented an increase of approximately 11,000 ADT over levels assumed in the Kearny Mesa Community Plan. In Year 2006, all intersections in the project study area were operating at acceptable levels of service (LOS D or better) with the following exceptions where the New Century Center project would result in significant impacts:

- Clairemont Mesa/Ruffin Road-LOS F-(p.m. peak)
- Clairemont Mesa/Kearny Villa Road-LOS F-(a .m. and p.m. peaks)
- Clairemont Mesa/Shawline Street-LOS F-(p.m. peak)
- Balboa Avenue/Ruffin Road-LOS F-(a .m. and p.m. peaks)
- Balboa Avenue/Convoy Street-LOS F-(p.m. peak)
- Kearny Villa Road/SR-163 northbound ramps-LOS F-(a .m. and p.m. peaks)
- SR-163/Clairemont Mesa Boulevard northbound offramp-LOS F-(a .m and p.m. peak)

The EIR determined that, in Year 2006, all roadway segments in the project vicinity would operate at acceptable levels with the following exceptions where the New Century Center project would result in significant impacts:

- Clairemont Mesa Boulevard (Kearny Villa Road to Mercury Street and Shawline Street to 1-805) LOS E/F and LOS E, respectively.
- Balboa Avenue (Ruffin Road to Mercury Street and Convoy Street to Sportmart entrance) LOS E and LOS F, respectively.
- Ruffin Road (Balboa Avenue to Convair Drive and Chesapeake Drive to Kearny Villa Road) LOS F and LOS E, respectively.

These roadway segments were identified as deficient in the Kearny Mesa Community Plan and would therefore operate at congested levels of service with or without the proposed project.

Freeway segments for the Year 2006 were analyzed in accordance with standard Caltrans methodologies. The EIR determined that all freeway segments in the project vicinity will operate at acceptable levels, with the following exceptions:

- 1-15 (1-8 to Aero Drive) LOS E
- SR-52 (1-805 to SR-163) LOS F
- 1-805 (Murray Ridge Road to Clairemont Mesa Boulevard) LOS E/F

The EIR concluded that the New Century Center project 's direct traffic impacts to local circulation would result in the operation of these seven intersections and three roadway segments at unacceptable levels of service (LOS E or F), which was considered a significant direct traffic impact. These direct impacts would be mitigated to below a level of significance through a combined preparation of a Transportation Phasing Plan, construction of required roadway improvements, payment of Development Impact Fees, and initiation of an amendment to the Kearny Mesa Community Facilities Financing Plan. The New Century Center project's incremental contribution to cumulative impacts on was considered significant and unavoidable.

Sunroad Centrum MND

As identified within the Sunroad Centrum MND, the proposal of residential units created a potential impact on Transportation and Circulation. However, provision of an internal shuttle was included as a traffic mitigation measure at the time of the approval of the Master Plan. The MND determined that implementation of this mitigation measure would offset the additional trips associated with the proposed increase of residential units and would reduce impacts to below a level of significance.

Proposed Project

The project would not result in any new impacts associated with Transportation and Circulation. A trip generation comparison was conducted for the project. The comparison demonstrates that the total trip generation from the New Century Center project including the proposed project would be less than what was anticipated with build-out of New Century Center. Thus, no new impacts would result.

All mitigation measures required in the EIR have been implemented. However, the Sunroad Centrum MND included additional mitigation measures associated with Transportation/Circulation that would be applicable to the project. Those mitigation measures were subsequently modified through a Substantial Conformance Review (SCR) for the New Century Center Master Plan (Project No. 386235; SCR for Projects Nos. 99-1269, 41-0101, 99397, and 257079), which addressed the requirements for a shuttle and resulted in an adjustment to the AM peak trips based on a traffic report submitted and approved for the SCR. The modified mitigation measure requires that, prior to the approval of any building permit for a project that will cause the ADT count within the New Century Center Master Plan area to exceed certain limits established in the mitigation measure, the project applicant will obtain approval of the City Engineer of the criteria for the shuttle system, obtain bids for operation of the shuttle, and provide security in a form acceptable to the City Engineer for funding of the first year of operation of the shuttle. Additionally, the modified mitigation measure requires that, prior to the issuance of Certificate of Occupancy for a project that will cause the ADT count within the New Century Center Master Plan area to exceed certain limits established in the mitigation measure, the shuttle be in operation to the satisfaction of the City Engineer.

A Mitigation Monitoring and Reporting Program, as detailed within Section VI of the Addendum, would be implemented to reduce impacts related to Transportation and Circulation to below a level of significance.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant transportation and/or circulation impacts or in a substantial increase in the severity of transportation and circulation impacts from those described in the EIR. Additionally, the project would be required to implement mitigation included in the Sunroad Centrum MND, as modified by the approved SRC for New Century Center Master Plan.

Air Quality

New Century Center EIR

The EIR evaluated impacts to Air Quality in Section 4.3. The EIR found that, in conjunction with other projects, the New Century Center project would contribute to the significant cumulative regional emissions associated with increased vehicle, natural gas, and electricity usage. The project would generate significant regional emissions of CO, ROG, and NOx, and none of the project alternatives analyzed would reduce these impacts to a less than significant level. Successful county-wide implementation of the San Diego Air Pollution Control District's Regional Air Quality Strategies (RAQS) would be the only mitigation that would reduce this impact to less than significant levels. Therefore, direct and cumulative air quality impacts would remain significant and unavoidable.

Sunroad Centrum MND

The MND determined that the project would not have the potential to substantially deteriorate ambient air quality, generate substantial amounts of air pollutants, create objectionable odors or dust, or create any alterations in air movement or climate change in the project area. No impacts would result.

Proposed Project

An Air Quality Study was prepared by Birdseye Planning Group (April 2018). The following discussion is a brief summary of the analysis and conclusions of the technical study.

Short-Term Construction Impacts

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust from soil and exhaust emissions from heavy construction vehicles. The site preparation and grading phases would involve the greatest concentration of heavy equipment use and the highest potential for fugitive dust emissions. On-site grading would be required to comply with San Diego Air Pollution Control District (SDAPCD) Rules 52 and 54 that identify measures to reduce fugitive dust and is required to be implemented at all construction sites located within the San Diego Air Basin (SDAB). Table 1, Estimated Maximum Daily Construction Emissions, summarizes the estimated maximum daily emissions of pollutants occurring during the construction period.

As shown in Table 1, construction of the project would not exceed SDAPCD regional construction emission thresholds at any time. Air quality impacts from construction would not be significant.

Table 1, Estimated Maximum Daily Construction Emissions.

Maximum Daily Emissions (Maximum lbs/day)						
Construction Phase	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2018	4.7	49.7	33.6	0.08	9.9	6.3
2019	120.1	33.6	36.0	0.09	5.9	2.6
SDAPCD Regional Thresholds	137	100	550	250	100	67
Threshold Exceeded 2017	No	No	No	No	No	No
Threshold Exceeded 2018	No	No	No	No	No	No

Note: Summer emissions shown.

