



THE CITY OF SAN DIEGO

## ADDENDUM

Project Number 655778  
Addendum to EIR No. 94-0576  
SCH No.: 96-121073

**SUBJECT:** **DEL MAR HIGHLANDS ESTATES:** A PLANNED DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to amend Planned Residential Development (PRD)/Resource Protection Ordinance (RPO) No. 94-0576 to construct 20 multi-family affordable housing units and 6 market rate units for a total of 26 multi-family dwelling units on Unit 10, Lot 149, where 13 units were previously approved. Various site improvements would also be constructed that include associated hardscape and landscape. Allowable deviations from development regulations are being requested pertaining to minimum side yard setback and maximum lot coverage. The 1.80-acre project site is located at 14163 Old El Camino Real. The land use designation is Estate Residential (0.3 dwelling units per net acre) and zoned AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) per the Pacific Highlands Ranch Community Plan. Additionally, the project site is located within the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Assessor Parcel Number: Parcel B of Parcel Map 19205 within the City of San Diego, and an easement for general utility purposes together with right to replace, maintain and alter of any utility equipment or facility, and for vehicular and pedestrian ingress or egress on and over the driveway on Parcel A of Map 19205). Applicant: Pardee Homes

### I. SUMMARY OF ORIGINAL PROJECT

The Del Mar Highlands Estates (DMHE) project (EIR No. 94-0576/SCH No 96-121073; Appendix A) was certified by the City of San Diego on April 15, 1997, per Resolution R288544. The DMHE EIR encompassed a 389-acre project site located south of the San Dieguito river valley, west of the agricultural lands in Subarea III of the NCFUA, north of the Carmel Valley community planning area, and east of El Camino Real (see Figures 2-3). The Planned Residential Development Permit, Vesting Tentative Map, Resource Protection Ordinance Permit, and amendment to the NCFUA Framework Plan were originally approved with the Final EIR for the DMHE on April 15, 1997. A complete project description and environmental analysis can be found in the respective EIR.

The DMHE project included 148 single-family dwelling units and 24 affordable multi-family dwelling units on 398 acres in Subarea III of the North City Future Urbanizing Area (NCFUA). Subsequent to the approval in 1997, the 148 single-family units and 24 multi-family units have been built out; however, the graded pad (Unit 10) reserved for affordable multi-family units was not fully developed.



Future development of Lot 149 east of the existing 24 affordable housing units was, however, contemplated by the DMHE EIR (see Project Description, page 11 of EIR). At the time the EIR was certified, no development was proposed in the eastern portion of the affordable housing site (Lot 149). It was stated that any development of this area would require an amendment to the Planned Residential Development (PRD) permit for the DMHE project. The entire lot was graded in conjunction with the original approval, and a debris basin was constructed.

Addendum No. 500066 (2016 Addendum) to the DMHE EIR was adopted on December 30, 2016 by the City of San Diego Planning Commission, Resolution 4840-PC to construct an additional 13 units on the undeveloped portion of Lot 149 to provide the affordable housing (20 percent) component of the DMHE. However, that project was never constructed and the lot has remained vacant.

## **II. SUMMARY OF PROPOSED PROJECT**

The site is a part of Unit 10, Lot 149, of the Del Mar Highlands Estates (DMHE) project (EIR No. 94-0576/SCH No. 96-121073; Appendix A). The project is requesting a Planned Development Permit and Site Development Permit to amend Planned Development Permit (PDP) No. 1783449 and Site Development Permit (SDP) No. 1828039 to construct 20 multi-family affordable housing units and 6 market rate units for a total of 26 multi-family dwelling units within five buildings. This project would fulfill the 20 percent affordable housing requirement for the Pacific Highlands Ranch Unit 22B project that would be processed separately through a concurrent application (PTS No.655758). Other site improvements include a 1,700-square-foot tot lot, access drives, parking, landscaping and the installation of site utilities, drainage improvements, landscape, irrigation, and hardscape.

Approximately two-thirds of the pad remains undeveloped, and future development of the remainder of the lot was acknowledged in the DMHE Final Environmental Impact Report (EIR). Future development of Lot 149 east of the existing 24 affordable housing units was, however, contemplated by the DMHE EIR (see Project Description, page 11 of EIR). At the time the EIR was certified, no development was proposed in the eastern portion of the affordable housing site (Lot 149). It was stated that any development of this area would require an amendment to the Planned Residential Development (PRD) permit for the DMHE project.

The Land Development Code (LDC), Section 143.0740, allows for Affordable Housing Density Bonus projects to request deviations from applicable development regulations, pursuant to a Site Development Permit (SDP) decided in accordance with Process Four, provided that the findings in Section 126.0504(a) and 126.0504(m) are made. The following allowable deviations are being requested:

1. Side Yard Setback – A deviation from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C requesting a minimum side yard setback of 8 feet where 20 is required.
2. Lot Coverage – A deviation from SDMC Section 131.0331, Table 131-03C requesting 25 percent lot coverage where 10 percent is required.



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. Ingress and egress would be via a private driveway with access from Old El Camino Real to the west. All parking would be provided on-site.

Grading would entail approximately 1,500 cubic yards of cut with a maximum cut depth of 2 feet.

### **III. ENVIRONMENTAL SETTING**

The 1.80-acre vacant graded project site is located east of Old El Camino Real in the Pacific Highlands Ranch community planning area within the City of San Diego (see Figure 1). The site is a part of Unit 10, Lot 149, of the Del Mar Highlands Estates (DMHE) project, of which two-thirds remains undeveloped. The project site is adjacent to residential units west of the project site with Multiple Habitat Planning Area (MHPA) open space to the southeast. Currently, the topography of the project site is relatively flat as the site has been previously graded. The Pacific Ocean is located 2.3 miles to the west. The project site is located within the San Dieguito hydrographic unit. Runoff from the site drains towards Gonzales Canyon to the south and then to the San Dieguito River. Access to the project site would be via an existing road off Old El Camino Real. The site is designated Estate Residential (0.3 dwelling units per net acre) and zoned AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space—Conservation) per the Pacific Highlands Ranch Community Plan. Additionally, the project is located within the Very High Fire Hazard Severity Zone. In addition, the project site is located in a developed area currently served by existing public services and utilities.

