5.8 Biological Resources

The project site has been graded and fully developed as a 76,241-square-foot office development encompassing two office buildings, surface parking, and landscaping. BLUE Consulting Group prepared a *Biological Assessment Report* (August 4, 2016), which evaluates the potential for impacts to biological resources associated with the Carroll Canyon Mixed-Use project. The Carroll Canyon Mixed-Use project site was surveyed on July 3, 2012 and February 11, 2015, by BLUE biologists. Additionally, general and rare biological resource surveys were conducted. The *Biological Assessment Report* is summarized in this section, and the entire report is included as Appendix F to this EIR.

5.8.1 Existing Conditions

The proposed Carroll Canyon Mixed-Use project site consists of approximately 9.52 gross acres of land developed as an existing office complex. Table 5.8-1, *Biological Resources On-Site*, provides a list of on-site biological resources. I-15 borders the western edge of the project; commercial development is located immediately south of the project site; industrial land uses are located south, southeast, and east of the project site. Open space drainage occurs north of the project site.

Table 5.8-1. *Biological Resources On-Site*

Habitat	Existing (acres)
Urban/Eucalyptus (Tier IV)	2.09
Developed Area (Tier IV)	7.43
TOTAL	9.52

Since the site has been previously graded and developed, a majority of the on-site and off-site conditions consists of non-native habitat and developed lands. The property currently supports Developed and Urban Disturbed/Eucalyptus Landscaping. Figure 5.8-1, Existing Vegetation, shows the existing vegetation occurring on the project site.

SURROUNDING LAND USE

The approximately 9.52-gross acre (9.28 net acres) property is bordered on all sides by development. To the north is Scripps Ranch High School (separated by a canyon supporting an ephemeral USGS dashed blue-line stream), to the east is a business park center, to the west is I-15 and an north bound on-ramp, and immediately to the south is Carroll Canyon Road, an office complex, and commercial center.

TOPOGRAPHY AND SOILS

At the southern property line there is an uphill driveway to reach the main existing pad. This central portion of the property was previously graded and is generally flat. The northern portion of the property supports a partially manufactured slope leading into a small canyon.

Elevations onsite are 518 feet Above Mean Sea Level (AMSL) in the center of the property (developed pad) and a low of 495 feet AMSL at the northern property line. The elevation at the entrance of the property off of Carroll Canyon Road is 508 feet AMSL.

The soil classifications present within the majority of the property limits is comprised of Redding gravelly loam (RdC), two to nine percent slopes. At the northern property line the soils are Redding cobbly loam, nine to 30 percent slopes.

BOTANY

No natural vegetation communities were identified within the property limits. Developed area and urban disturbed/eucalyptus landscaping habitat was observed onsite. The observed communities are as follows: 2.09 acres of disturbed/eucalyptus landscaping habitat (Tier IV) and 7.43 acres of previously developed area.

Table 5.8-1, presents the acreages of each community within the property limits. The property acreage totals approximately 9.52 acres. Figure 5.8-1, *Existing Vegetation*, illustrates the locations of the plant communities on-site. A total of 16 plant species were identified on the site (see Table 5.8-2, Plant Species Observed On-Site). Of this total, five (31 percent) are species native to southern California and 11 (69 percent) are introduced species.

