



Mitigated Negative Declaration

Land Development
Review Division
(619) 446-5460

LDR No. 41-0101

Subject: Sunroad Centrum. AMENDMENTS TO THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN; KEARNY MESA COMMUNITY PLAN; AND NEW CENTURY CENTER MASTER PLAN, DEVELOPMENT STANDARDS, AND DESIGN MANUAL; REZONE; AMENDMENT TO PCD/PRD/PID PERMIT NO. 99-1269; AND SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND GENERAL DYNAMICS PROPERTIES, INC. (DOCUMENT NO. 00-18448) in order to increase the maximum amount of residential development permitted within a portion of the Master Plan Area. The proposal includes the relocation of a San Diego Gas & Electric Company electrical substation to a planned non-residential portion of the project area. The proposal would increase the maximum amount of residential development permitted within Planning Areas (PAs) 1A, 1B, 2B and 3A of the New Century Master Plan Area from 550 to 1,120 for sale or rent multi-family dwelling units, thereby increasing the total maximum number of residential dwelling units permissible within the Master Plan Area from 998 to 1,568. In addition to residential uses, office, hotel, restaurant and retail uses are currently permissible within these Planning Areas and would continue to be permissible uses. The proposal includes the rezone of the 8.2-acre PA 3A from M-1B to CA to allow residential use as an option within this Planning Area. The project applicant is the owner of the properties within PAs 1A, 2B and 3A, which comprise approximately 41 acres of the 244-acre Master Plan Area. The project area is located within the northwestern portion of the New Century Center Master Plan Area of the Kearny Mesa Community Planning Area. Applicant: Sunroad Enterprises.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the Sunroad Centrum proposal could have a significant adverse effect upon transportation/circulation and public services (park and recreation). Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially adverse effect previously identified, and the preparation of an Environmental Impact Report will not be required.

The City of San Diego conducted an Initial Study which determined that the San Diego Gas & Electric Company's proposed electrical substation relocation could result in significant adverse noise and human health/public safety impacts. Based upon further review and analysis of the proposal, it was found that the proposed electrical substation relocation will

not result in any significant, unavoidable environmental impacts; therefore, the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Transportation/Circulation

1. Prior to building permit issuance for the 999th residential unit within the New Century Center Master Plan Area, the owner/permittee shall assure the provision of an internal shuttle transit system within the Master Plan Area to the satisfaction of the City Engineer, including, but not limited to, the shuttle system implementation schedule and duration and operational characteristics (e.g., route, frequency, daily hours of operation).

Public Services (Park and Recreation)

2. 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.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
Councilmember Frye, District 6
Development Services Department
Planning Department
Park and Recreation Department
San Diego City Schools
San Diego Gas & Electric Company
Sempra Energy
Kearny Mesa Community Planning Group
Kearny Mesa Town Council
Mary Johnson
U.S. Marine Corps Air Station Miramar
Sunroad Enterprises
Lennar Partners

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Paul Hellman, Senior Planner
Development Services Department

November 21, 2001
Date of Draft Report

January 31, 2002
Date of Final Report

Analysts: Shearer-Nguyen/Hellman



UNITED STATES MARINE CORPS
MARINE CORPS AIR BASES WESTERN AREA MIRAMAR
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103.8A
G-5/41-0101
December 5, 2001

CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW
ATTN LAWRENCE MONSERRATE
1222 FIRST AVENUE MS 302
SAN DIEGO CA 92101

RE: KEARNY MESA COMMUNITY PLAN; PUBLIC NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION FOR THE SUNROAD CENTRUM, LDR
NO. 41-0101

Dear Mr. Monserrate,

This is in response to the Public Notice of a Proposed Mitigated
Negative Declaration, which addresses residential construction
with ancillary support within the Kearny Mesa Community Planning
area.

The proposed project will be affected by operations of military
fixed and rotary-wing aircraft transiting to and from Marine
Corps Air Station (MCAS) Miramar. The project is located
outside the adopted and projected 60-65 dB Community Noise
Equivalent Level (CNEL) noise contours and is consistent with
the land use compatibility guidelines for Miramar operations.
Occupants will see and hear military aircraft and experience
varying degrees of noise and vibration. Consequently, we are
recommending full disclosure of noise and visual impacts to all
initial and subsequent purchasers, lessees, or other potential
occupants.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 12:00 midnight
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate
24 hours per day, 7 days per week. Fiscal and manpower
constraints, as well as efforts to reduce the noise impact of
our operations on the surrounding community, impose the

RESPONSES TO COMMENTS

1. Because the project site is outside of the 60 dB CNEL noise contour of MCAS Miramar and is consistent with the land use compatibility guidelines for MCAS Miramar operations, no significant noise or land use impacts would result and no mitigation would be required. Therefore, the City of San Diego cannot require the full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants as recommended.
2. Comment noted.

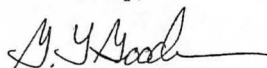
1.

2.

above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Ms. Rhonda Benally at (858) 577-6603.

Sincerely,



G. L. GOODMAN
Colonel, U.S. Marine Corps
Assistant Chief of Staff
Community Plans and Liaison

KEARNY MESA PLANNING GROUP

c/o Gibbs Flying Service, Inc.
8906 Aero Drive
San Diego, CA 92123
858-277-0162 FAX 858-277-0854

January 16, 20002

Lawrence C. Monserrate, Environmental Review Manager
Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: Draft Mitigated Negative Declaration LDR No. 41-0101
Sunroad Centrum 570 Additional Residential Units
SDG&E Substation Relocation

Dear Mr. Monserrate,

Today, the Kearny Mesa Planning Group had a presentation from Mr. Steve Berg and Mr. Brian Paul, representing Sunroad Centrum, on the referenced Draft Mitigated Negative Declaration and the proposed Sunroad Centrum development. After the presentation there were many questions from members and a thorough discussion of the Mitigated Neg Dec. The group was generally supportive of the Mitigated Neg Dec. There was agreement with the findings that the SDG&E Substation relocation would not result in any significant impact and that the minimal PM traffic additions would be mitigated with the shuttle system. The group was concerned about the Park and Recreation requirements however. Last November, prior to the Sunroad Centrum Planning Commission hearing, the group commented that the Population Based Park standards may not be appropriate for this type of high density "City of Villages" development. The mitigation options 2.a., 2.b. and 2.c.i., ii., iii., all require a "public" 15,000 sf recreation building, pool and 3.42 acres of contiguous, adjacent or nearby land or a combination with in lieu fees to provide the same. The group thought this was excessive.

The marketplace will require the Centrum residential development to have private internal recreation facilities such as fitness centers, pools and multipurpose recreational areas (clubhouses). As we understand the proposed mitigation program and the Park and Recreation Department's policies, Centrum will not receive "credit" for these internal recreational facilities because they are "private", exclusively for residents of the surrounding development, not public use. This project may have more than one residential development, each with private facilities. These separate internal facilities will serve each development's residents, so they should be counted as a partial credit toward the overall Park and Recreation requirements. Requiring the duplication of a recreation building or pool for "public" use adjacent to this site, when the same facilities are available privately for all of the residents, is a poor use of resources. The mitigation requirements should allow the developers the option and flexibility of several private recreational

RESPONSES TO COMMENTS

3. The park and recreation mitigation requirements contained in the Mitigated Negative Declaration were formulated by the City of San Diego Park and Recreation Department, based upon the population-based park and recreation facility policies of the City of San Diego Progress Guide and General Plan. However, as stated in the mitigation measure, the City Council has the authority to impose alternative requirements as a condition of project approval if they elect to do so.
4. Please see the response to comment 3.

3.

4.

Lawrence C. Monserrate
January 16, 2002

facilities and pools, properly sized to serve a specific number of residents, or a larger public facility that will serve the entire development.