### **IV. ENVIRONMENTAL DETERMINATION**

The City previously prepared and certified the DMHE EIR (No. 94-0576/SCH No. 96-121073) per resolution No. R288544 on April 15, 1997. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 and 15164 of the State CEQA Guidelines, the City has determined:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous



environmental document;

- b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. The DMHE EIR and the 2016 Addendum have been incorporated by reference pursuant to CEQA Guidelines Section 15150. Public review of this Addendum is not required per CEQA.

## **V. IMPACT ANALYSIS**

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

The DMHE EIR identified significant and unmitigable impacts relative to Landform Alteration/Visual Quality.

The DMHE EIR also identified significant but mitigated impacts to Land Use (Resource Protection Ordinance), Hydrology/Water Quality, Geology and Soils, Biology, Cultural Resources, Paleontology, Traffic Circulation, Public Facilities and Services, Public Safety, and Water Conservation. Subsequent to the certification of the EIR, grading for the 398-acre DMHE project was completed and the existing 148 single-family and 24 affordable multi-family residences were constructed (see Section II for details). An overview of the project's impacts in relation to the previously certified EIR is provided in Table 1, *Impact Assessment Summary*. The following analysis indicates there would be no new significant impacts, nor would there be an increase in the severity of impacts resulting from the project. Further, there is no new information in the record or otherwise available indicating that there are substantial changes in circumstances that would require major changes to the EIR. A comparison of the project's impacts related to those of the certified DMHE EIR and adopted 2016 Addendum is provided below in Table 1.



Table 1 Impact Assessment Summary				
Environmental Issues	Previous FEIR Finding	2016 Addendum	Project	Project Resultant Impact
Land Use	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Hydrology/Water Quality	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Landform Alteration/ Visual Quality	Significant, unmitigated	Less than significant	No new impacts	Less than significant
Geology and Soils	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Biology	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Cultural Resources (Historical Resources/ Archaeology)	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Paleontological Resources	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Traffic Circulation	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Air Quality	Less than Significant	Less than significant	No new impacts	Less than significant
Noise	Less than significant	Less than significant	No new impacts	Less than significant
Public Facilities and Services	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Public Safety	Less than Significant	Less than significant	No new impacts	Less than significant
Water Conservation	Significant, but mitigated	Less than significant	No new impacts	Less than significant
Natural Resources/ Agriculture	Less than Significant	Less than significant	No new impacts	Less than significant

## Land Use

### **DMHE EIR**

The DMHE EIR determined that the project was consistent with the Planned Residential Development (PRD) regulations and was generally consistent with the land use goals, objectives, and recommendations of the Progress Guide and General Plan. The project was also found to be consistent with the Local Coastal Program and compatible with adjacent land uses. However, the project was determined to have a significant impact to sensitive biological resources in excess of the encroachment allowance. The EIR disclosed that while there would be an exceedance, the project would provide adequate on-site mitigation (refer to Biology), which would reduce impact to below a level of significance. Therefore, impacts were determined to be significant but mitigated to below a level of significance.



### **2016 Addendum**

The 2016 Addendum determined that the 13-unit affordable housing project would not conflict with any regulations and would be consistent with the goals and policies of the General Plan. There would be no conflicts with the Environmentally Sensitive Lands Ordinance or "ESL" (formerly identified as the Resource Protection Ordinance (RPO)). The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### **Project**

When compared to the land use impacts identified in the DMHE EIR, the project would not conflict with any regulations and would be consistent with the goals and policies of the General Plan. The site was previously mass graded and has been periodically mowed during the years since the mass grading occurred. There are no significant biological impacts associated with the current 26 multi-family unit development; therefore, there would be no conflicts with the Environmentally Sensitive Lands Ordinance or "ESL" (formerly identified as the Resource Protection Ordinance (RPO)). The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

### **Hydrology/Water Quality**

#### **DMHE EIR**

The DMHE EIR identified significant erosion impacts and anticipated the potential for undermining of stream channels and banks due to the alteration of existing drainage patterns. An increase in runoff volume was determined to be less than significant with implementation of detention basins. The EIR concluded that short-term construction impacts and drainage impacts would be significant and would require mitigation in the form of construction best management practices and erosion control measures. Overall, impacts were determined to be significant but mitigated to below a level of significance.

### **2016 Addendum**

The 2016 Addendum determined, based on a site-specific drainage study that the proposed Bio-Filtration would be sized to meet the hydro-modification requirements as outlined in the City of San Diego Storm Water Standards and there would not be any increase in runoff. No drainage diversion was proposed for the project. The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### **Project**

A site-specific drainage report was prepared for the project site by Chang Consultants (January 2020; Attachment 1). The results of the study are summarized below.

Under existing, pre-project conditions, the site runoff sheet flows in a southerly to southeasterly direction over the mass graded pad towards a desilting basin at the southeast corner of the pad.



Under post-project conditions, the site runoff would be conveyed in private drainage facilities to a proposed Modular System Linear for pollutant control and vault for flow control. These best management practices (BMPs) are located at the southeast corner of the pad. Under both existing and proposed conditions, the runoff is conveyed away from the site in an existing 18-inch reinforced concrete pipe. The runoff ultimately flows into Gonzales Canyon Creek south of the site, then northwest to the nearby San Dieguito River, San Dieguito Lagoon, and then the Pacific Ocean. Based on calculations contained in the drainage report, the project would result in a 3.3 cubic feet per second (cfs) increase in the overall 100-year flow rate. The increase would be attenuated in the proposed vault, which would be used to provide detention.