Odors

The project is not anticipated to include land uses that are typically associated with objectionable odors. The project would involve the use of diesel-powered construction equipment. Diesel exhaust may be noticeable temporarily at adjacent properties; however, construction activities would be temporary. Therefore, this impact would be less than significant, and no mitigation is necessary.

Long-Term Operational Impacts

Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), area sources, landscape equipment, and evaporative emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. As shown in Table 2, *Estimated Operational Emissions*, the net change in emissions would not exceed the SDAPCD thresholds for ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Therefore, the project's regional air quality impacts would be less than significant.

Table 2, Estimated Operational Emissions.

Estimated Emissions (lbs/day)						
Category	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	12.9	0.4	36.6	0.01	0.2	0.2
Energy	0.09	0.8	0.3	0.01	0.06	0.06
Mobile	6.1	25.1	71.6	0.2	18.1	4.9
Maximum lbs/day	19.1	26.3	108.6	0.22	18.3	5.2
SDAPCD Thresholds	137	100	550	250	100	67
Threshold Exceeded	No	No	No	No	No	No

Notes: Table includes emissions from the winter or summer report, whichever was greater.

*Energy emissions only include data for on-site use of natural gas

Local Carbon Monoxide Emissions

Carbon Monoxide (CO) is a colorless, odorless, poisonous gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of State and Federal CO standards. At the monitoring station located at San Diego – 1110 Beardsley Street in San Diego County, the station closest to project site that provides CO data – the maximum 8-hour average CO level recorded in 2012 was 1.81 parts per million (ppm), which is well below the 9 ppm State and Federal 8-hour standard.

The Traffic Access Analysis prepared for the project by Kimley-Horn and Associates (April 2018) determined that per City of San Diego significance thresholds, no significant direct or cumulative project impacts to study area intersections or roadway segments were calculated under existing, near-term cumulative or horizon year conditions. Based on these findings, receptors would not be exposed to substantial pollutant concentrations related to CO hotspots. Thus, no further evaluation with respect to CO hotspots is required; no mitigation measures are required.

Regional Air Quality Standards Consistency

The RAQS relies on information from California Air Resources Board (CARB) and San Diego Association of Governments (SANDAG), including projected growth in the County; and mobile, area, and all other source emissions to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. Projects that propose development that is consistent with the growth anticipated by the General Plan are consistent with the RAQS. The project is consistent with the New Century Center Master Plan, which is part of the adopted Kearny Mesa Community Plan, and is a component of the City's General Plan. Therefore, the project is consistent with the City's General Plan and is consistent with the underlying growth forecasts in the RAQS. The project would not obstruct implementation of the RAQS. As such, no impacts would result.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant air quality impacts or a substantial increase in the severity of air quality impacts from those described in the EIR or MND.

Biological Resources

New Century Center EIR

The EIR analyzed impacts to Biological Resources from the project in Section 4.4. The EIR found that implementation of the project had the potential to impact sensitive plants and animals directly through the loss of habitat within a 14.1-acre area immediately adjacent to Ruffin Road near the southeastern boundary of the Master Plan area. Wildlife species impacted include: coastal California gnatcatcher, San Diego fairy shrimp, knotweed spineflower, orange-throated whiptail, and Orcutt's brodiaea. The EIR also found that impacts to some sensitive habitats in this area would be significant. These sensitive habitats include: Diegan coastal sage scrub, vernal pools, and San Diego mesa mint.

Implementation of the New Century Center Master Plan project has the potential to result in significant direct and indirect impacts to sensitive plant and animal species that can be mitigated at the project level. Therefore, the Mitigation Framework identified in the Mitigation Monitoring Reporting Program (MMRP) of the EIR, which requires site-specific environmental review, analysis of potential impacts to biological resources, and recommendations for mitigation, was required to reduce significant project-level biological resource impacts to below a level of significance.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not reduce any protected plant or animal species; change the diversity of any animal or plant species; introduce new invasive plant species into the project area; interfere with the movement of any resident or migratory fish or wildlife; create an impact on any sensitive habitats; or deteriorate existing fish or wildlife habitat. Therefore, no impacts would result.

Proposed Project

The entire Master Plan area has been graded, and all required mitigation was implemented in accordance with the EIR. The project site has been graded in accordance with VTM No. 96-0165. The west side of the site is currently a dirt lot and is being used to stock pile dirt and construction equipment. The eastern side of the site is covered with asphalt pavement and is used as a parking lot. Thus, no biological resources remain on the project site. Furthermore, based on the analysis contained in the New Century Center Master Plan EIR, the Sunroad – Centrum 6 project is located in an area where no sensitive biological resources were identified. All mitigation measures associated with significant impacts to biological resources presented in the EIR are directed at Planning Areas 5A, 6A, 6C, and 6D; not PA-1A where the Sunroad – Centrum 6 project is located. The project would not result in impacts to biological resources, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant impacts or a substantial increase in the severity of impacts from those described in the EIR or MND.

Cultural Resources

New Century Center EIR

The EIR evaluated impacts to cultural resources in Section 4.5. Some buildings of the Kearny Mesa complex were considered potentially important. However, the EIR found that the project site as a whole and any individual buildings or structures have not been included in the National Register of Historic Places (NRHP), State Landmark Register, or City of San Diego Historical Sites Board List. Additionally, neither the project site nor the individual buildings have been determined eligible for inclusion in the National Register. A historical and architectural survey determining the potential for the site to contain important historical features was conducted in 1996 and updated in 1997. A phased demolition program approved by the City resulted in the Kearny Mesa complex retaining no historic integrity and was therefore not considered important under CEQA. No mitigation was required.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not: alter or destroy any prehistoric or historic archaeological site; result in any adverse effects to a prehistoric or architecturally

significant building, structure, or site; or result in an impact to any existing religious or sacred uses within the project area. Therefore, no impacts would result.

Proposed Project

The project site has been graded in accordance with the approved New Century Center Master Plan and associated Vesting Tentative Map No. 96-0165. No archaeological resources have been identified within the project area. The project site is not designated or listed, either individually or as part of a district, on a local, State, or national historical sites register. Previous studies of the project site have determined that the project site represents a surface manifestation of artifacts and is not eligible for the NRHP or the California Register of Historical Resources (CRHR). The EIR notes that the project site is not significant and recommends no further study. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would not result in any new significant cultural resources impacts or a substantial increase on the severity of impacts to cultural resources from that described in the EIR or MND.

Visual/Aesthetics

New Century Center EIR

The EIR included analysis of impacts the project would have on visual characteristics and aesthetics in Section 4.6. The EIR found that the project would be generally consistent with the scale and pattern of surrounding development, would provide design and visual amenities that were currently lacking in the area, and would result in a beneficial aesthetic change for the area.