Table 5.8-2. *Plant Species Observed On-Site*

Species Name	Common Name	Habitat	Origin
Atriplex semibaccata R.Br.	Austrialian saltbrush	Developed, Urban/Disturbed	I
Avena sp.	Wild oats	Developed, Urban/Disturbed	N
Brassica nigra (L.) Koch.	Black mustard	Developed, Urban/Disturbed	I
Bromus diandrus Roth.	Ripgut grass	Developed, Urban/Disturbed	I
Bromus madritensis L. ssp. *rubens* (l.) Husnot	Foxtail chess	Developed, Urban/Disturbed	I
Carpobrotus edulis	Hottentot fig	Developed, Urban/Disturbed	I
Centaurea melitensis L.	Tocolote, star-thistle	Developed, Urban/Disturbed	I
Chamaesyce albomarginata (Torrey & A. Gray) Small	Rattlesnake weed	Developed, Urban/Disturbed	N
Adenostoma fasciculatum Hook. & Arn.	Chamise	Urban/Disturbed	N
Chrysanthemum sp.	Chrysanthemum	Developed, Urban/Disturbed	I
Eriogonum fasciculatum Benth. var. *fasciculatum*	California buckwheat	Developed, Urban/Disturbed	N
Eucalyptus spp.	Eucalyptus	Developed, Urban/Disturbed	I
Heteromeles arbutifolia (Lindley) Roemer	Toyon, Christmas berry	Urban/Disturbed	N
Melilotus sp.	Sweet clover	Developed, Urban/Disturbed	I
Salsola tragus L.	Russian thistle, tumbleweed	Developed, Urban/Disturbed	I
Sisymbrium sp.	Mustard	Developed, Urban/Disturbed	I