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

### **Aesthetics/Neighborhood Character**

#### ***DMHE EIR***

The DMHE EIR determined that project-related landform alteration impacts would be significant due to the extent of earthwork, the anticipated level of disturbance to 25 percent or greater slopes, and the maximum height and length of the manufactured slopes. The EIR further discusses that mitigation of significant landform impacts would require the modification of the proposed project design to (1) reduce grading requirements to 2,000 cubic yards or less per acre; (2) conform with RPO steep slope encroachment criteria; and (3) eliminate the major manufactured slopes. As the applicant did not intend to make major modifications to the project design, these adverse effects were determined to comprise significant and unmitigable impacts of the DMHE project.

The EIR disclosed that the project would result in noticeable changes in views from many public vantage points and would represent a continuation of the suburban development in the vicinity of the San Dieguito river valley. However, the EIR determined that the proposed design guidelines for the project would implement the recommendations in the San Dieguito River Valley Concept Plan for development adjacent to the natural areas, which include Gonzales Canyon and the San Dieguito river valley. The impact to visual quality would therefore not be significant.

The EIR determined that the loss of mature eucalyptus trees would be considered a significant but temporary visual impact, due to the large size and high local visibility of these trees. These potential impacts would be reduced below a level of significance through a mitigation measure requiring replacement at a 1:1 ratio.

#### ***2016 Addendum***

The 2016 Addendum determined that the project would comply with all design guidelines and would not remove any mature trees. As the site is already graded and only minor finish grading would occur as part of the project, there would be no increase in severity of the previously identified significant and unmitigable impact relative to landform alteration. The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.



### ***Project***

The project would add 26 additional multi-family dwellings adjacent to the existing affordable units to the west that front Old El Camino Real. The development would comply with all design guidelines and would not remove any mature trees. As the site is already a graded pad and only minor grading (1,200 cubic yards of cut and 1,200 cubic yards of fill) balanced on-site would occur as part of the project, there would be no increase in severity of the previously identified significant and unmitigable impact relative to landform alteration; nor would there be any new impacts that were not previously disclosed. Also, the additional 26 multi-family units would not result in any new significant visual impacts. Therefore, mitigation would not be required.

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

### ***Geology/Soils***

#### ***DMHE EIR***

Impacts to geology and from geologic hazards were analyzed in the DMHE EIR, and site conditions were determined to be suitable for development. However, the EIR disclosed a number of potentially significant on-site geologic conditions that would require mitigation. Specifically, these included seismically induced ground shaking and landsliding, unstable manufactured slopes, and unsuitable surficial deposits (e.g., expansive or unconsolidated soils). Further, mitigation of potential landslides could result in temporary removal of vegetation and grading/compaction of soils beyond the proposed limits of disturbance under RPO. Remedial grading measures were included in the EIR and on the Vesting Tentative Map in order to mitigate these geology/soils impacts to below a level of significance. The project was also found to have a significant potential for erosion; thus, the EIR also included mitigation measures designed to mitigate erosion and transport both during and immediately after construction. Therefore, impacts were determined to be significant but mitigated.

#### ***2016 Addendum***

The 2016 Addendum determined based on a project-specific geotechnical report that the grading would be minor and would conform to the previous approvals. Therefore, no new additional significant impacts to geology and soils would occur compared to the previous EIR, and no new mitigation measures were required.

### ***Project***

A project-specific geotechnical report was prepared for the project by Geocon Incorporated in January 2020 (Attachment 2). The proposed project would construct 20 multi-family affordable housing units and 6 market rate units for a total of 26 multi-family dwelling units. Project grading would be minor and conforms to the previous approvals. Further, the soils and geologic conditions potentially affecting the site have been addressed and the project would be required to comply with the requirements of the California Building Code, utilize proper engineering design and standard



construction practices, to be verified at the building permit stage, in order to reduce impacts to people or structures to an acceptable level of risk. Therefore, impacts would be less than significant. Based on the foregoing analysis and information, there is no evidence that the project requires a major substantial to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Biological Resources**

### ***DMHE EIR***

For the overall DMHE project site, the EIR disclosed direct impacts to 33.88 acres of Diegan coastal sage scrub habitat (which supports approximately three pairs of coastal California gnatcatchers) that would be considered significant on both the local and regional level. In addition, project impacts to 6.65 acres of southern maritime chaparral and 0.05 acre of mule fat scrub were considered a significant impact. With respect to sensitive species, the EIR found that impacts to two of the populations of Palmer's grappling hook and to 33.88 acres of Diegan coastal sage scrub that are considered to be occupied by the coastal California gnatcatcher would be considered significant. To mitigate these impacts, the EIR included measures requiring preservation of 81.19 acres of gnatcatcher-occupied coastal sage scrub and 28.38 acres of southern maritime chaparral. In addition, the EIR required mitigation for 0.3 acre of coastal sage scrub that would be impacted because of the brush management zone. The project site is adjacent to the City of San Diego Multi-Habitat Planning Area (MHPA) on three sides: east, south, and north. The required habitat-based mitigation within the DMHE EIR was completed for the original project. The EIR found no significant impacts with respect to wildlife corridors or the City's Multi-Species Conservation Program.

### ***2016 Addendum***

The 2016 Addendum determined that the biological mitigation measures identified in the DMHE EIR were fully implemented and included open space dedication and habitat restoration adjacent to Gonzales Canyon. No additional mitigation would be required for the proposed project, as the site has been mass graded. However, the project is adjacent to the Multi-Habitat Planning Area and would implement measures documented in the City's Land Use Adjacency Guidelines consistent with the previously certified EIR. The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### ***Project***

The project site (Lot 10) was graded in conjunction with the previous approval, and 24 affordable housing units have been constructed on the building pad in accordance with the DMHE EIR. The graded pad has periodically been kept cleared for fire management purposes over the years and is devoid of native vegetation.