All development would occur in accordance with the regulations identified in the New Century Center Development Standards and Design Manual. Those regulations were designed to provide flexibility to respond to marketplace conditions and integrate uses that would serve the planning areas of the site. Design guidelines require that buildings be designed to be architecturally pleasing from all sides (especially from SR 163) through architectural detailing, accent colors, and site furnishings. Reflective glass and unusual colors would be avoided; roof-top equipment would be screened from view; streetscape amenities would be provided; and signage would be in conformance with the City Sign Code.

The EIR found that implementation of the New Century Center Master Plan would not result in significant environmental impacts related to the visual quality of the area. Development of the project would not significantly alter the character of the surrounding area, create a negative visual appearance on site, or be inconsistent with the Urban Design Element of the Kearny Mesa Community Plan. No mitigation measures were required.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not: obstruct any public views; result in any negative aesthetic impacts; result in any bulk, scale, materials, or style incompatible with surrounding development; alter the existing character of the area; result in any loss of distinctive or landmark trees; or impact any unique geologic or physical features. In addition, the MND determined that the project would not result in any impacts related to light, glare, or shading. Therefore, no impacts would result.

Proposed Project

Future development within the New Century Center Master Plan is required to comply with the relevant land use and development design guidelines and policies of the New Century Center Development Standards and Design Manual, as well as the Kearny Mesa Community Plan. The project site is currently undeveloped. The project would develop one building totaling 554,640 square feet of residential uses to accommodate 442 multi-family units, resident amenities, and associated parking. A 3,250-square-foot leasing center would be constructed, along with a 3,900-square-foot fitness center and pool area with 2,700 square feet of amenity space. Additionally, the project would provide a total of 68,908 square feet of common open space in a terrace (3,682 square feet), and podium courtyards (which total 36,947 square feet).

The project has been reviewed in accordance with the New Century Center Master Plan Design Guidelines and has been found to be consistent with all applicable design requirements. Specifically, the design of the Sunroad – Centrum 6 reflects *the quality of the overall office complex*. In concert with adjacent office and residential development within the Master Plan, the project adds to a *unified development* for the Master Plan – one where *both the architecture and landscaping* result in an integrated mixed-use complex. Furthermore, the project provides *convenient pedestrian access to all surrounding areas*, and the project site design considers *known and potential effects of the surrounding areas, including noise, glare, traffic, and shadows*.

The project proposes a “wrapped” product, where residential units wrap most sides of an internalized parking garage. In this manner, the project would be *faced with habitable buildings*. Where the parking structure is visible along Kearny Villa Road, it is *treated with a combination of an architectural skin and dense landscaping*. Ground floor residential units facing Lightwave Avenue and Sunroad Centrum Lane would have *direct access to the street*.

As indicated in the EIR, the project would be visible from locations along SR 163 and surrounding streets. However, the EIR also determined that the visibility of the site is not considered a negative viewshed impact. No visual quality impacts would result.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant landform alteration of visual quality impacts from that described in the EIR or MND.

Public Health and Safety

New Century Center EIR

The EIR evaluated public health and safety impacts in Section 4.7. To ensure that demolition activities did not expose people to on-site contamination, an Environmental Assessment Program was prepared. This program consisted of four principal components, requiring that: 1) a consulting team would be retained to survey and sample building materials in conjunction with the demolition program; 2) a visual survey of the site will follow the records review process to identify any areas that appear to be contaminated, and the results of this survey would be document and annotated on building plans; 3) a sampling and analysis plan would be developed to address areas where contamination was noted or suspected; and 4) all sampling would be conducted in accordance with a Health and Safety Plan prepared by a consultant.

The EIR found that the implementation of the proposed Environmental Assessment Program before, during, and after completion of the project's phased demolition would preclude the potential for hazardous materials to affect public health and safety. No mitigation was required.

Sunroad Centrum MND

The Sunroad Centrum MND proposed the relocation of an existing San Diego Gas & Electric Company (SDG&E) electrical substation to a non-residential portion of the project area. The proximity of this substation to residential uses presented a potential health hazard but was also designed to enhance safety and reduce risk of electrocution. The substation would not be situated immediately adjacent to any habitable structures and would minimize exposure to unauthorized personnel. Based upon the design and operational characteristics, the MND concluded that no impacts to Health and Safety would result.

Proposed Project

The project would not result in impacts to public health and safety. The EIR outlined the implementation of an Environmental Assessment Program before, during, and after completion of the phased demolition of the site facilities to ensure that demolition activities did not expose people to on-site contamination. Demolition of all previous structures has occurred. Demolition and grading operations complied with the Environmental Assessment Program, as applicable, by conducting surveys and implementing analysis plans on areas where contamination was visually noted or suspected. The project site is currently completely graded. The west side of the site is currently a dirt lot and is being used to stock pile dirt and construction equipment. The eastern side of the site is covered with asphalt pavement and is used as a parking lot. The requirements of the Environmental Assessment Program were fulfilled during the phased demolition of the site facilities and would not apply to the project.

Further, implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the transport, use, and disposal of hazardous materials such as

fuel, solvents, chemicals, and oils associated with operating construction equipment. Such transport, use, and disposal would be compliant with all applicable regulations and requirements. Although small amounts of fuel, solvents, chemicals, and oils would be transported, used, and disposed of during the construction phase, these materials are typically used in construction projects and would not represent the transport, use, and disposal of actively hazardous materials. Implementation of the proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts associated with hazardous materials would be less than significant. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or the Sunroad Centrum MND. The project would not result in any new significant impacts associated with public health and safety or a substantial increase in the severity of impacts from those described in the EIR or the MND.

Geology, Soils, and Erosion

New Century Center EIR

Impacts to geology and from geologic hazards, as well as soils and erosion, were analyzed in Section 4.8 of the EIR. The project site is located in a seismically active region of California; therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The EIR states that the project area is generally underlain by the Lindavista Formation (now known as Pleistocene Very Old Paralic Deposits), which consists of Pleistocene nearshore marine and/or alluvial sedimentary deposits. The coarse-grained sandstones and conglomerates that comprise this formation would be adequate to support the proposed land uses. However, the Redding gravelly loam soil units on the project site are highly erodible. Development on these soils would need to use vegetation or other covers to ensure little erosion during and after construction.

The EIR found that neither geologic conditions on-site nor on- and off-site erosion were expected to result in significant impacts to new development. Proper measures, such as engineering of all new structures, would ensure that the potential for geologic impacts from regional hazards would not be significant.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not: expose people or property to any geologic hazards or result in any increase to wind or water erosion of soils on or off site. Therefore, no impacts would result.

Proposed Project

A Preliminary Geotechnical Investigation was prepared by NOVA Services, Inc. (November 14, 2017) for the project. The following discussion is a brief summary of the analysis and conclusions of the technical study.