The group believes that in addition to the option of "private" recreation facilities some "community serving public areas", complimentary to the private facilities, either adjacent or nearby, should be provided so that residents have a place to "get away", "go for a walk" or participate in field sports. We do not know what the appropriate size of this area should be or its configuration, but it is needed. The overall site for the additional 570 units in the Sunroad Centrum project, that is the subject of this Mitigated Neg Dec, is about 8 acres and requiring 3.42 acres of additional park and recreation land is excessive and could prevent the project from being built. San Diego is facing a severe shortage of both usable land and housing. Policymakers are advocating higher density developments to make future residential growth possible. The Population Based Park standards need to be updated to differentiate between single family suburban developments and high density "infill, City of Villages" type developments. The group urges reasonableness and flexibility is creating and applying park standards to this type of development.

5.

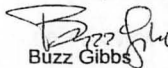
The Kearny Mesa Planning Group adopted a resolution to summarize the above comments that stated: "The group supports a review and evaluation of the Community Based Park Standards as they now are applied to the Sunroad Centrum project and as these will be applied to "City of Villages" type high density residential developments in the future. We request you consider "private" recreational amenities that are included in each development as a partial credit toward the Park and Recreation requirements of this and future developments. We also recognize that some additional public, community serving, park and recreation areas are necessary and that these need to be reasonable in size and complimentary to the recreation facilities provide in each development. We urge the formulation of appropriate new park standards that will apply to this type of development."

6.

The Kearny Mesa Planning Group appreciates the opportunity to comment on this document at this late date due to the non-receipt of the original notice of the Mitigated Negative Declaration last December. Please contact me if you need any additional information.

7.

Sincerely,


Buzz Gibbs

cc: Paul Hellman
Mike Westlake
John Wilhoit
KMPG Members

RESPONSES TO COMMENTS

5. Please see the response to comment 3.
6. Please see the response to comment 3. While it is possible that revised population-based park and recreation facility policies will be adopted by the City Council as part of the future adoption of the Strategic Framework Element of the City's Progress Guide and General Plan, it is neither possible to accurately speculate as to the nature of such potential revisions or to apply potential revised policies at this point in time.
7. Comment noted.

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
LDR No. 41-0101

Subject: Sunroad Centrum. AMENDMENTS TO THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN; KEARNY MESA COMMUNITY PLAN; AND NEW CENTURY CENTER MASTER PLAN, DEVELOPMENT STANDARDS, AND DESIGN MANUAL; REZONE; AMENDMENT TO PCD/PRD/PID PERMIT NO. 99-1269; AND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND GENERAL DYNAMICS PROPERTIES, INC. (DOCUMENT NO. 00-18448) in order to increase the maximum amount of residential development permitted within a portion of the Master Plan Area. The proposal includes the relocation of a San Diego Gas & Electric Company electrical substation to a planned non-residential portion of the project area. The proposal would increase the maximum amount of residential development permitted within Planning Areas (PAs) 1A, 1B, 2B and 3A of the New Century Master Plan Area from 550 to 1,120 for sale or rent multi-family dwelling units, thereby increasing the total maximum number of residential dwelling units permissible within the Master Plan Area from 998 to 1,568. In addition to residential uses, office, hotel, restaurant and retail uses are currently permissible within these Planning Areas and would continue to be permissible uses. The proposal includes the rezone of the 8.2-acre PA 3A from M-1B to CA to allow residential use as an option within this Planning Area. The project applicant is the owner of the properties within PAs 1A, 2B and 3A, which comprise approximately 41 acres of the 244-acre Master Plan Area. The project area is located within the northwestern portion of the New Century Center Master Plan Area of the Kearny Mesa Community Planning Area. Applicant: Sunroad Enterprises.

I. PURPOSE AND MAIN FEATURES:

Sunroad Centrum Proposal

The Sunroad Centrum proposal consists of Amendments to The City of San Diego Progress Guide and General Plan; Kearny Mesa Community Plan; New Century Center Development Agreement; and New Century Center Master Plan, Development Standards, and Design Manual; Rezone; Amendment to PCD/PRD/PID Permit No. 99-1269; and Amendment to the Development Agreement Between the City of San Diego and General Dynamics, Inc. (Document No. 00-18448) in order to increase the maximum amount of residential development permitted within a portion of the Master Plan Area by 570 for sale or rent multi-family dwelling units. The Sunroad Centrum proposal is analyzed at a program level of analysis in this environmental document; discretionary approval by the City will be required prior to the development of the proposed additional 570 dwelling units, at which time subsequent environmental review in accordance with the provisions of the California Environmental Quality Act will be conducted. The proposal would be considered by the City Council in accordance with Decision Process Five, with recommendations provided by the Planning Commission. The New Century Center Master Plan governs the redevelopment/reuse of the 233-acre former General Dynamics

facility property and the 11-acre Computer Science Corporation facility site, located immediately east of State Route 163 and bounded by Lightwave Avenue and Clairemont Mesa Boulevard to the north, Ruffin Road to the east, Tech Way to the south, and Kearny Villa Road to the west, within the Kearny Mesa Community Planning Area (see Figure 1 - Location Map).

The proposal would increase the maximum amount of residential development permitted within Planning Areas (PAs) 1A, 1B, 2B and 3A of the Master Plan Area (see Figure 2 - Existing Land Use Plan and Figure 3 - Proposed Land Use Plan) by 570 units, from 550 to 1,120 for sale or rent multi-family dwelling units, thereby increasing the total maximum number of dwelling units permissible within the Master Plan Area from 998 to 1,568. In addition to residential uses, office, hotel, restaurant and retail uses are currently permissible within these Planning Areas and would continue to be permissible uses. The proposal includes a rezone of PA 3A from M-1B to CA to allow residential use as an option within this Planning Area. The project applicant is the owner of the properties within PAs 1A, 2B and 3A, which comprise approximately 41 acres of the 244-acre Master Plan Area.

San Diego Gas & Electric Company Electrical Substation Relocation

The relocation of an existing San Diego Gas & Electric Company (SDG&E) electrical substation (General Dynamics Substation) to a planned non-residential portion of the Sunroad Centrum project area is addressed at a project level of analysis in this environmental document. The purpose of the relocation is to implement the proposed development plan, while continuing to provide reliable electrical service to the project and other existing and future customers within SDG&E's service area.

Project Site Location

The proposed relocation site for the new substation (Spectrum Substation) is within Planning Area 1A, approximately 1,200 feet west of the current substation location within Planning Area 3A; both the existing and proposed substation locations are situated within the Sunroad Centrum portion of the Master Plan Area (see Figure 4 - Substation Location Map). The relocation site and the area immediately surrounding the site consists of previously graded, currently vacant land on the east, west and south. To the north is existing Lightwave Avenue. It is anticipated that in the future the proposed substation site will be surrounded by a parking structure of two to four stories above-grade; therefore, it is anticipated that the substation would be visible only from Lightwave Avenue and would be significantly buffered from intensive land uses by the parking structure. Within 500 feet of the relocation site, existing uses include vacant land to the east and southeast; industrial, office and restaurant uses to the north and northeast, vacant land and State Route 163 to the west; and vacant land to the south. Planned future uses within 500 feet of the relocation site include the existing uses to the north and northeast; office and/or residential uses beyond the parking structure to the east; and office/retail uses beyond the parking structure to the west and south. Figure 4 consists of an aerial photograph which includes the existing substation location, the proposed relocation site, and existing uses within 500 feet of the proposed relocation site.