Because the current site design includes drainage and other infrastructure improvements, a site-specific biology update letter was prepared by RECON in July 2020 (Attachment 3). An analysis of biological resources was prepared which addressed project revisions: proposed concrete brow ditch with riprap dissipater in the northeast corner of the project site and extension of water lines and fire access within "Lot U" along the north end of the project site. The proposed concrete ditch



along the northern and eastern project boundary and riprap feature would impact an area of coastal sage scrub totaling 0.04 acre. According to the City's adopted City's Significance Determination Thresholds this impact acreage is not considered significant as the impact threshold is 0.1 acres and therefore mitigation would not be required. The proposed extension of water lines to the west would not affect native vegetation. The remainder of the project would not require any additional disturbance beyond what was graded under the original DMHE approval. In addition, the limits of disturbance would not encroach into the previously dedicated open space and the MHPA Land Use Adjacency Guidelines would be implemented with the new affordable housing project approval. Implementation of the MHPA Land Use Adjacency Guidelines (LUAG) particularly, preconstruction surveys for coastal California gnatcatcher for construction during the breeding season would be implemented as a condition of approval. In addition, the MHPA LUAG's a mitigation measures from the original EIR for DMHE would be depicted on the construction documents.

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

### **Cultural Resources (Historical Resources/Archaeology)**

#### ***DMHE EIR***

The DMHE EIR discloses that in all, 12 sites and 4 isolates have been recorded within the DMHE area. Eight cultural resource sites had been previously tested for significance and seven sites also had data recovery programs completed to mitigate potential impacts of development. For sites with impacts mitigated through previous data recovery, no additional work was recommended. The EIR required a mitigation program for significant impacts to CA-SDI-13,094/H and to provide an indexing of sites CA-SDI-5371 and CA-SDI-5372/H. Overall, impacts were concluded to be significant but mitigated.

#### ***2016 Addendum***

The 2016 Addendum determined that the project site is a graded pad that underwent mass grading as part of the project approved in 1997. No further impacts to cultural resources are anticipated. The possibility of significant buried cultural resources being present within the depth required for future development was considered to be negligible due to the extensive previous grading to the project area. The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

#### ***Project***

The project site is a graded pad that underwent mass grading as part of the project approved in 1997. Unit 10 was subsequently developed with 24 affordable multi-family dwellings. No further impacts to cultural resources are anticipated. The proposed project would have no impact on previously recorded prehistoric cultural resources because the project site has been graded to the point where resources could not be impacted. The possibility of significant buried cultural resources



being present within the depth required for future development is considered to be negligible due to the extensive previous grading to the project area. Therefore, mitigation would not be required. Based on the foregoing analysis and information, there is no evidence that the project requires a substantial change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

## **Paleontological Resources**

### ***DMHE EIR***

The DMHE EIR states that development of the project site would have the potential to impact formations with high and moderate paleontological resource potential. These included the Mission Valley Formation, Torrey Sandstone, Friars Formation, Stadium Conglomerate, Bay Point Formation, and Terrace Deposits. Paleontological resources potentially occurring in these formations would be damaged or destroyed unless recovered during grading. The EIR included paleontological monitoring measures to reduce the impact to below a level of significance.

### ***2016 Addendum***

The 2016 Addendum determined that the grading of the project site would not exceed the threshold to disturb or destroy paleontological resources. No impacts would occur, and there was no evidence that the project requires a major change to the previous EIR.

### ***Project***

As mapped in the DMHE EIR, the project site (located within Unit 10) has a moderate potential for paleontological resources. However, the updated Geotechnical Report prepared by Geocon Incorporated dated January 2020 (see Attachment 2) determined that the project site is underlain by Compacted Fill and Terrace Deposits. Compacted Fill is not sensitive for paleontological resources and Terrace Deposits have a low sensitivity for paleontological resources.

According to the City thresholds, there would be a significant impact to paleontological resources if grading exceeds 1,000 cubic yards and 10 feet of depth in a high resource potential formation or 2,000 cubic yards and 10 feet of depth in a moderate resource potential formation. As discussed above, the project site was previously mass graded. Grading of the project site would require approximately 1,500 cubic yards to a depth of two feet. Therefore, paleontological monitoring would not be required.

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



## **Transportation Circulation**

### ***DMHE EIR***

The DMHE EIR identified that buildout of the entire DMHE project would result in potentially significant impacts to traffic movements at or near the intersection of San Dieguito Road and the project main access as well as a cumulatively significant regional traffic impact at the El Camino Real/Derby Downs Road intersection. Lastly, the project would contribute to significant impacts to traffic flow on El Camino Real between Half Mile Drive and Via de la Valle and on Via de la Valle between El Camino Real (north of Via de la Valle) and San Andres Drive. Both project-specific direct and cumulative impacts would be reduced below a level of significance through implementation of the following mitigation measures identified in the DMHE EIR:

- a) At the intersection of San Dieguito Road and the northern main access point, San Dieguito Road shall be modified to provide both westbound-to-southbound left-turn and eastbound-to-southbound right-turn lanes.
- b) The project applicant shall provide fair share contributions for a signal to mitigate traffic impacts at the El Camino Real/Derby Downs Road intersection.
- c) The project applicant shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle.
- d) The project applicant shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle).

### ***2016 Addendum***

The 2016 Addendum determined, based on an updated traffic memo, that impacts from the project would not be anticipated. Therefore, the project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result. Since certification of the DMHE EIR, mitigation measures a) and b) have been implemented, and mitigation measures c) and d) would still be required to reduce impacts to a level less than significant. No additional mitigation beyond what was previously identified would be necessary.

### ***Project***

To ensure that the additional 26 multi-family housing units would not create impacts beyond those identified in the DMHE EIR, an updated traffic memo was completed for the project by Urban Systems Associates (January 28, 2020; Attachment 4). The project would generate approximately 120 trips that would access Old El Camino Real. Because Old El Camino Real carries such low traffic volumes, significant impacts from the project would not be anticipated. Since certification of the 1997 EIR, mitigation measures a and b have been implemented, and mitigation measures c and d would still be required to reduce impacts to a level less than significant. Therefore, a Mitigation Monitoring and Reporting Program, as detailed in section IV would be implemented. With implementation of the required mitigation, potential impacts would be reduced to below a level of significance.