According to the site-specific geotechnical investigation, no evidence of faulting was observed, and no active faulting is otherwise mapped within the vicinity of the project site. The project site is not located within a currently designated Alquist-Priolo Earthquake Zone. However, the project site can be considered to lie within a seismically active region, as can all of Southern California. The Rose Canyon Fault is located approximately two miles west of the site and is the dominant source of potential ground motion for the area. The effect of seismic shaking can be diminished to below a level of significance by adhering to the California Building Code and current seismic design practice. Because the project is required to follow the California Building Code, impacts relative to seismic ground shaking are considered less than significant. Due to the dense nature of the surficial soils at the site, the risk associated with liquefaction hazard at the site is low. No faults are mapped transecting the site. Therefore, surface rupture hazard due to faulting is considered very low. The risk associated with inundation hazard due to tsunamis or seiches is low as the project site is located approximately 12 miles from the Pacific Ocean. No landslides were encountered at the site or mapped in an area that could impact development of the property. The risk associated with landslide hazard is 'negligible' for this project site and the surrounding area.

The project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of proper engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant. No mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would not result in any new significant geologic impacts or a substantial increase in the severity of impacts from those described in the EIR or MND.

Hydrology and Water Quality

New Century Center EIR

The EIR analyzed potential impacts to Hydrology and Water Quality in Section 4.9. The New Century Center EIR determined that, over the long term, implementation of the New Century Center Master Plan would not substantially increase the volume of storm water runoff generated on-site. Future runoff volumes would generally remain the same or be reduced over existing conditions, with the exception of two drainage basins, which would experience an increase in runoff volume with project implementation. These increases would result from development in areas of the site which are currently undeveloped. Implementation of the New Century Center project would result in the construction of buildings, surface parking areas, paving, and other impervious surfaces, thereby reducing natural infiltration and increasing runoff. The New Century Center EIR concluded that, since the New Century Center site has historically been developed with impermeable surfaces, implementation of the proposed project would not contribute significant additional runoff to off-site drainage systems. No mitigation was required.

The EIR found that implementation of the project would not substantially increase the volume of storm water runoff generated on-site, and that future runoff volumes from the project would generally remain the same or be reduced. However, the EIR also found that storm water and landscape-related runoff from the project site would likely result in the discharge of urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease, and oil to storm water conveyed from the site. This discharge could adversely affect the quality of surface and groundwaters within the site and in adjacent areas, which could then negatively impact downstream wildlife and riparian or wetland habitats.

A Storm Water Pollution Prevention Plan (SWPPP) was implemented for the ongoing demolition at the project site, and it included erosion and sediment control measures, soil stabilization, wind erosion controls, pollutant control measures for hazardous construction materials, three-year post-construction control measures for storm water pollution, a "Best Management Practices" inspection and maintenance plan, a monitoring program, and reporting plan. Implementation of this SWPPP as well as adherence to the City of San Diego Landscape Technical Manual would reduce any potential impacts to below a level of significance. No mitigation was required.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not result in changes in currents or water movements in fresh or marine waters; change absorption rates, drainage patterns, or amount of surface runoff; alter the course or flow of flood waters; discharge into surface or ground waters any chemicals that would alter ground water quality; expose people or property to water-related hazards; or result in a change in the amount of surface water in any water body. Therefore, no impacts would result.

Proposed Project

A Drainage Study was prepared by Stevens Cresto Engineering, Inc. (November 9, 2017), as an Addendum to the Drainage Study for Centrum 12 (June 27, 2006) previously approved by the City. A Storm Water Quality Management Plan (SWQMP) was also prepared by Stevens Cresto Engineering, Inc. (May 21, 2018) for the project.

The Drainage Study for Centrum 12 anticipated the development of Sunroad Centrum 6. The proposed Sunroad Centrum 6 development generally maintains drainage patterns and discharge points shown in the Drainage Study for Centrum 12. Therefore, the City determined that the Drainage Study for Centrum 12 provides adequate analysis for the proposed Sunroad Centrum 6. The project site is not located within an identified flood hazard area or within a 100-year flood hazard area. Groundwater is expected to be encountered during grading of the property and dewatering and/or soil stabilization may be required during grading. Although groundwater is expected to be encountered during construction activities, the project would not deplete groundwater supplies or interfere with groundwater recharge. Impacts would be less than significant. No mitigation measures are required.

As stated in the SWQMP, the project would not significantly alter the drainage pattern of the project site or area. Storm water runoff from the project site would be collected in private drainage facilities for conveyance to public storm drain systems in Lightwave Avenue and Spectrum Center Boulevard. To comply with current storm water regulations, bioretention BMPs would be implemented to control the anticipated increase in pollutant loads and peak runoff from the proposed development. The project proposes biofiltration planters and an underground detention system to provide both water quality control and hydromodification. Discharge from the biofiltration planters and underground detention system would be collected in private storm drain for conveyance to public storm drain in Lightwave Avenue and Spectrum Center Boulevard.

Implementation of proposed hydromodification features would preclude a cumulatively considerable contribution to erosion or siltation on- or off-site. The project would either split roof drainage areas to maintain basin delineation or would implement detention to ensure that peak flow rates are not exceeded. This would not cause any substantial erosion or siltation. Impacts would be less than significant. No mitigation measures are required.

While the project would increase storm water run-off from the site, it would not significantly alter the overall drainage pattern of the site or area in a manner that would result in substantial increase in the rate or amount of surface runoff. No impact would occur, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would not result in any new significant hydrology or water quality impacts or a substantial increase in the severity of impacts from those described in the EIR or MND.

Noise

New Century Center EIR

The EIR evaluated potential impacts from noise in Section 4.10. The EIR found that implementation of the project could result in significant short-term exterior construction noise impacts, as well as significant long-term on-site noise impacts due to traffic. Mitigation measures were required to reduce potential direct exterior noise impacts associated with construction and traffic noise to below levels of significance.

Temporary noise impacts could have potentially significant impacts since some construction activities have the potential to generate noise in excess of 75 A-weighted decibel (dBA) equivalent continuous sound level (Leq). Therefore, the EIR included mitigation that requires: a) wherever possible, noise-generating construction equipment shall be shielded from nearby businesses by noise-attenuating buffers; and b) construction equipment shall be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise.

Relative to operational noise impacts associated with traffic, the FIER included mitigation requiring that prior to issuance of building permits, the applicant shall show setbacks and/or sound walls and/or berms and/or other design features on building plans to the satisfaction of the City Manager

so that the proposed project's exterior use areas for offices along Ruffin Road, Electronics Way east of Kearny Villa Road, and Convair Drive east of Kearny Villa Road are not exposed to noise levels greater than 70 CNEL. If the applicant decides only to use setbacks, the recommended setbacks from the roadway centerline distances are provided in Table 4.10-4 of the New Century Center EIR.

Application of the aforementioned measures for traffic noise would reduce impacts to a less than significant level; construction noise levels would be decreased, but their impact would remain significant.