The Spectrum Substation is planned to be located on the south side of Lightwave Avenue, approximately 400 feet east of the intersection of Lightwave Avenue and Kearny Villa Road, in the City of San Diego. It is designed to be an ultimate 69/12 kV station with eight 12 kV circuits. The proposed relocation site is 0.61 acres. The new station would serve the projected electric load growth within the Sunroad Centrum project area and the

surrounding area. Upon completion of construction of the Spectrum Substation, the two 12 kV circuits (C336 & C337) fed from the existing General Dynamics Substation would be transferred to the Spectrum Substation and the General Dynamics Substation would be deenergized and removed. The proposed relocation site is zoned CA by the City of San Diego. No removals are required to use the proposed relocation site. The existing 69 kV transmission line (TL 672) between Kearny, General Dynamics, Kyocera, and Mesa Heights will be looped underground into the substation using one 69 kV double circuit steel cable pole north of the substation along the existing right-of-way.

Distribution

The Spectrum Substation is designed to have an ultimate capacity of 56 MVA, which requires two 28 MVA transformers with two sections of metal clad switchgear. Each section of switchgear would be equipped with circuit breakers for four 12 kV distribution circuits. To accommodate the distribution circuit getaways from the substation, one conduit package with eight 5-inch conduits would be installed from each section of switchgear out to Lightwave Avenue. Upon completion of construction of the Spectrum Substation, including the installation of both conduit packages, the two 12 kV circuits (C336 & C337) currently fed from the General Dynamics Substation would be transferred to the Spectrum Substation.

Substation Specifications

The Spectrum Substation is designed to have an ultimate capacity of 56 MVA with two 28 MVA transformers, two 69 kV lines, two sections of metalclad switchgear for eight 12 kV circuits, and two 12 kV, 6 MVA metalclad capacitor banks. The substation perimeter wall would be 150 feet on two sides and 178 feet on the remaining two sides; this wall would enclose an area of approximately 26,700 square feet (see Figure 5 - Substation Site Plan). A concrete masonry block (decorative split-faced block) would be constructed on all four sides of the substation (see Figure 6 - Typical Substation Perimeter Wall/Entry Gate). The height of the wall would be 10 feet with three strands of barbed wire on the inside of the wall. Access to the substation would be from Lightwave Avenue via two 20-foot wide driveways and two redwood sliding gates located along the north wall of the project site (see Figure 6). The site would be landscaped after construction of the perimeter wall and fences are completed and will be in accordance with SDG&E landscaping guidelines.

The initial development of the proposed substation includes one 69/12 kV low profile, low sound, 28 MVA transformer, metalclad switchgear with capacity for four 12 kV circuits, and one 12 kV, 6 MVA metalclad capacitor bank. A prefabricated, integral Control and Battery Shelter (10-foot by 40-foot) would also be provided. The Control Shelter would contain protective relays, control switches with indicator lights for the 69 kV circuit breakers and 12 kV transformer circuit breakers, alarm panel, telecom equipment, and AC and DC power panels. The Battery Shelter would contain a 60-cell battery contained in a properly designed seismic battery rack and a battery charger. The battery system is designed to supply power to the protective relaying and breaker controls for loss of all AC power. The design of the entire substation is low profile with a maximum height of structures and equipment of 13 feet.

Transmission

Transmission construction would involve the installation of one 69 kV double-circuit steel cable pole with a double circuit trench approximately 600 circuit feet from the steel

cable pole to the Spectrum Substation. A trench from the steel pole would house a 66-inch reinforced concrete pipe storm drain and would continue to the substation property where connections to the racks would be made. 1750 kcmil cable would be pulled from the substation to the steel pole requiring a pulling site approximately 50 feet from the pole and 50 feet wide. Construction would be completed with the removal of wires and poles which currently make the connection to the General Dynamics Substation. Changes to the TL672 circuit would not require and modification to the current operation and maintenance procedures employed by SDG&E along the right-of-way. SDG&E would continue to operate and maintain the transmission line and right-of-way in accordance with applicable SDG&E, California Public Utilities Commission, and Department of Energy/Environmental Protection Agency guidelines and requirements.

Site Development

Construction of the substation equipment foundation would commence after site development. The equipment and support structures would be placed on the foundations and anchored in their final position. A bare copper wire grounding grid with buried copper rods would be installed within the perimeter of the substation and would be connected to all metal parts. Wiring from the Control Shelter to the equipment would be done in enclosed cable trench and underground conduit. All construction equipment, vehicles, personnel, and material staging areas would be within the limits of the proposed substation property. Construction access to the property would be via Lightwave Avenue.

Construction equipment would include tractors, loaders, and trucks for excavating, compacting, hauling, and finish grading of the site. A small amount of soil would be transported to and from the site with street-legal trucks. Portable cranes and heavy hauling trucks would be employed for the installation of the substation equipment and support steel. Concrete trucks, backhoes, crew trucks, and pick-up trucks would be traveling to and from the site during the installation of the foundations, ground grid, and underground ducts. Crew trucks, boom trucks, and pick-up trucks would be traveling to and from the site daily for the balance of the construction activities, testing and check-out, and installation of the transmission and distribution cable inside the substation.

Six to eight workers would be employed for the site development phase of the project. Eight to fifteen workers could be on-site during the balance of construction of the substation until just prior to wiring checkout and testing. At this stage of construction, approximately four to six electricians would be on-site. Final activities to energize the station would require six to eight electricians and two to four engineers. Total construction time including testing and energizing is anticipated to be nine months.

Substation Operation and Maintenance

The substation would be unmanned and electric equipment within the substation would be controlled from the SDG&E Operating Center. The substation is designed to enhance safety and reduce risk of electrocution. The substation wall would be of sufficient height and texture to prevent unassisted and unauthorized entrance. Barbed wire would be attached to the inside of the block wall and would not be visible from Lightwave Avenue. The entrance gates would be locked at all times and warning signs would be posted on the perimeter wall. Entry to the substation would be restricted to authorized SDG&E personnel only.

Maintenance includes equipment testing, monitoring, and repair as well as emergency and routine procedures for service continuity and preventative maintenance. A two to four

person crew would make an estimated four trips per year to the substation to perform maintenance. One pick-up truck with one Troubleshooter would be required to visit the substation periodically to perform inspections or to operate equipment.

Evaluation of Alternative Sites

During the course of evaluating the substation relocation, the applicant and SDG&E evaluated three sites, all within the boundaries of the Master Plan Area. Site A is the proposed site as described above, Site B was a portion of the property located at the northwest corner of Overland Avenue and Lightwave Avenue, and Site C was a portion of the property located at the southwest corner of Clairemont Mesa Boulevard and Overland Avenue. Site A was selected due to its superior characteristics in several categories. It would provide the best access (can be served by two driveways) and turning radii; requires the shortest underground transmission bring-up across Lightwave Avenue; and requires the shortest distribution getaways from the site. Access to Site B and the turning radii would be constrained by the proposed parking lot layout. Also, the transmission drop-off and distribution getaway layouts would require an approximately 300-foot long and 20-foot wide underground utility easement; the location of this underground easement could represent a significant constraint to property development. Due to existing medians and median striping on Clairemont Mesa Boulevard, access to Site C would only be from one driveway entrance; a single access driveway does not meet SDG&E criteria for substation access. The high volume of traffic on Clairemont Mesa Boulevard would also result in a higher risk of traffic conflicts than Sites A or B. For Site C, the extension of transmission bring-up and distribution getaways would be from Lightwave Avenue and would require a 500-foot long and 20-foot wide easement, which would present serious development constraints to the property.

II. ENVIRONMENTAL SETTING:

Planning Areas 1A, 1B, 2B and 3A of the New Century Center Master Plan are situated within the western half of the Master Plan Area. These Planning Areas are comprised of flat, rough-graded, vacant properties located within an improved mixed-use development area, surrounded by various developed, under construction, and vacant properties.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

Transportation/Circulation

The potential transportation/circulation impacts of the proposed increase in residential development within the New Century Center Master Plan Area was assessed by Urban Systems Associates, Inc. Based on the previous traffic impact analysis of the New Century Center Master Plan, it was established that P.M. peak traffic is the critical peak. During the P.M. peak, the proposed additional residential units are expected to generate 307 trips. One of the traffic mitigation measures imposed at the time of the approval of the Master Plan was the provision of an internal shuttle. The early implementation of this internal shuttle system would result in a reduction of internal trips which would offset the additional trips associated with the proposed increase in residential units. With the implementation of this requirement, as outlined in Section V, Mitigation Monitoring and Reporting Program, of the Mitigated Negative Declaration, the transportation/circulation impacts projected to result from the development of an additional 570 residential units within the Master Plan Area would be mitigated to below a level of significance.