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

## **Air Quality**

### ***DMHE EIR***

The DMHE EIR determined that the project would be consistent with the Regional Air Quality Strategy (RAQS) and would not create direct traffic impacts to the surrounding street system provided that the recommended road improvements are constructed. Therefore, direct air quality impacts would not occur. Further, the EIR concluded that construction impacts would be short term and less than significant. Lastly, the project would not create significant (what are now known as "CO [i.e., carbon monoxide] hot spots") impacts as the project would not create level of service (LOS) E or F conditions at intersections. Overall, impacts would be less than significant.

### ***2016 Addendum***

The 2016 Addendum determined that the project would not obstruct implementation of air quality plans, because the project would be consistent with the underlying land use designation and zone. There is no evidence that the project would require a major change to the DMHE EIR. The project would not create any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### ***Project***

The San Diego Air Basin is designated non-attainment for the state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standards for ozone. The two pollutants addressed in the RAQS are reactive organic gases and nitrogen oxides, which are precursors to the formation of ozone. The California Air Resources Board mobile source emission projections and San Diego Association of Governments (SANDAG) growth projections are based on population, vehicle trends, and land use plans developed in general plans. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the General Plan would be consistent with the RAQS. The project would not obstruct implementation of air quality plans, because the project is consistent with the underlying land use designation and zone. Further, the project would generate just 96 added daily trips and therefore would be consistent with the growth anticipated by the General Plan and SANDAG. The project would not conflict with or obstruct the implementation of applicable air quality plans.

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. Project operation would not result in the generation of odors.

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



## **Noise**

### ***DMHE EIR***

As disclosed in the DMHE EIR, the project was not anticipated to result in significant long-term noise impacts on the project site or adjacent development, including the affordable housing site on Lot 149 along Old El Camino Real. While the DMHE EIR identified construction activities may create a temporary nuisance impact if new construction would occur adjacent to already built and existing residences, construction activities would be completed in compliance with the City's Municipal Code (Section 59.5.0404, Construction Noise). Therefore, because grading (the noisiest construction activity) would be completed before any homes are built and occupied and because a reasonable distance buffer will exist on most large lots in the development, custom construction of individual homes is not expected to create any significant temporary noise impacts. Overall, impacts would be less than significant.

### ***2016 Addendum***

The 2016 Addendum determined that the project would generate noise from additional traffic on area roadways; heating, ventilation, and air conditioning units; and construction activities and construction activity. Project-related construction activities would occur in compliance with the City's Construction Noise Ordinance, which prohibits construction activities outside normal daytime hours. Operational noise would be less than significant. Therefore, the project would not create any new significant nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### ***Project***

The project would generate noise from additional traffic on area roadways; heating, ventilation, and air conditioning units; and construction activities. The project proposes 26 additional multi-family units and would generate additional daily trips within a site that already contains 24 existing units of a similar construction style. Further, the construction activities would occur in compliance with the City's Construction Noise Ordinance, which prohibits construction activities outside normal daytime hours.

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

## **Public Facilities and Services**

### ***DMHE EIR***

With respect to schools, the DMHE EIR states that the project would add an estimated 74 students to the elementary and 63 students to the junior and senior high school system. In 1997, these impacts were determined to comprise a significant impact to an already overburdened district. Mitigation was required in the form of a School Agreement with the Solana Beach Elementary School District



(grades K–6) and participation in a Mello-Roos Community Facilities District (San Dieguito Union High School District) for grades 7–12.

The DMHE EIR determined that the project would incrementally increase the demand for water, sewer, and solid waste services but would be a less than significant burden to the City's system. With respect to parks and recreation, the EIR concluded that resource-based parks are sufficient to meet or exceed the needs of the project, but that neighborhood and community parks are not adequate. The project was required to pay park fees in order to provide population-based parks to the future residents. Emergency response times were generally considered to be acceptable, but several lots were proposed to be accessed via a dead-end roadway that was more than 750 feet in length. In addition, the EIR identified a concern that because the community was proposed to be gated, the gates themselves could cause an exceedance of the goal response times. Therefore, in order to mitigate potentially significant impacts to public services (police/fire) and minimize emergency response times to future on-site residences, mitigation was required. Specifically, mitigation measures regarding schools (implementation of School Agreement and participation in a Mello-Roos Community Facilities District), parks & recreation (park fees), and law enforcement and fire protection (requirements incorporated into the design guidelines to minimize emergency response times) were implemented. Impacts would be significant but mitigated to below a level of significance.

### **2016 Addendum**

The 2016 Addendum determined that the additional students generated by the project would be a less than significant increase. The project would increase the demand for water, sewer, and solid waste services; however, given the scope and scale of the project, the incremental increase in demand caused by 13 units would be mitigated through the standard payment of impact fees to the City. Impacts relative to police/fire/emergency service would be reduced as compared to what was analyzed in the DMHE EIR because the multi-family lot (Unit 10) is directly adjacent to Old Camino Real and the units would be sprinklered. There is no evidence that the project requires a major change to the previous EIR.

### **Project**

According to the City of San Diego U.S. Census-based ESRI Report, the average household size within the City in 2017 was 2.61 persons per household. Thus, the project would be anticipated to generate approximately 6 elementary students  $[(68 \times .057) + (68 \times .056)/2]$  and 6 junior high/high school students  $[(68 \times .056)/2 + (68 \times .063)]$ . The addition of 12 students to the local school districts would be an incremental but less than significant increase. In addition, the project would be required to pay school fees pursuant to Senate Bill 50.

A water and sewer study was prepared by Dexter Wilson (January 2020; Attachments 5 and 6) to document the adequacy of the existing water and sewer infrastructure to accommodate the additional 26 units. It was determined the project would increase the demand on water and sewer facilities, but the existing infrastructure would be sufficient to accept the increase. Therefore, impacts would be less than significant.



The project is located in an urbanized and developed area where fire/police and emergency services are already provided. The project would increase the unit count, however, the project would not adversely affect existing levels of fire/police and emergency services in the. Additionally, the project would implement the mitigation requirements documented in the DMHE EIR. Therefore, impacts would be less than significant.