Sunroad Centrum MND

The Sunroad Centrum MND proposed the relocation of an SDG&E substation and discussed the potential of noise impacts as a result. SDG&E conducted a sound level analysis, which determined noise levels ranging from approximately 40 to 47 dBA along the perimeter of the substation site. These noise levels are within the City of San Diego Municipal Code's noise standards of 60 dB between 7:00 P.M. and 7:00 A.M. and 65 dB between 7:00 A.M. and 7:00 P.M. In addition, the project area was outside of the 60 dB noise contours of MCAS Miramar and Montgomery Field and would not expose people to noise levels exceeding the standards set forth by the Transportation Element of the General Plan. Therefore, no impacts would result.

Proposed Project

A Noise Study was prepared for the project by dBF Associates, Inc. (June 2018). The following discussion is a brief summary of the analysis and conclusions of the technical study.

Construction Noise

Construction of the project would generate a temporary increase in noise in the project area. The increase in noise level would be primarily experienced close to the noise source. Construction activity and delivery of construction materials and equipment would be limited between 7:00 a.m. and 7:00 p.m. Standard equipment such as scrapers, graders, backhoes, rollers, loaders, tractors, cranes, and miscellaneous trucks would be used for construction of most project facilities.

The closest noise-sensitive land uses are multi-family residences located in the Ariva Apartments development adjacent on the east; the property line is approximately 275 feet from the centroid of construction activity on the project site. Construction noise could be as high as 72 dBA Leq at the nearest adjacent property, which is below the City's construction noise threshold of 75 dBA Leq over a 12-hour period. Construction activity would occur during allowable times and generate sound levels of 75 dBA Leq (12 hours) or less at residential land uses, in compliance with Section 59.5.404 of the City of San Diego Municipal Code. The project would not result in significant noise impacts associated with construction. No mitigation measures would be required.

Operational Noise Impacts

Surrounding land uses include commercial buildings on the north, multifamily residential on the east, and parking/office structures to the south. On-site operation noise would be significant only if exterior noise levels exceeded City's CEQA daytime/evening/nighttime thresholds standards of

60/55/52.5 dBA Leq for commercial uses, 55/50/45 dBA Leq for multifamily residential uses, and 60/55/52.5 for office uses. Table 3, *Project-Generated Noise Levels*, shows projected noise levels at various locations on the project site.

During daytime/evening/nighttime hours, the project would produce noise levels less than 55/50/45 dBA Leq at multi-family residential uses, and less than 60/55/52.5 dBA Leq at commercial uses. Refuse vehicles or parking lot sweepers would operate on the project site between 7:00 a.m. and 7:00 p.m. The project would comply with City of San Diego Municipal Code noise limits. The impact of project-generated operational noise would be less than significant.

Table 3, Project-Generated Noise Levels (dBA Leq)

Location	Use	Sound Level Limits*	Project Noise Levels
North property line	Commercial	60/55/52.5	49
East property line	Multifamily Residential	55/50/45	45
Southeast property line	Parking Structure	N/A	69
Southwest property line	Office Structure	60/55/52.5	60/40/40

*Sound level limits are for daytime (7 a.m. – 7 p.m.) / evening (7 p.m. – 10 p.m.) / nighttime (10 p.m. – 7 a.m.) time periods.

Future exterior traffic noise levels are projected to range from 50 dBA CNEL within the interior courtyards to approximately 74 dBA CNEL at the west building façade. After taking MCAS Miramar noise levels into consideration, future exterior composite transportation noise levels would range from 60 dBA CNEL to 74 dBA CNEL. According to the City of San Diego Noise Significance Thresholds, noise levels up to 65 dBA CNEL are considered compatible for the residential land use category. All other categories, including commercial, retail, offices, and multi-family, allow 65 dBA CNEL or higher. Therefore, the impact of traffic noise would be less than significant.

There are no sensitive receptors in the vicinity of the project site. Therefore, the project would not expose residents or nearby sensitive receptors to noise levels in excess of City standards. Noise generated by the project would not substantially increase noise levels in the area. The proposed project would not result in significant noise impacts. No mitigation measures would be required. Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. A project-specific acoustical analysis has been conducted for the project that demonstrates there would be no significant noise impacts. Therefore, the project would not result in any new significant noise impacts or a substantial increase in the severity of noise impacts from those described in the EIR or MND.

Paleontological Resources

New Century Center EIR

Paleontological resources were analyzed in Section 4.11 of the EIR. The EIR found that the Lindavista Formation (a moderate-sensitivity paleontological resource) underlies the entire project site. In addition, the Friars Formation (a high-sensitivity paleontological resource) underlies the site and would be encountered in any excavations that extend below approximately 410 feet msl. However, the majority of the project site is in a developed condition and has been subject to prior grading and excavation activities, and no fossils or recorded paleontological sites were found.

Because human understanding of history is obtained, in part, through the discovery and analysis of paleontological resources, the excavation or grading of geologic formations, which could contain fossil remains, would result in a potentially significant impact. Any potential impacts to the Lindavista and Friars formations would be considered significant. Mitigation measures were recommended to ensure that potential impacts to paleontological resources were reduced to below a level of significance.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not result in the loss of any paleontological resources. Therefore, no impacts would result.

Proposed Project

The project site is underlain by the Lindavista and Friars formations. The Lindavista formation has a moderate sensitivity for fossils while the Friars Formation has a high sensitivity for fossils. As discussed in the EIR, potential impacts to the Lindavista and Friars formations are considered significant and can be mitigated to a level that is considered less than significant by adhering to the recommended mitigation measures for Paleontological Resources.

The project would result in 49,800 cubic yards of cut with a maximum depth of cut of 12 feet and 5,400 cubic yards of fill with a maximum depth of slopes of five feet. Therefore, impacts to paleontological resources could be significant. Paleontological monitoring as identified in the New Century Center EIR would be required to mitigate the impact to below a level of significance. A MMRP as detailed in Section VI of the Addendum would be implemented. With implementation of the MMRP, impacts to paleontological resources would be reduced to below a level of significance.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would implement mitigation measures as required in the New Century Center EIR to reduce potential impacts to paleontological resources to below a level of significance. The project would not result in any new significant paleontological resources impacts nor is there a substantial increase in the severity of paleontological resource impacts from that described in the EIR or MND.

Public Utilities

New Century Center EIR

The EIR evaluated impacts to utilities in Section 4.12. Utility services that were addressed include water service, sewer, solid waste, and storm drainage systems. Gas and communications systems were determined to not be potentially significant and were addressed in Section 8.0, *Effects Found Not to Be Significant*, of the EIR. (See also discussion below, under *Effects Found Not to Be Significant*.)

Water Service

The EIR concluded that the New Century Center project would use less water than has been historically used at the site and would incorporate drought-resistant landscaping and water-saving irrigation techniques. Therefore, impacts associated with water were considered less than significant. No mitigation was required.

Sewer

The EIR found that the New Century Center project would result in a reduction of on-site wastewater generation relative to allowable development under the Kearny Mesa Community Plan and zoning designations. Therefore, impacts associated with sewer and wastewater systems were considered less than significant. No mitigation was required.