Public Services

Park and Recreation

The existing New Century Center Master Plan allows for a maximum of 998 dwelling units, comprised of 448 units within Planning Area 3B, which have been approved for development under Planned Residential Development Permit No. 99-0509, and a maximum of 550 units within Planning Areas 1A, 1B, 2B and 3A. A recreation center (with swimming pool and spa) and a one-acre turfed open space area will be provided within Planning Area 3B, in accordance with approved Planned Residential Development Permit No. 99-0509. Under the existing Master Plan, no public park and recreation facilities exist or are planned to be constructed within the Master Plan Area. The 6.6-acre privately owned Missile Park (Planning Area 7) is located within the Master Plan Area at the northeast corner of the intersection of Overland Avenue and Lightwave Avenue (see Figure 3). 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 this Planning Area.

The City of San Diego Progress Guide and General Plan calls for the provision of neighborhood park and recreation facilities within a one-half mile radius of resident populations between 3,500 and 5,000. With the proposed addition of up to 570 additional dwelling units within the Master Plan area, the need for neighborhood park and recreation facilities to serve Master Plan Area residents would be significantly exacerbated. Based on the Park and Recreation Department's standard ratios of 2.5 residents per unit and 2.4 acres of useable park land per 1,000 residents, 3.4 acres of neighborhood park and recreation facilities would be needed to serve the anticipated residents of the 570 units in order to meet the General Plan standard. Owners/permittees of residential developments beyond the 998 dwelling units authorized under the previously adopted New Century Center Master Plan would be responsible for the provision of adequate public neighborhood park and recreation facilities to serve this incremental population, as outlined in Section V, Mitigation Monitoring and Reporting Program, of the Mitigated Negative Declaration. Through the implementation of this requirement, the public services/park and recreation impacts of the proposal would be mitigated to below a level of significance.

Schools

Public elementary, middle school and high school services to Master Plan area residents would be provided by the San Diego Unified School District. The nearest public school facilities are located in the Tierrasanta and Serra Mesa communities, both of which are approximately two miles from the Master Plan Area. Therefore, pedestrian access to the nearest school facilities is not possible. The district has no plans at this time to develop neighborhood school facilities within the Kearny Mesa community. It is district policy to provide bus transportation only for integration and special education programs; the district does not transport students to their neighborhood school based on distance from their residence to their school site. The district has requested that all residential developers within the Master Plan Area be required to inform potential residents of this policy, and the distance from the developments to the schools assigned to serve the area. However, the district did not identify any school facilities impacts that would result from the proposed increase in Master Plan Area residential development (Correspondence from Joe Wolf, San Diego City Schools, to Mike Westlake, City of San Diego, dated April 10, 2000).

SDG&E Electrical Substation Relocation

Noise

In order to assess the potential noise impacts of the proposed electrical substation, a sound level analysis was conducted by SDG&E, the results of which are contained in a report entitled, "Sound Level Analysis, Spectrum 69/12 kV Substation," dated August 31, 2001. This report is available for review in the office of the Land Development Review Division and is summarized below.

The sound analysis was performed for the ultimate substation configuration of two 69/12 kV, 15/20/25 MVA transformers. The sources of noise for these transformers are typically 60-cycle vibration and cooling fans. The cooling fans operate in stages as the main tank oil temperature increases due to increased loading. The additional cooling allows the transformer to achieve the higher ratings. The noise level used in the analysis was 61 dBA (A-weighted decibels), which is the maximum allowed by SDG&E. No noise attenuation was considered for the 12-foot high by 8-inch thick block wall that is proposed to surround the substation on all sides, resulting in a very conservative analysis of anticipated noise impacts. Sound level calculations were performed using the EENoise program. The program uses noise equations published in the Standard Handbook for Electrical Engineers, 10th Edition, Section 11-100. The input data required for the sound analysis program includes the length, width, and height dimensions of each transformer, the sound level of each transformer, the number of transformers, the coordinates of the receptors, and coordinates of each noise source. All coordinates are referenced to the origin of the coordinate system.

Based upon the results of the noise modeling, it is projected that the noise levels along the perimeter of the substation site would range from approximately 40 to 47 dBA, which as stated above does not take into account noise attenuation effects of the proposed perimeter block wall. The City of San Diego Municipal Code regulates maximum sound levels which may be generated at or beyond the boundary of a given property; the established limits vary by time of day and by the zoning of both the noise generating and noise receiving properties. In cases where both the noise generating and noise receiving properties are both commercially zoned, as is the case with the proposed substation, the one-hour average sound level limit at or beyond the boundaries of the property is 60 dB between 7 P.M. and 7 A.M. and 65 dB between 7 A.M. and 7 P.M. Therefore, based upon the results of the sound level analysis, the proposed operation of the substation is anticipated to be well within the limits of the City of San Diego Municipal Code.

Human Health/Public Safety

The substation is designed to enhance safety and reduce risk of electrocution. The substation wall would be of sufficient height and texture to prevent unassisted and unauthorized entrance. Barbed wire would be attached to the inside of the block wall and would not be visible from Lightwave Avenue. The entrance gates would be locked at all times and warning signs would be posted on the perimeter wall. Entry to the substation would be restricted to authorized SDG&E personnel only. It is anticipated that the substation would be surrounded on one side by a public street, Lightwave Avenue, and on the remaining three sides by an above-grade parking structure. The substation would, therefore, not be situated immediately adjacent to any habitable structures, such as residential development or office/retail space. Based upon the design and operational characteristics of the proposed substation, no significant human health/public safety impacts are anticipated to result.

V. RECOMMENDATION:

On the basis of this initial evaluation:

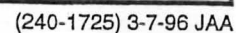
☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