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

## **Public Safety**

### ***DMHE EIR***

The DMHE EIR described that San Diego Gas & Electric (SDG&E) maintains a 150-foot right-of-way, which crosses the southwestern corner of the project site in a northwest-southeast direction. This right-of-way contains one 230-kilovolt line, one 138-kilovolt line, and two 69-kilovolt lines. In addition, the 150-foot right-of-way includes a 30-inch-diameter high-pressure natural gas line and two fuel oil lines (all underground). The EIR determined that project-related activities conducted within the described on-site SDG&E easement could potentially result in safety impacts; however, SDG&E has strict encroachment requirements for SDG&E easements. Therefore, no impacts to gas or fuel pipelines are anticipated from implementation of the proposed project. The EIR also determined that there are no known hazardous waste sites located on or adjacent to the project site and that the proposed estate residential uses (with accessory agricultural and/or equestrian uses permitted) would not be expected to store, use, or generate significant quantities of hazardous materials that could result in contamination of soils, water, or air. Impacts were determined to be less than significant.

### ***2016 Addendum***

The 2016 Addendum determined that the proposed 13 affordable units would not be anticipated to store, use, or generate significant quantities of hazardous materials that could result in contamination of soils, water, or air. The project would not create any new significant impact nor would there be a substantial increase in the severity of impacts from that described in the EIR.

## **Project**

The project site is located west of the SDG&E easement and would not encroach into the 150-foot right-of-way. Both the existing 24 affordable residential units and the proposed 26 multi-family units would not be anticipated to store, use, or generate significant quantities of hazardous materials that could result in contamination of soils, water, or air.

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



## **Water Conservation**

### ***DMHE EIR***

The DMHE EIR disclosed that although water usage would be decreased by up to an anticipated 70 percent (to 90,300 gallons per day) when compared to the (then) existing agricultural use, implementation of the proposed DMHE project would not have a significant adverse impact on City water supplies. However, at the time of preparation of the DMHE EIR, imported water supplies were limited and the continued statewide drought watch condition rendered water conservation efforts essential to curtail the cumulative effects of development in southern California. Therefore, the mitigation measures to reduce the project's impact on the City's water supplies. Impacts were determined to be significant but mitigated to below a level of significance.

### ***2016 Addendum***

The 2016 Addendum determined that the project would incorporate the current City water conservation measures that would implement the mitigation requirements documented in the DMHE EIR. Therefore, the project would not require a substantial change to the EIR with respect to water conservation, nor would there be a substantial increase in the severity of impacts from that described in the EIR.

### ***Project***

The project proposes 26 additional multi-family units that would be constructed to the latest standards for efficient appliances/landscape irrigation and would utilize drought-tolerant landscape plants. Additionally, the project would be constructed under the current building code (Cal Green), which mandates a 20 percent reduction in water use. The project would incorporate current City water conservation measures that would implement the mitigation requirements documented in the DMHE EIR.

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

## **Natural Resources/Agriculture**

### ***DMHE EIR***

As determined in the DMHE EIR, 200 acres of agricultural land would no longer be in production after project implementation. The EIR concluded that impacts would be less than significant because the local agriculture is not regionally significant and there are numerous limiting factors for agricultural production (e.g., topography and sensitive habitats) present. Similarly, the EIR concluded that impacts to mineral resources would not be considered significant due to the generally low potential assigned to on-site aggregate mineral development and the presence of sensitive habitats. Impacts were determined to be less than significant.



## **2016 Addendum**

The 2016 Addendum determined that the project site does not contain any agricultural resources. Therefore, the project would not create any new significant impact nor would there be a substantial increase in the severity of impacts from that described in the EIR.

## **Project**

The project proposes 26 additional multi-family units that would be constructed on a 1.8-acre site that has been previously graded and is mapped as having a low potential for aggregate mineral resources. The site was mass graded as part of the 1997 approval and does not contain any agricultural resources. There is no evidence of new impacts nor any substantial new information that was not known at the time that the previous EIR was certified. Therefore, the project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result.

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

## **Issues Determined Not to be Significant**

Issues determined not to be significant include Risk of Upset, Population and Housing, Energy, and Light and Glare addressed in Chapter 5 of the 1997 EIR. Due to the limited scope of the project modifications, the project would not create any new significant impact, nor would it substantially increase in the severity of impacts from that described in the 1997 FEIR for these environmental issues.

## **VI. ISSUES NOT ANALYZED IN THE PREVIOUS EIR**

CEQA Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the EIR. The certified Program EIR provided a similar level of analysis, even for those issue areas considered to result in impacts found not to be significant.

Revisions to the project components evaluated under the Program 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 those issue areas beyond those analyzed. 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 applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified EIR (No. 94-0576/SCH No. 96-121073) and 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 a Notice To Proceed (NTP) for a subdivision, or 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:

**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 655778 and/or Environmental Document Number 655778, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency:

**Not Applicable**

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:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
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
Land Use (MSCP)	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Traffic	Traffic Reports	Traffic Features Site Observation

### **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

In order to avoid potential impacts to Public Facilities and Services, Transportation, and Water Conservation, the following mitigation measures are conditions of project approval and shall be implemented by the permit holder:

### **BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION**

#### **I. Prior to Construction**

- A. **Biologist Verification** -The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans,



surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- D. **Biological Construction Mitigation/Monitoring Exhibit (BCME)** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** - To avoid any direct impacts to coastal California gnatcatcher, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting coastal California gnatcatchers are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including coastal California gnatcatcher) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved



construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring-** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests of coastal California gnatcatcher or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