Solid Waste

Additionally, the EIR concluded that the New Century Center Master Plan would not result in a significant construction-related impact for solid waste disposal. Based on the City's thresholds of significance for solid waste generation, the New Century Center Master Plan would result in significant on-going direct and cumulative waste generation. The EIR required that a Waste Management Plan be prepared to reduce direct project-related solid waste impacts to below a level of significance. However, on a cumulative basis, the EIR found that build-out of the New Century Center Master Plan's contribution to the generation of solid waste would remain significant and unavoidable, even with mitigation measures applied.

Storm Drainage Systems

Relative to storm drainage capacity, the EIR determined that, without mitigation, the New Century Center project would result in storm water runoff exceeding the capacity of off-site drainage systems at discharge points along the project boundary and downstream of the site, which was considered a significant impact. Mitigation measures required that a final drainage plan for the New Century Center project be prepared demonstrating that analytical assumptions in the project's drainage study are still valid and that post-development runoff rates are consistent with existing levels. Site design was required to incorporate on-site detention concepts to ensure that post-development storm water discharges would not exceed existing levels.

Sunroad Centrum MND

The Sunroad Centrum MND determined that the project would not have any impact on power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal. Therefore, no impacts would result.

Proposed Project

Water Service

The project is not anticipated to have a detrimental impact on existing water supply. The project site is served by existing water service from the City, and adequate services are available to serve the project. The project would not result in significant impacts to water. No mitigation measures would be required.

Sewer

Implementation of the project would not interrupt existing sewer service to the site or other surrounding uses. The increased flow from the project would not have an effect on the capacity of the existing sewer main. The project would not result in significant impacts to sewer systems. No mitigation measures would be required.

Solid Waste

A Waste Management Plan (WMP) was prepared by Tom Story Consulting (March 21, 2018) to provide an analysis of the solid waste impacts anticipated for the project. The project would be required to adhere to City ordinances as outlined in the Municipal Code, including Chapter 6, Article 6, Division 6 (Construction and Demolition Debris Diversion Deposit Program), Chapter 6, Article 6, Division 7 (Recycling Ordinance), and Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storages Regulations) for diversion of both construction waste during the demolition phase and solid waste during the long-term operational phase. The WMP for the Sunroad – Centrum 6 project is designed to implement and adhere to all City ordinances and regulations with regards to waste management. The measures in the WMP would ensure that impacts are mitigated to below a level of significance.

The project has been designed to target 20 percent recycled content of construction materials and would achieve 75 percent of construction waste to be source-reduced and/or recycled. While diversion activities during occupancy would achieve only 40 percent diversion and would not achieve the State target of 75 percent, the project incorporates several measures above and beyond the requirements of local ordinance.

- The project exceeds ordinance requirements and the State waste reduction target during construction.
- The project includes landscaping that would reduce yard waste and would provide transportation to a composting facility for the yard waste that is produced. The Environmental Services Department (ESD) would review the landscaping plans and hauling contract for the facility to verify that waste reduction goals are met.

- The project would include Leadership in Energy and Environmental Design (LEED) measures to reduce waste.
- The project would target 20 percent recycled content of construction materials and 75 percent for landfill diversion.

These measures ensure that the waste generated by the project would be properly managed and that solid waste services would not be impacted. The project would also implement standard measures to avoid cumulative impacts on solid waste. Impacts would be less than significant.

Storm Drainage Systems

Storm water maintenance system would manage the storm water onsite, with two major drainage basins. No significant increase in demand for wastewater disposal or treatment would be created by the project. The project would not exceed the capacity of the existing storm water drainage system. Bioretention and underground detention structures are proposed to meet current storm water requirements. To comply with current storm water regulations, BMPs would be implemented. Project review by qualified City staff determined that the project would not exceed the capacity of the existing system. Impacts would be less than significant. No mitigation measures would be required.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would not result in any new significant impacts to utilities or a substantial increase in the severity of impacts to utilities from that described in the EIR or MND.

Public Services (Parks and Recreation)

New Century Center EIR

The New Century Center EIR addressed Recreation in Section 8.0, *Effects Found Not to Be Significant*. The EIR specifically addressed Missile Park as an existing passive and active facility containing play fields, picnic and barbecue facilities, community facilities, open space, and parking areas. Located along Clairemont Mesa Boulevard between Complex Drive and Ruffin Road in Planning Area 7 of the New Century Center Master Plan, Missile Park was originally developed by General Dynamics as a private recreation facility for its employees and guests; limited access was available to the general public. The EIR determined that, because the majority of structures located on the site were undergoing demolition, Missile Park no longer served its primary intended purpose as an amenity to General Dynamics employees and private funds generated from on-site activities to maintain the park were no longer provided. Further, the Convair Recreation Association, the organization that maintained the facility, had been disbanded. The New Century Center Master Plan calls for 7.0 acres of Missile Park to be retained and maintained as a passive recreational amenity accessible to employees, visitors, and the general public.

Sunroad Centrum MND

The Sunroad Centrum MND addressed Parks and Recreation under a discussion relative to Public Services, explaining that a recreation center (with swimming pool and spa) and a one-acre turfed open space area is to be provided within Planning Area 3B, in accordance with approved Planned Residential Development Permit No. 99-0509. Pursuant to the Master Plan, Missile Park is to be used as a project amenity for public use, and no development will be permitted within Missile Park.

With the proposed addition of up to 570 additional dwelling units within the Master Plan area associated with the Sunroad Centrum project, the MND concluded that the need for neighborhood park and recreation facilities to serve Master Plan Area residents would be significantly exacerbated and that an additional 3.4 acres of neighborhood park and recreation facilities would be needed to serve the anticipated residents. The following mitigation measure was required to ensure that public neighborhood park and recreation facilities would be provided to serve the incremental increase in population:

Prior to building permit issuance for the 999th residential unit within the New Century Center Master Plan Area, the owner/permittee shall meet, or assure through agreement or bond, one of the following options to the satisfaction of the City Manager (or alternative requirement imposed by the City Council as a condition of approval):

- a. The developer shall provide 3.42 contiguous, usable (maximum 2% grade for active recreation) acres of land within their development for park and recreation purposes, and provide funding for the design and construction of the required public recreational facilities on the provided acreage plus their pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool; OR
- b. The developer shall acquire 3.42 contiguous, usable (maximum 2% grade for active recreation) acres of land within a one-half mile radius of their development, acceptable to the City Manager, and provide funding for the design and construction of the required public recreational facilities on the provided acreage plus their pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool; OR
- c. The developer shall provide a minimum of 2.0 contiguous, usable (maximum 2% grade for active recreation) acres of land within their development, provide the funding for the design and construction of the required public recreational facilities on the provided acreage plus their pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool, and meet one of the following:
 - i. Pay in lieu fees equivalent to the acquisition, design and construction of the remainder of the required 3.42 acres not provided on-site acceptable to the City Manager; OR

- ii. Provide the remainder of the required 3.42 acres within their development as contiguous, usable (maximum 2% grade for active recreation) land acceptable to the City Manager; OR
- iii. Provide a combination of in lieu fees and contiguous, usable (maximum 2% grade for active recreation) land within their development acceptable to the City Manager which, in combination, is equivalent to the remainder of the required 3.42 acres.