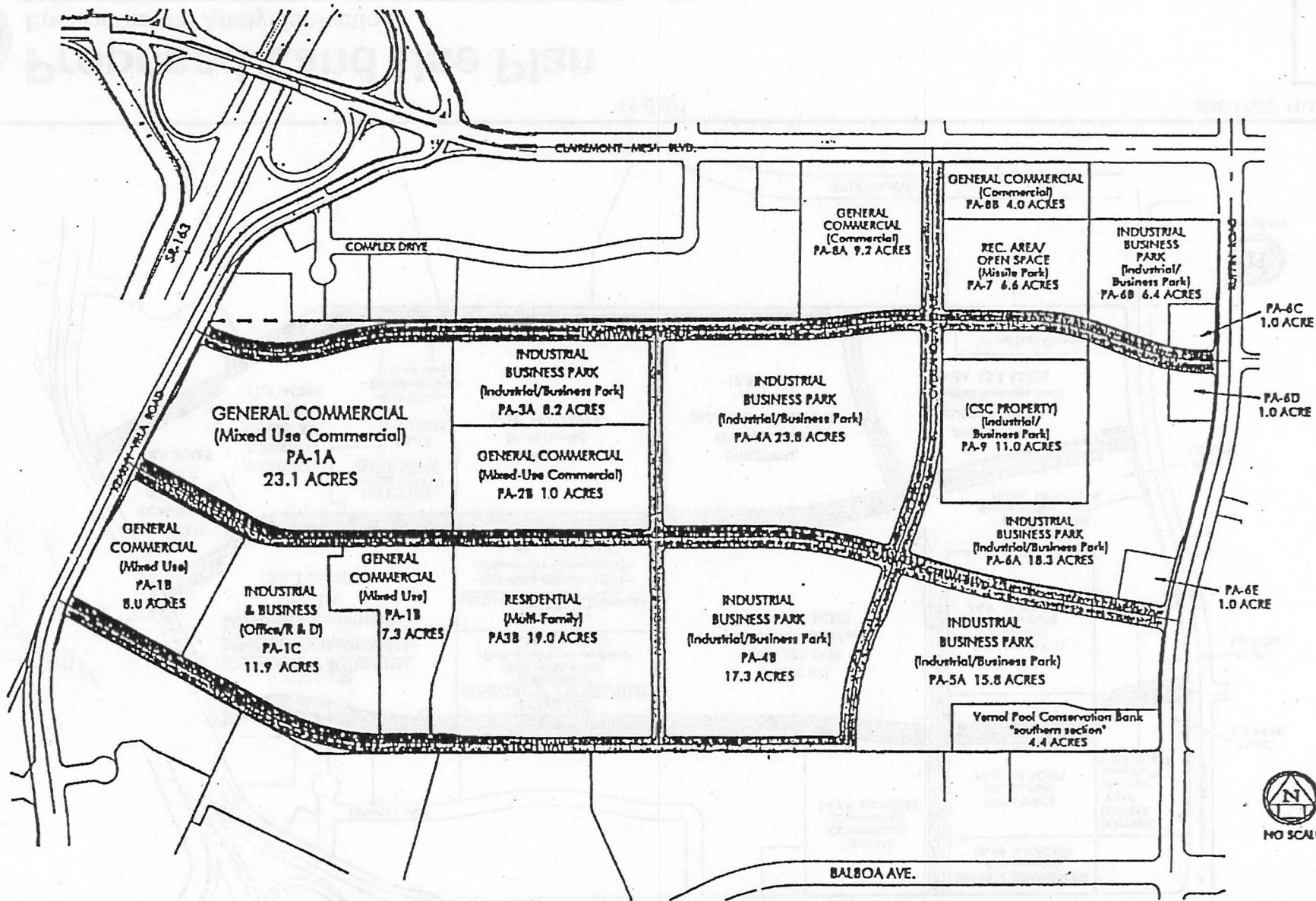
☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Shearer-Nguyen/Hellman

Attachments: Figure 1 - Location Map
Figure 2 - Existing Land Use Plan
Figure 3 - Proposed Land Use Plan
Figure 4 - Substation Location Map
Figure 5 - Substation Site Plan
Figure 6 - Typical Substation Perimeter Wall/Entry Gate
Initial Study Checklist



1



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(240-1726) 11-13-2001 bf.