## III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

### Public Facilities and Services

- a) Prior to the issuance of any building permit for any residential dwelling unit, the applicant shall participate in mitigation through implementation of a School Agreement (grades K-6) and the participation in a Mello-Roos Community Facilities District (Mello-Roos) (grades 7-12). Prior to the issuance of any building permit for any residential unit, these fees shall be established through a School Agreement with the Solana Beach Elementary School District and the participation in a Mello-Roos with the San Dieguito Union High School District.
- b) The developer shall pay to the City the development's fair share costs in providing population-based parks to serve future residents (i.e., park fees).
- c) In order to minimize emergency response times to future on-site residences, the following requirements will be incorporated into the design guidelines for DMHE:



- 1) Large, clearly legible address numbers will be provided at the street.
- 2) Security entrances will either be staffed 24 hours a day or a security gate code will be provided to the Police and Fire Departments.
- 3) The developer shall coordinate with the fire department to ensure that road widths and turning radii are adequate for all roads and that project fire hydrants are optimally located. The results of this coordination shall be included within the DMHE Design Guidelines and tentative map.
- 4) Residential fire sprinklers will be required for any structure built on Lots 143, 144, 145, 146, 147, and 148.

#### Transportation

- a) The project applicant shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle. The fair share contribution for this improvement to El Camino Real based on the Pacific Highlands Ranch PFFP is \$1,765 per unit. This requirement would be a condition of project approval.
- b) The project applicant shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle). The fair share contribution for this improvement to Via de la Valle based on the Pacific Highlands Ranch PFFP is \$1,508 per unit. This requirement would be a condition of project approval.

#### Water Conservation

- a) Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas; (landscaping plans)
- b) Provide integrated organic soil amendments in landscaped areas to improve infiltration; (landscaping plans)
- c) Reduce runoff potential from landscaped areas by utilizing berming, raised planters, and drip irrigation systems; (landscaping plans)
- d) Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated; (landscaping plans)
- e) Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants; (landscaping plans)
- f) Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design; and (building permits)



- g) Provide information regarding water conservation measures to new residents at the time of lot purchase. (certificate of occupancy)

## **VII. SIGNIFICANT UNMITIGATED IMPACTS**

The DMHE EIR No. 94-0576/SCH No. 96-121073 indicated that significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the EIR were implemented: Landform Alteration/Visual Quality, Land Use (Resources Protection Ordinance), Hydrology/Water Quality, Geology/Soils, Biology, Cultural Resources, Paleontology, Traffic Circulation, Public Facilities and Services, Public Safety, and Water Conservation. The EIR further concluded that direct impacts related to landform alteration would remain significant and unmitigated, and cumulative impacts to water quality, landform alteration, and biology would remain significant and unmitigated after all proposed mitigation measures are implemented. As 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 FEIR, and (b) the impacts have been found acceptable because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previously certified EIR, new CEQA Findings and or Statement of Overriding Considerations are not required.

The 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.

## **VIII. CERTIFICATION**

Copies of the addendum, the EIR, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, have been posted on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



E. Shearer-Nguyen  
Senior Planner  
Development Services Department

December 3, 2020

Date of Final Report

Analyst: M. Dresser

### **Attachments:**

- Figure 1: Regional Location
- Figure 2: Project Location on City 800' Map
- Figure 3: Project Location on Aerial Photograph
- Figure 4: Approved Del Mar Highlands Estates Vesting Tentative Map
- Figure 5: Proposed Site Plan

Appendix A: Final Environmental Impact Report No. 96-121073



Appendix B: 2016 Addendum No. 500066  
Appendix C: Drainage Report  
Appendix D: Geotechnical Report  
Appendix E: Supplemental Biology Letter  
Appendix F: Traffic Memo  
Appendix G: Water System Analysis  
Appendix H: Sewer Report