Through the implementation of this requirement, the MND concluded that Public Services (Parks and Recreation) impacts would be mitigated to below a level of significance.

To satisfy the mitigation measure, the applicant agreed to implement Mitigation Option 2a above by constructing Centrum Park, a 2.0-acre public park located at 4955 Ariva Way within Planning Area 3A, a 1.42 linear park with a 1.0 mile public jogging trail on the perimeter of the Sunroad Centrum project site, along Lightwave Avenue, Kearny Villa Road, and Spectrum Center Boulevard, and by paying their pro rata share of the cost of constructing a 15,000-square-foot recreation building and swimming pool. The 2.0-acre public park has been constructed, and the final segment of the public jogging trail would be completed as part of the project. As detailed within Section VI of the Addendum, the project would be subject to payment of pro rata share of the cost for construction of a 15,000-square-foot recreation building and swimming pool.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the New Century Center EIR or Sunroad Centrum MND. The project would not result in any new significant impacts to public services (parks and recreation) or a substantial increase in the severity of impacts to public services (parks and recreation) from that described in the EIR or MND.

VI. ISSUES NOT ANALYZED IN THE PREVIOUS EIR

California Environmental Quality Act (CEQA) Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the EIR. The certified EIR determined the project would have a less than significant impacts to Agricultural Resources, Odors, Public Services (police, fire, schools, maintenance), Public Utilities (gas, communications systems), and Recreation. Revisions to the project components evaluated under the EIR are proposed with the current project. Through the environmental analysis conducted, the City has determined that the current project, subject of and evaluated under this Addendum, would not have the potential to cause significant impacts to issue areas beyond those analyzed in this Addendum. While these issues were not analyzed in detail, as outlined in CEQA Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts.

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

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation, Monitoring and Reporting Program (MMRP) of the previously certified EIR (No. 96-0165/SCH No. 96031091) and Sunroad Centrum MND No. 41-0101, 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 Paleontological Monitor**

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 565879 and/or Environmental Document Number 565879, 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
Traffic	Traffic Reports	Traffic Features Site Observation
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Transportation and Circulation

Prior to the approval of any building permit for a project that will cause the Average Daily Trip (ADT) count within the New Century Center Master Plan area to exceed 81,328, including 5,966 AM peak hour trips (4,798 in and 1,168 out) and/or 8,301 PM peak hour trips (2,548 in and 5,753 out), the project applicant will do the following:

- A. Obtain approval of the City Engineer of the following criteria for the shuttle system:
- Route Description
 - Vehicle type
 - Shuttle stop locations
 - Frequency of vehicles
 - Hours of operation
 - Fares

- B. Obtain three bids from qualified operators of shuttle-type systems, which meet the criteria outlined in A. above. These bids will be presented to the City Engineer.
- C. Provide security in a form acceptable to the City Engineer for funding of the first year of operation of the shuttle.

Prior to issuance of the first building permit for a project that will cause the ADT count within the New Century Center Master Plan area to exceed 81,328 trips including 5,966 AM peak hour trips (4,798 in and 1,168 out) and/or the PM peak hour trips to exceed 8,301 trips (2,548 in and 5,753 out), and at the project applicant's request, the San Diego Spectrum Owners Association shall ensure to the satisfaction of the City Engineer, the long-term funding of the shuttle system. This assurance may include, but is not limited to, demonstrating that the Owner's Association has the legal authority and capability to levy fees necessary to sustain long-term funding, legally binding contractual arrangements with the Metropolitan Transit System, or other options, satisfactory to the City Engineer.

Prior to the issuance of Certificate of Occupancy for a project that will cause the ADT count within the New Century Center Master Plan area to exceed 81,328 trips including 5,966 AM peak hour trips (4,998 in and 1,168 out) and/or the PM peak hour trips to exceed 8,301 trips (2,548 in and 5,753 out), the shuttle shall be in operation to the satisfaction of the City Engineer.

Public Services (Park and Recreation)

Prior to issuance of building permits for the Sunroad Centrum 6 project, the owner/permittee shall pay an ad hoc fair share fee to cover the project's proportional demand for community park and recreation facilities. If the City has amended the Kearny Mesa Public Facilities Financing Plan prior to building permit issuance to include the project, then Owner/Permittee shall pay the applicable Kearny Mesa Development Impact Fee adopted by City Council resolution instead of the ad hoc fair share fee.

Paleontological Resources

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall

verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, another institution or, if the search was conducted in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The

PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a relevant field condition occurs, such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery of paleontological resources, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss the significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If the resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.

- a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and

submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit the revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VIII. SIGNIFICANT UNMITIGATED IMPACTS

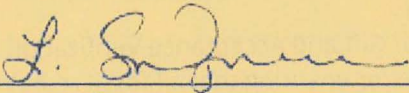
The New Century Center EIR No. 96-0165/SCH No. 96031091 indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the EIR were implemented: land use (secondary impacts related to traffic), transportation and circulation, air quality, biological resources, cultural resources, noise, paleontological resources, and public utilities (solid waste). The EIR concluded that significant impacts related to transportation and circulation, air quality, traffic/circulation, and public utilities (solid waste) would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the New Century Center project would result in significant transportation and circulation, air quality, and public utilities (solid waste) impacts, which would

remain significant and unmitigated. 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: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the EIR, 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 previous certified EIR, new CEQA Findings and/or Statement of Overriding Considerations are not required.

The proposed 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.

IX. CERTIFICATION

Copies of the addendum, the EIR, 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.



Anna McPherson, Program Manager
Development Services Department

November 2, 2018

Date of Final Report

Analyst: Anna McPherson

Attachments:

Figure 1: Site Plan

Figure 2: Location Map

Figure 3: Aerial Photograph

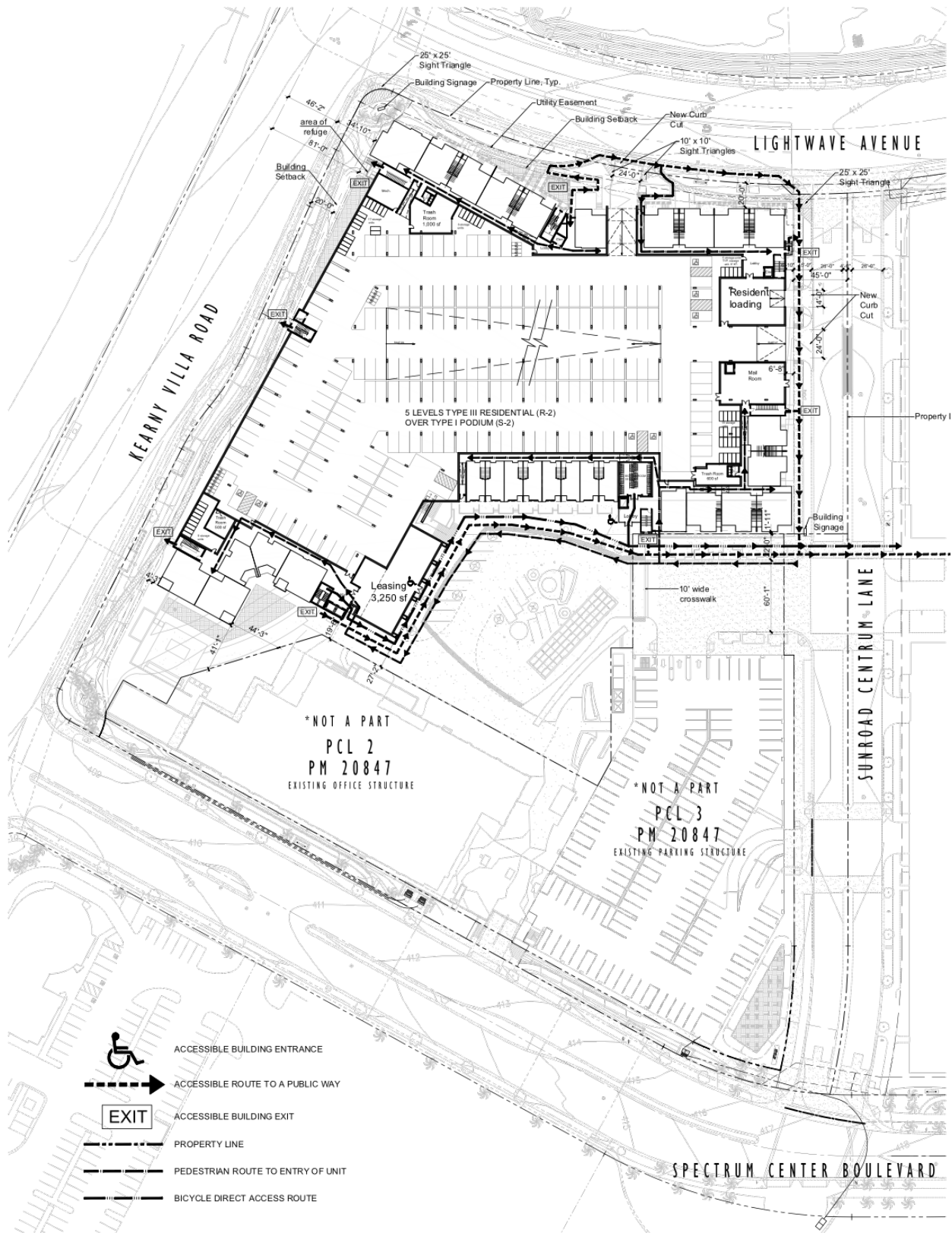


Figure 1. Site Plan

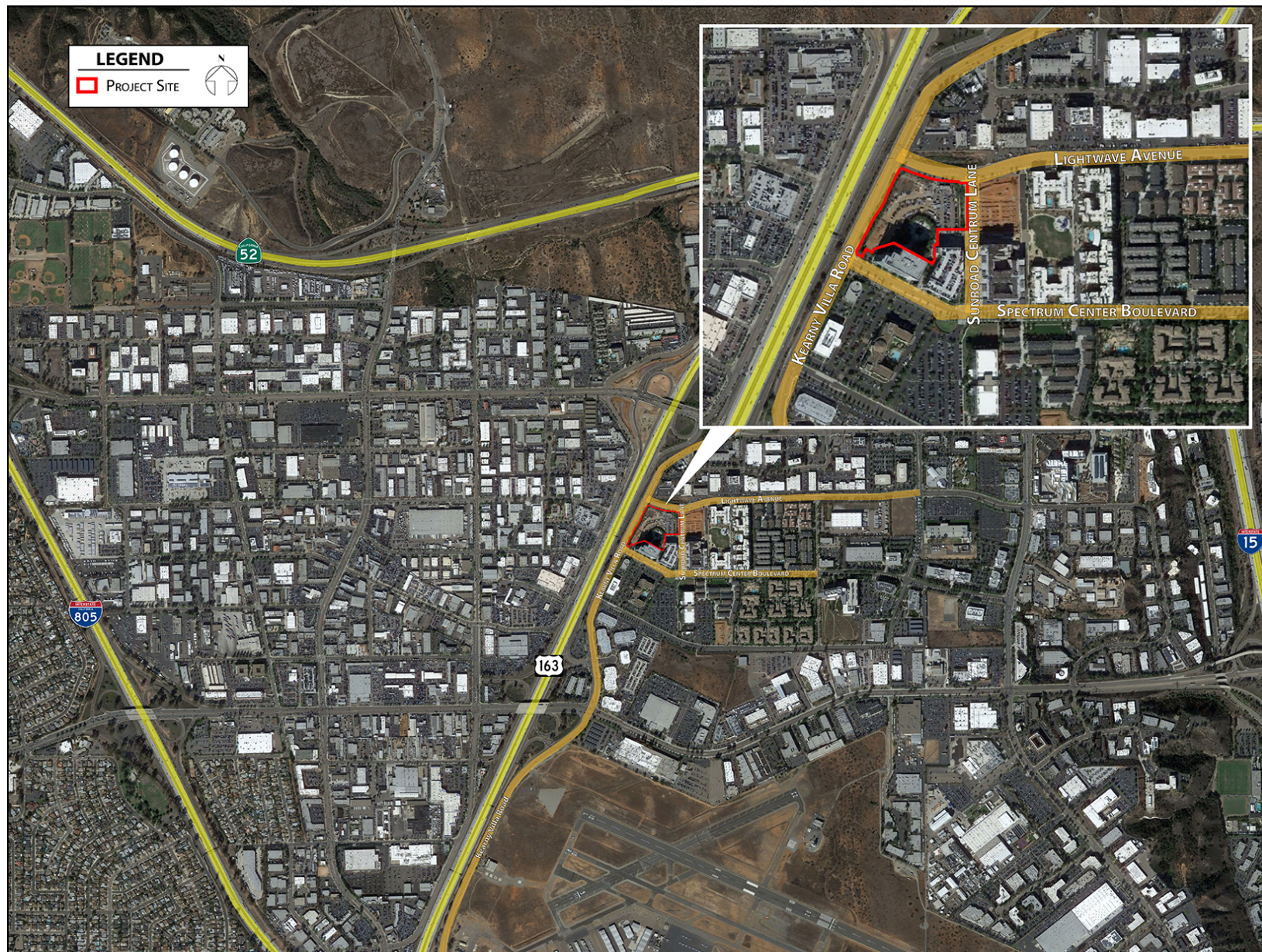


Figure 2. Project Location Map



Figure 3. Aerial Photograph