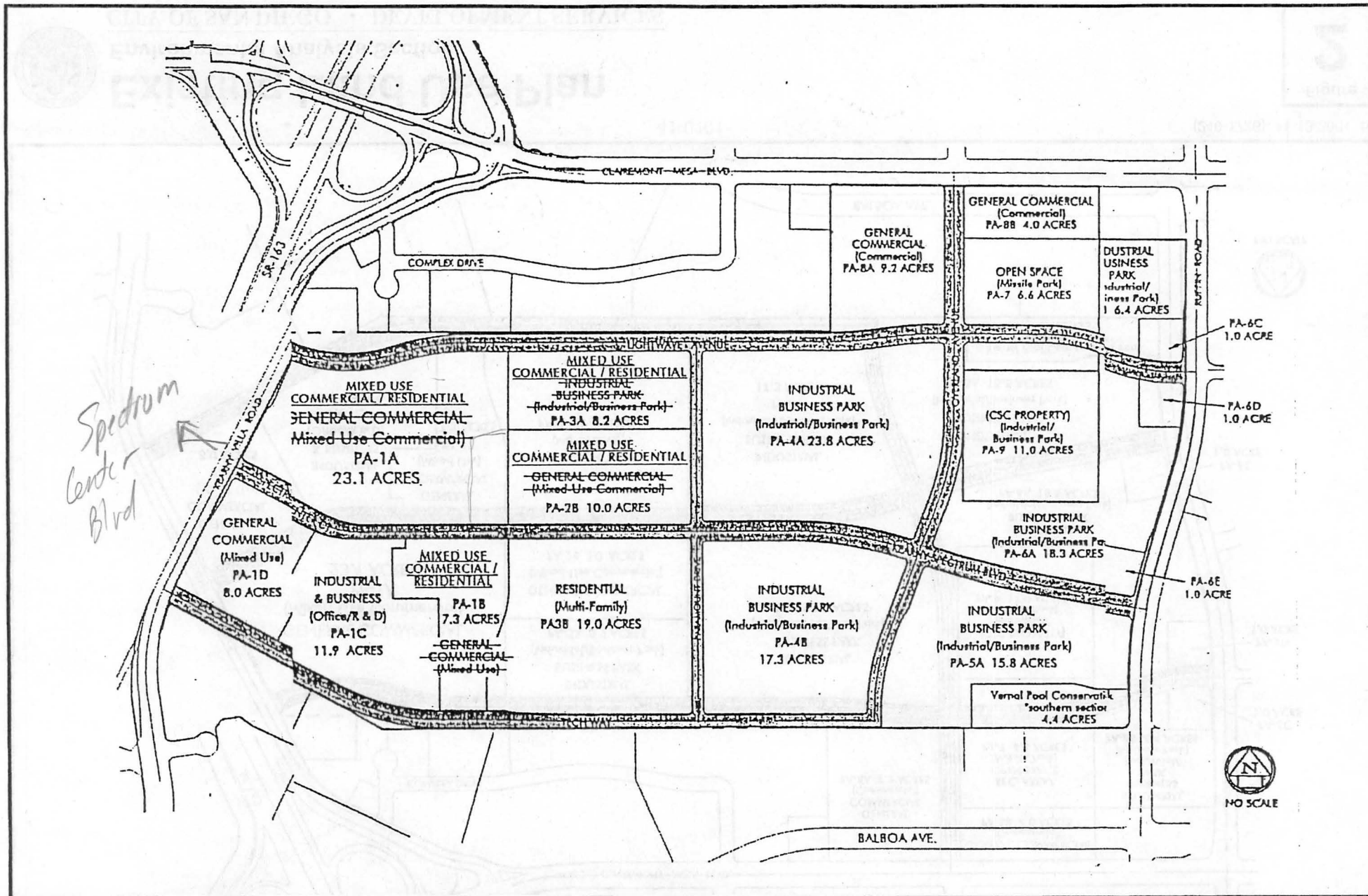
Existing Land Use Plan

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

2



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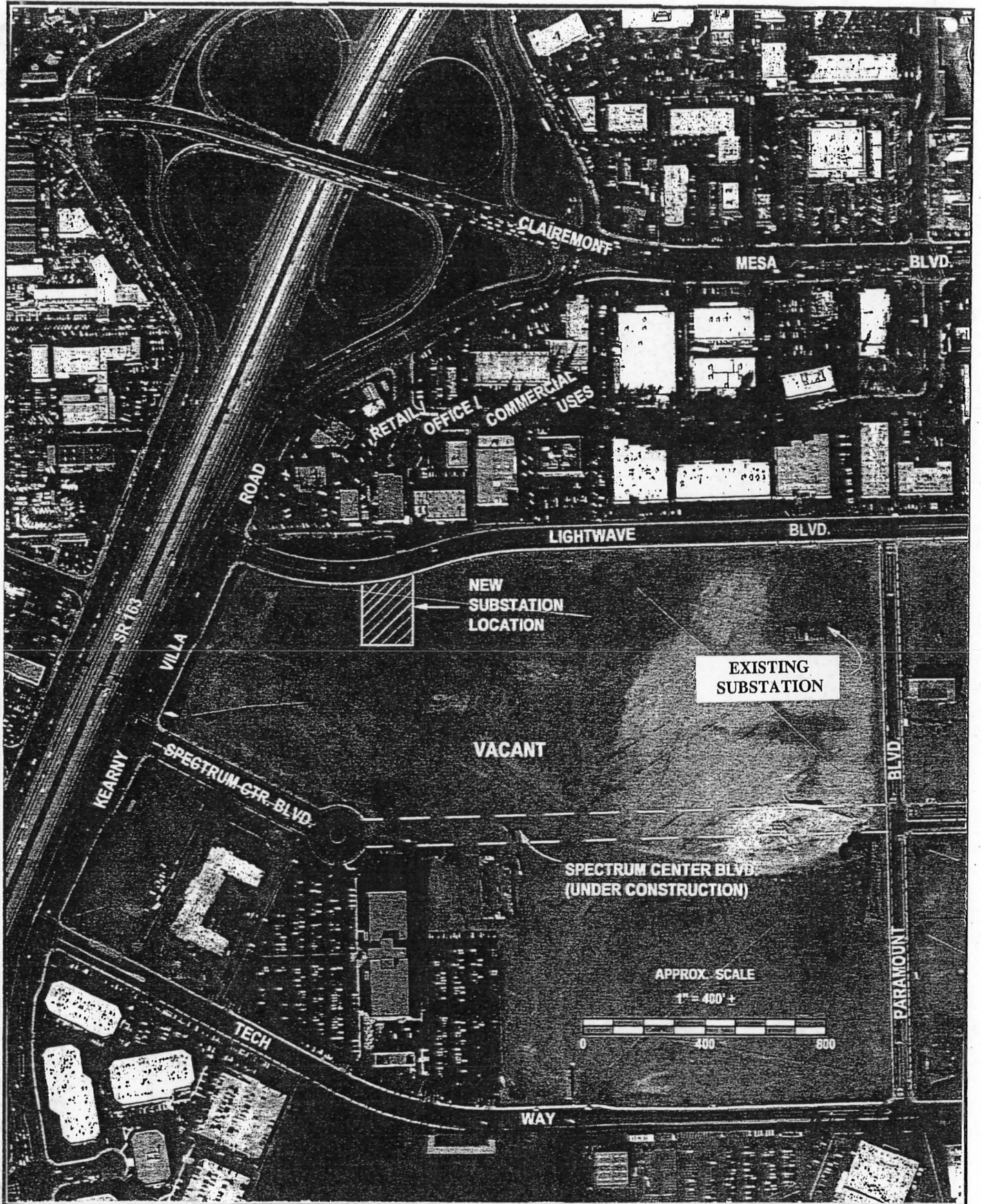
Proposed Land Use Plan