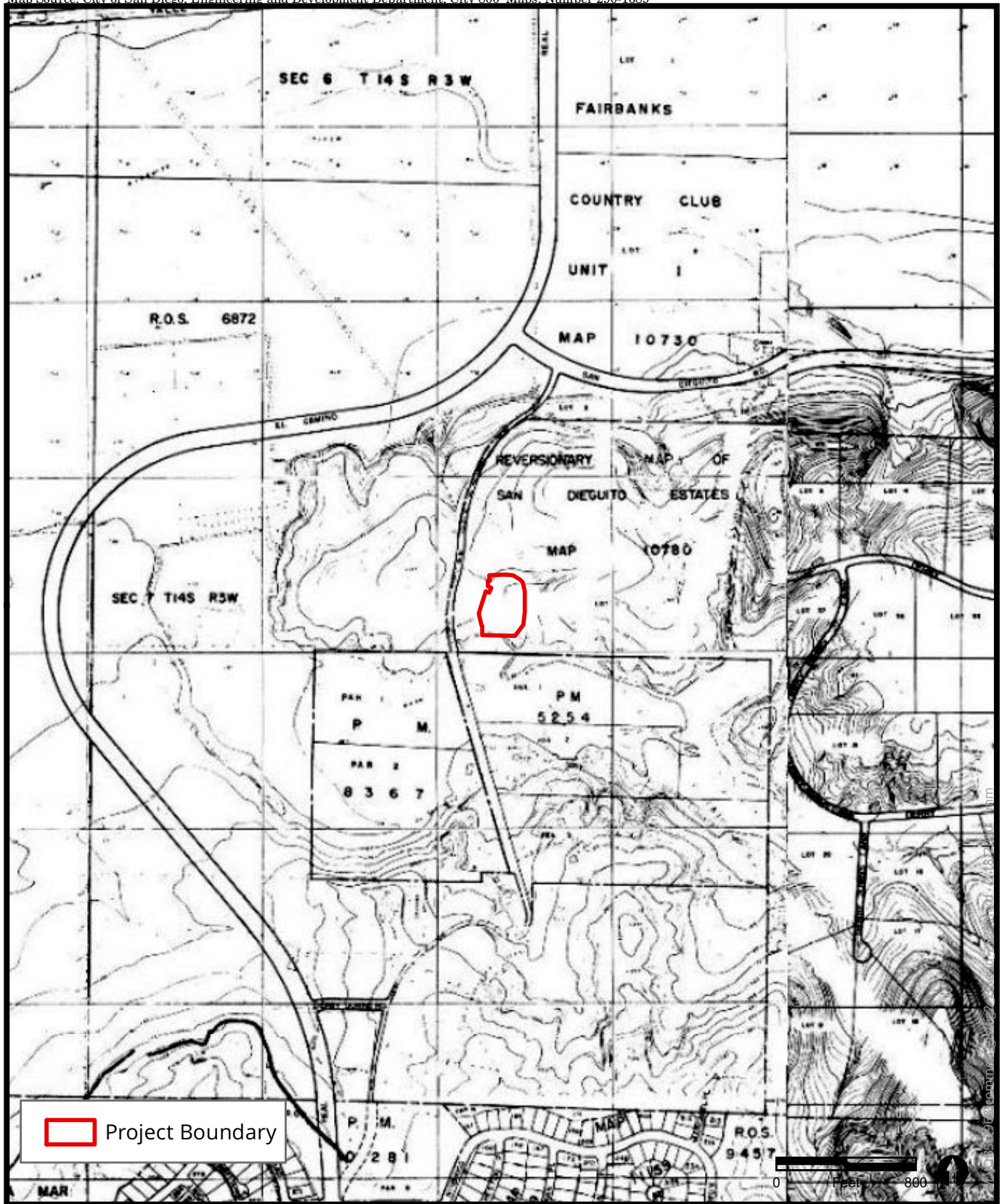
## Regional Location

Del Mar Highlands Estates/Project No. 500066

City of San Diego – Development Services Department

**FIGURE**  
**No. 1**





**Project Location on City 800' Map**  
Del Mar Highlands Estates/Project No. 500066  
City of San Diego – Development Services Department

**FIGURE  
No. 2**

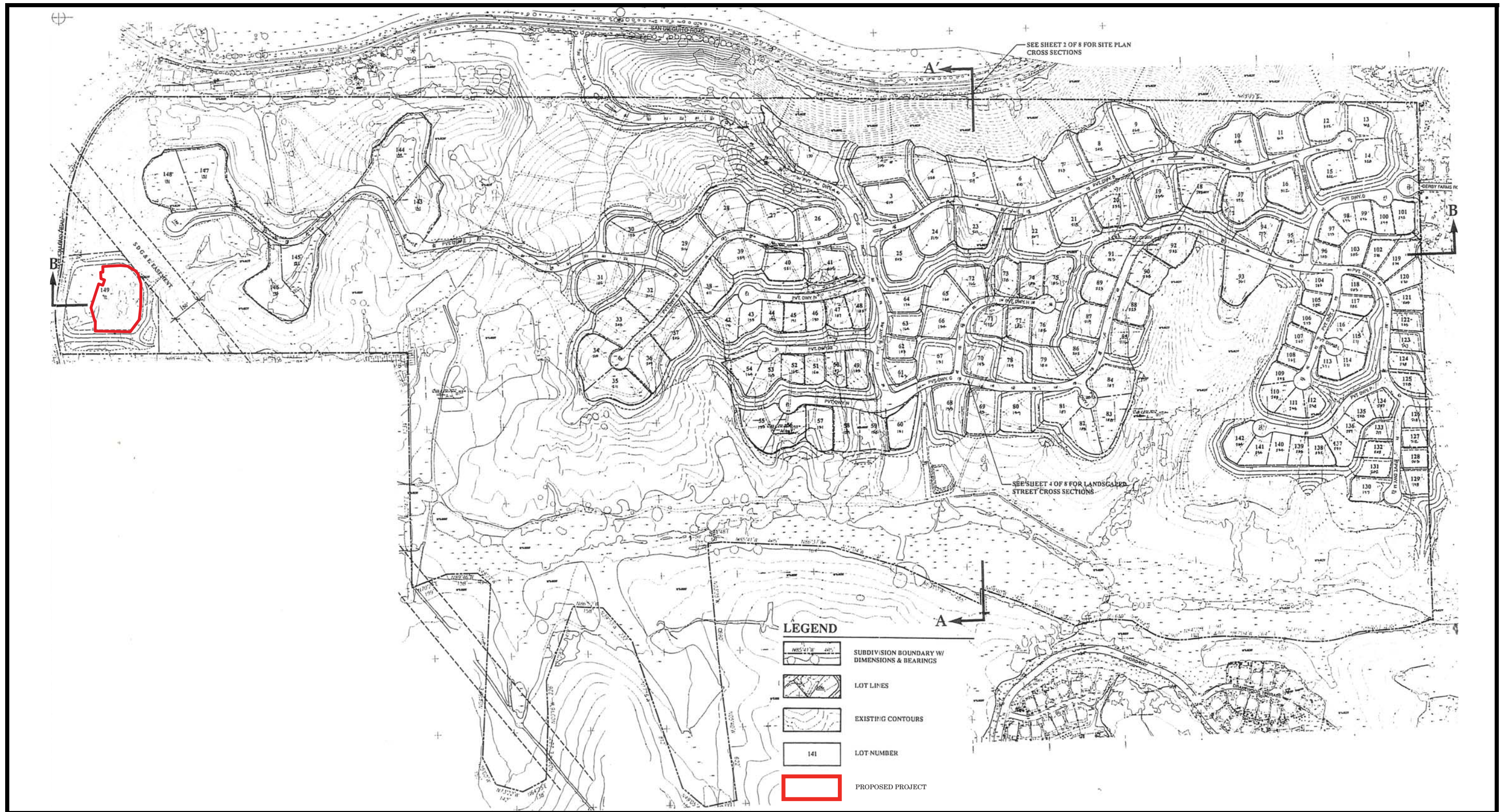




**Project Location on Aerial Photograph**  
Del Mar Highlands Estates/Project No. 500066  
City of San Diego – Development Services Department

**FIGURE  
No. 3**





Approved Del Mar Highlands Estates Vesting Tentative Map  
 Del Mar Highlands Estates / Project No. 500066  
 City of San Diego Development Services Department

**FIGURE**  
**No. 4**