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

3



(240-1725) 3-7-96 JAA



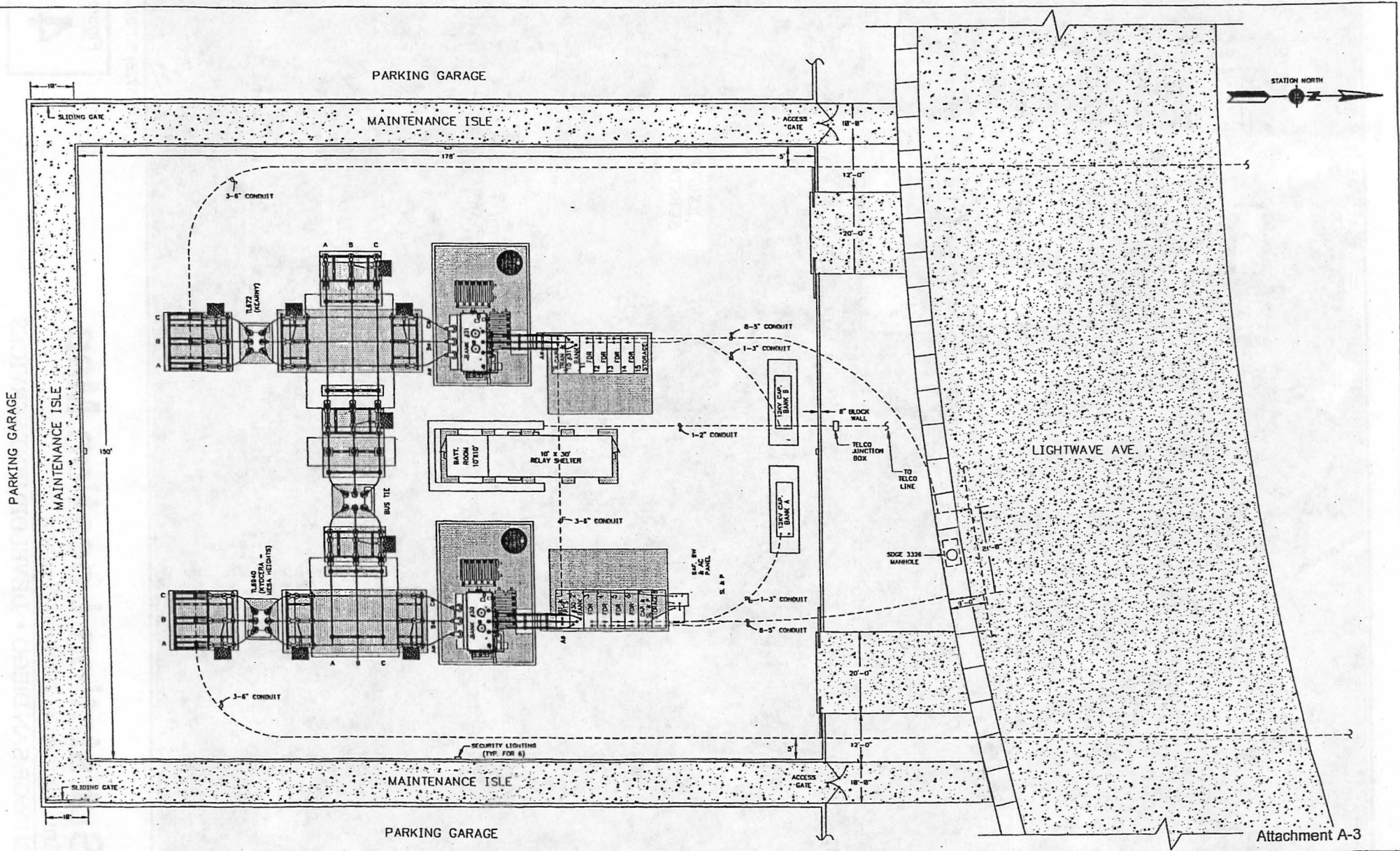
Substation Location Map

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

4



Attachment A-3



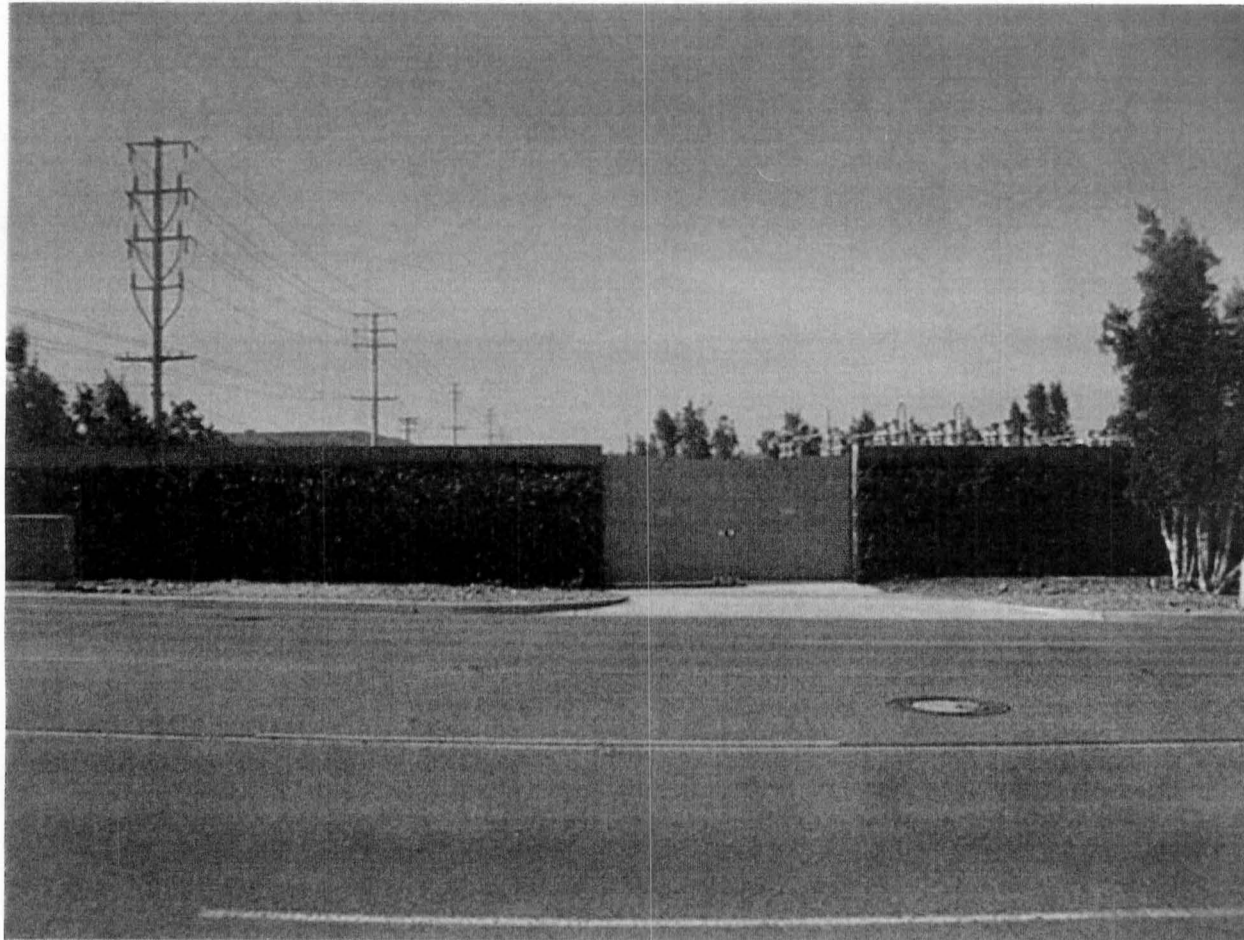
Substation Site Plan

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

5



41-0101

(240-1726) 11-13-2001 bf.



Typical Substation Perimeter Wall/Entry Gate

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

6

Initial Study Checklist

Date May 24, 2001

LDR No. 41-0101

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>See Initial Study Discussion.</u>	—	—	<u>X</u>
2. Any increase in wind or water erosion of soils, either on or off the site? <u>No increase in erosion would result.</u>	—	—	<u>X</u>
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality? <u>The project does not have the potential to substantially deteriorate ambient air quality.</u>	—	—	<u>X</u>
2. The exposure of sensitive receptors to substantial pollutant concentrations? <u>The project would not generate substantial amounts of air pollutants.</u>	—	—	<u>X</u>
3. The creation of objectionable odors? <u>No odors would be created.</u>	—	—	<u>X</u>
4. The creation of dust? <u>No dust creation would result.</u>	—	—	<u>X</u>

		Yes	Maybe	No
5.	Any alteration of air movement in the area of the project? <u>No alteration of air movement in the project area would result.</u>	—	—	<u>X</u>
6.	A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No such alterations or changes would result.</u>	—	—	<u>X</u>
C.	<u>Hydrology/Water Quality.</u> Will the proposal result in:			
1.	Changes in currents, or the course or direction of water movements, in either marine or fresh waters? <u>No such changes would result.</u>	—	—	<u>X</u>
2.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? <u>No such impacts would result.</u>	—	—	<u>X</u>
3.	Alterations to the course or flow of flood waters? <u>No such impacts would result.</u>	—	—	<u>X</u>
4.	Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? <u>No such impacts would result.</u>	—	—	<u>X</u>
5.	Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals? <u>No such impacts would result.</u>	—	—	<u>X</u>
6.	Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of			

		Yes	Maybe	No
	a river or stream or the bed of the ocean or any bay, inlet or lake? <u>No such changes would result.</u>	—	—	X
7.	Exposure of people or property to water related hazards such as flooding? <u>No such impacts would result.</u>	—	—	X
8.	Change in the amount of surface water in any water body? <u>No such changes would result.</u>	—	—	X
 D. <u>Biology.</u> Will the proposal result in:				
1.	A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such impacts would result.</u>	—	—	X
2.	A substantial change in the diversity of any species of animals or plants? <u>No such impacts would result.</u>	—	—	X
3.	Introduction of invasive species of plants into the area? <u>No such impacts would result.</u>	—	—	X
4.	Interference with the movement of any resident or migratory fish or wildlife species? <u>No such impacts would result.</u>	—	—	X
5.	An impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral? <u>No such impacts would result.</u>	—	—	X
6.	Deterioration of existing fish or wildlife habitat? <u>No such impacts would result.</u>	—	—	X

Yes Maybe No

E. Noise. Will the proposal result in:

1. A significant increase in the existing ambient noise levels?
See Initial Study Discussion regarding proposed SDG&E electrical substation relocation. — X —
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance?
See E.1. — X —
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan?
The project area is outside of the 60 dB noise contours of Marine Corps Air Station and Montgomery Field and is not immediately adjacent to State Route 163. No such exposure would result. — — X

F. Light, Glare and Shading. Will the proposal result in:

1. Substantial light or glare?
No such impacts would result. — — X
2. Substantial shading of other properties?
No such impacts would result. — — X

G. Land Use. Will the proposal result in:

1. A land use which is inconsistent with the adopted community plan land use designation for the site?
The proposal includes amendments to the Kearny Mesa Community Plan to avoid any such inconsistencies. — — X
2. A conflict with the goals, objectives and recommendations of the community

	Yes	Maybe	No
plan in which it is located? <u>See G.1.</u>	—	—	<u>X</u>
3. A conflict with adopted environmental plans for the area? <u>No such conflicts would result.</u>	—	—	<u>X</u>
4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)? <u>The project area is not located within any aircraft accident potential zone. No such incompatibilities would result.</u>	—	—	<u>X</u>
H. <u>Natural Resources.</u> Will the proposal result in:			
1. The prevention of future extraction of sand and gravel resources? <u>No such impacts would result.</u>	—	—	<u>X</u>
2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>No agricultural land would be affected.</u>	—	—	<u>X</u>
I. <u>Recreational Resources:</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? <u>See Initial Study Discussion.</u>			
	—	<u>X</u>	—
J. <u>Population.</u> Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area? <u>The proposal would alter the planned location and density of population in the project area, the potential impacts of which are identified elsewhere in this checklist.</u>			
	—	—	<u>X</u>
K. <u>Housing.</u> Will the proposal affect existing housing in the community, or create a demand for additional housing?			
	—	—	<u>X</u>

Yes Maybe No

No effects to existing to housing or the creation of demand for additional housing are anticipated to result from the proposal.

L. Transportation/Circulation. Will the proposal result in:

- | | | | | |
|----|---|---|----------|----------|
| 1. | Traffic generation in excess of specific/
community plan allocation?
<u>See Initial Study Discussion.</u> | — | <u>X</u> | — |
| 2. | An increase in projected traffic which is
substantial in relation to the capacity of
the street system?
<u>See Initial Study Discussion.</u> | — | <u>X</u> | — |
| 3. | An increased demand for off-site parking?
<u>No such impacts would result.</u> | — | — | <u>X</u> |
| 4. | Effects on existing parking?
<u>No such effects would result.</u> | — | — | <u>X</u> |
| 5. | Substantial impact upon existing or
planned transportation systems?
<u>See Initial Study Discussion.</u> | — | <u>X</u> | — |
| 6. | Alterations to present circulation
movements including effects on existing
public access to beaches, parks, or
other open space areas?
<u>No such alterations would result.</u> | — | — | <u>X</u> |
| 7. | Increase in traffic hazards to motor
vehicles, bicyclists or pedestrians?
<u>No significant increase in traffic hazards
is anticipated.</u> | — | — | <u>X</u> |

M. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

	Yes	Maybe	No
1. Fire protection? <u>The project would not result in any such impacts.</u>	—	—	X
2. Police protection? <u>See M.1.</u>	—	—	X
3. Schools? <u>See Initial Study Discussion.</u>	—	X	—
4. Parks or other recreational facilities? <u>See Initial Study Discussion.</u>	—	X	—
5. Maintenance of public facilities, including roads? <u>See M.1.</u>	—	—	X
6. Other governmental services? <u>See M.1.</u>	—	—	X
N. <u>Utilities.</u> Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
1. Power? <u>See Initial Study Discussion regarding proposed SDG&E electrical substation relocation.</u>	—	—	X
2. Natural gas? <u>No such impacts would result.</u>	—	—	X
3. Communications systems? <u>See N.2.</u>	—	—	X
4. Water? <u>See N.2.</u>	—	—	X
5. Sewer? <u>See N.2.</u>	—	—	X

		Yes	Maybe	No
6.	Storm water drainage? <u>See N.2.</u>	—	—	<u>X</u>
7.	Solid waste disposal? <u>See N.2.</u>	—	—	<u>X</u>
O.	<u>Energy.</u> Will the proposal result in the use of excessive amounts of fuel or energy? <u>The project would not result in the use of excessive amounts of fuel or energy.</u>	—	—	<u>X</u>
P.	<u>Water Conservation.</u> Will the proposal result in:			
1.	Use of excessive amounts of water? <u>The proposed development would not use excessive amounts of water.</u>	—	—	<u>X</u>
2.	Landscaping which is predominantly non-drought resistant vegetation? <u>No such impacts would result.</u>	—	—	<u>X</u>
Q.	<u>Neighborhood Character/Aesthetics.</u> Will the proposal result in:			
1.	The obstruction of any vista or scenic view from a public viewing area? <u>No public views would be obstructed.</u>	—	—	<u>X</u>
2.	The creation of a negative aesthetic site or project? <u>No negative aesthetic impacts would result.</u>	—	—	<u>X</u>
3.	Project bulk, scale, materials, or style which will be incompatible with surrounding development? <u>No such impacts would result.</u>	—	—	<u>X</u>
4.	Substantial alteration to the existing character of the area? <u>No substantial alteration to the existing character of the area would result.</u>	—	—	<u>X</u>

		Yes	Maybe	No
X 5.	The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No such trees exist on the site.</u>	—	—	X
6.	Substantial change in topography or ground surface relief features? <u>No such changes would result.</u>	—	—	X
7.	The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such features would be impacted.</u>	—	—	X
R.	<u>Cultural Resources.</u> Will the proposal result in:			
1.	Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No such impacts would result.</u>	—	—	X
2.	Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No such impacts would result.</u>	—	—	X
3.	Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No such impacts would result.</u>	—	—	X
4.	Any impact to existing religious or sacred uses within the potential impact area? <u>No such impacts would result.</u>	—	—	X
S.	<u>Paleontological Resources.</u> Will the proposal result in the loss of paleontological resources? <u>No such impacts would result.</u>	—	—	X

Yes Maybe No

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?
See Initial Study Discussion regarding proposed SDG&E electrical substation relocation. — X —
2. Exposure of people to potential health hazards?
See T.1. — X —
3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
No such risks would result. — — X

U. Mandatory Findings of Significance.

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
No such effects would result. — — X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the

Yes Maybe No

future.)

No such impacts would result.

— — X

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

No such impacts would result.

— — X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

See Initial Study Discussion regarding proposed SDG&E electrical substation relocation.

— X —

INITIAL STUDY CHECKLIST

REFERENCES

A. Geology/Soils

- ☒ City of San Diego Seismic Safety Study, 1995 Edition.
- ☐ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- ☐ Geology of the San Diego Metropolitan Area, California.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- ☐ Site Specific Report:

B. Air

- ☐ City of San Diego, Planning Department, Environmental Analysis Section, Significance Determination Guidelines Under the California Environmental Quality Act, January 1991 (Revised January 1994), pp. 3 through 6.
- ☐ Regional Air Quality Strategies (RAQS) - APCD.
- ☐ State Implementation Plan.
- ☐ Site Specific Report:

C. Hydrology/Water Quality

- ☐ Flood Insurance Rate Map (FIRM).
- ☐ Site Specific Report:

D. Biology

- ☐ Community Plan - Resource Element
- ☐ City of San Diego Vernal Pool Maps
- ☐ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
- ☐ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.

- ___ Robinson, David L., San Diego's Endangered Species, 1988.
- ___ California Department of Fish and Game, "San Diego Vegetation", March 1985.
- ___ California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
- ___ State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
- ___ State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
- ___ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
- ___ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
- X City of San Diego Multiple Species Conservation Program Maps.
- ___ Site Specific Report:
- E. Noise**
- ___ San Diego Municipal Code, Article 9.5, Noise Abatement and Control.
- X Community Plan
- ___ San Diego International Airport - Lindbergh Field Comprehensive Land Use Plan.
- ___ Brown Field Comprehensive Land Use Plan.
- X Montgomery Field Comprehensive Land Use Plan.
- X MCAS Miramar Comprehensive Land Use Plan.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1989-94.
- ___ San Diego Association of Governments - Average Daily Traffic Map, 1989.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1994.
- ___ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use Commission.

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report: Sound Level Analysis, Spectrum 69/12 kV Substation, San Diego Gas & Electric Co., August 31, 2001
- F. Light, Glare and Shading**
 - ☐ Site Specific Report:
- G. Land Use**
 - ☐ City of San Diego Progress Guide and General Plan
 - ☒ Community Plan
 - ☒ Airport Comprehensive Land Use Plans
 - ☐ City of San Diego Zoning Maps
 - ☐ FAA Determination
- H. Natural Resources**
 - ☐ City of San Diego Progress Guide and General Plan
 - ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.
 - ☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
 - ☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- I. Recreational Resources**
 - ☐ City of San Diego Progress Guide and General Plan.
 - ☐ Community Plan.
 - ☒ City of San Diego Park and Recreation Department
 - ☐ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.
 - ☐ City of San Diego - San Diego Regional Bicycling Map

— City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

— Additional Resources:

J. Population

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Series VII Population Forecasts, SANDAG.

K. Housing

L. Transportation/Circulation

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1994.

— San Diego Region Weekday Traffic Volumes 1989-94, SANDAG.

X Site Specific Report: Memo from Andrew Schlaefli, Urban Systems Associates, Inc., to Labib Qasem, City of San Diego, entitled, "Sunroad Centrum Residential," dated August 20, 2001.

M. Public Services

— City of San Diego Progress Guide and General Plan

— Community Plan

X City of San Diego Park and Recreation Department

X Correspondence from Joe Wolf, San Diego City Schools, to Mike Westlake, City of San Diego, Subject: "Potential Impact of Proposed Apartment Development on Former General Dynamics Site," dated April 10, 2000.

N. Utilities

O. Energy

P. Water Conservation

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Q. Neighborhood Character/Aesthetics

— City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

R. Cultural Resources

— City of San Diego Archaeology Library.

— Historical Site Board List.

— Community Historical Survey:

S. Paleontological Resources

— Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

— Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

— Site Specific Report:

T. Human Health/Public Safety

— San Diego County Hazardous Materials Management Division

— FAA Determination

— State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized March 28, 1995.

X Airport Comprehensive Land Use Plans