ORIGIN
N = Native to locality
I = Intriduced species from outside locality

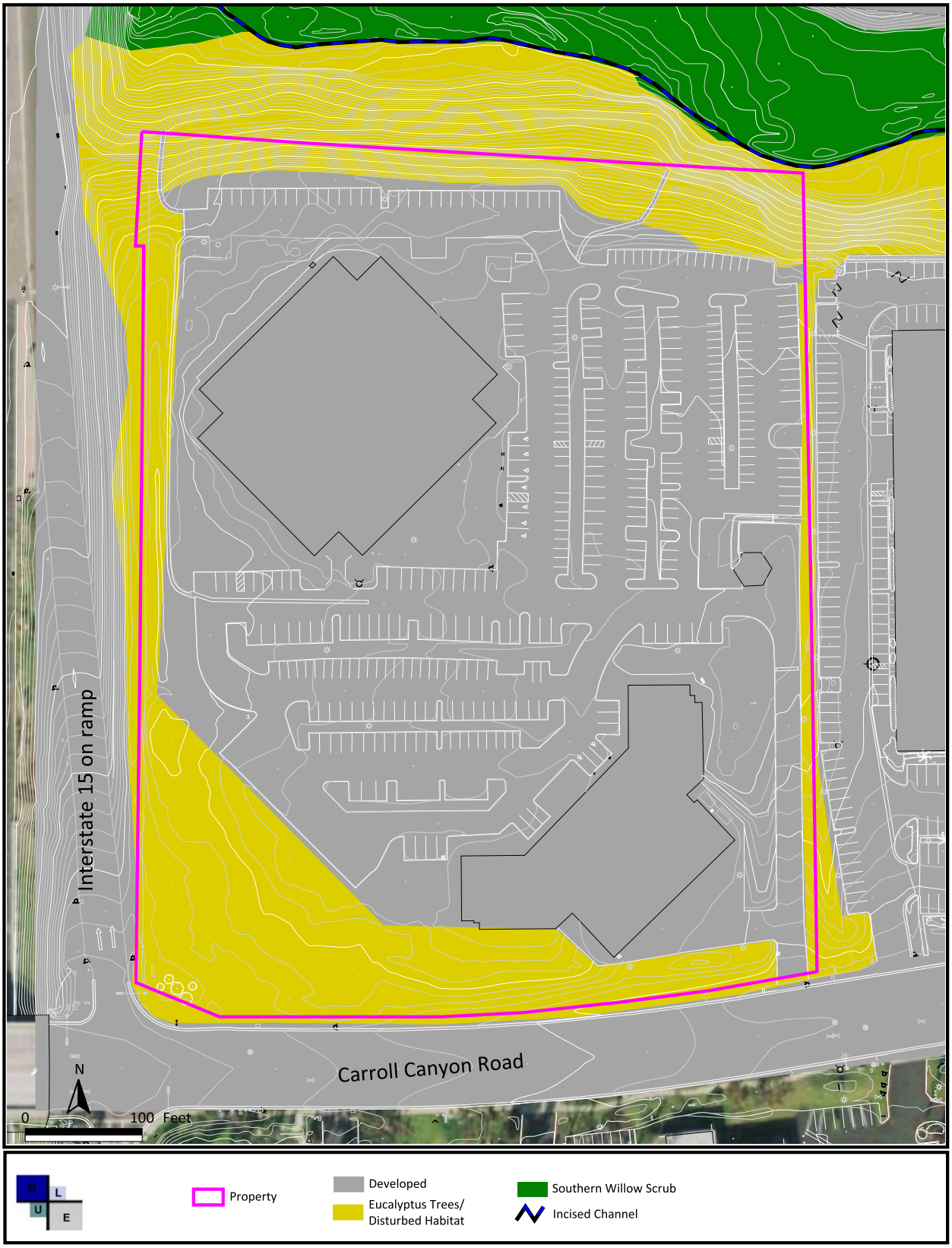


Figure 5.8-1. ***Existing Vegetation***

Previously Developed

Much of the peripheral study area is comprised of existing structures, a paved parking lot, abandoned previously graded areas and planters dominated by non-native/exotic vegetation, eucalyptus woodland, and urban/disturbed habitat.

Disturbed Habitat/Eucalyptus Landscaping; Tier IV

Disturbed urban and semi-urban areas contain numerous plantings located within planters and as perimeter screening. These older, urbanized portions of the City, tall exotic plantings, such as eucalyptus trees (Eucalyptus sp.) with allelopathic toxins that tend to inhibit understory growth, form well developed, and dense woodlands. Occasionally, other planted woodlands such as introduced pines, ash, and elm are present. Disturbed areas are typically located adjacent to urbanization and contain a mix of primarily weedy species, including non-native forbs, annuals, and grasses, usually found pioneering on recently disturbed soils. Characteristic weedy species include prickly sow thistle (Sonchus asper), common sow thistle (Sonchus oleraceus), bristly ox-tongue (Picris echioides), Russian thistle (Salsola tragus), giant reed, hottentot-fig (Carpobrotus edulis), wild lettuce (Lactuca serriola), tree tobacco (Nicotiana glauca), castor-bean (Ricinus communis), pampas grass, smooth cat's-ear (Hypochoeris glabra), red-stem filaree (Erodium cicutarium), short-beak filaree (Erodium brachycarpum) and white-stem filaree (Erodium moschatum). These urban lands do not typically contain native vegetation or provide essential habitat connectivity; and therefore, tend to have reduced biological value.

On-site, the property is fenced along the northern, easterly, and western property lines. Within the fenced property there are a few native chaparral shrub species persisting on the un-impacted slope but due to the preponderance of eucalyptus trees and their duff, there is little to no understory and where there is one, it is dominated by weedy exotic species.

The non-native disturbed habitat located offsite, to the north of the Project property on the existing north facing slope, is punctuated by a few native chaparral shrub species persisting on the slope, but due to the preponderance of eucalyptus trees and their duff, there is little to no understory and where there is one, it is dominated by weedy exotic species.

ZOOLOGY

Overall, the property provides a very low value habitat for wildlife species. The portion of the site that supports the landscaping and urban disturbed habitat provides little cover, water, and foraging habitat for native wildlife species. While no active nests were observed, the mature eucalyptus trees are potentially viable nesting sites for raptors, etc.

A complete list of the wildlife species detected is provided in Table 5.8-3, *Wildlife Species Observed On-Site*. A total of two birds and one mammal species were observed. No sensitive species were observed on-site.

Table 5.8-3. *Wildlife Species Observed On-Site*

Common Name	Species Name	Occupied Habitat	Evidence of Occurrence
Birds			
American crow	*Corvus brachyrhynchos*	Developed Area	O, F
House finch	*Carpodacus mexicanus frontalis*	Developed Area	O, F
Mammals			
California ground squirrel	*Spermophilus beecheyi*	Developed Area	O, B

EVIDENCE OF OCCURANCE
F = Flying overhead
O = Observed
B = Burrow

Birds

Bird species observed on-site are typical for the existing habitat types and surrounding development. The tall eucalyptus trees on-site offer areas for cover, foraging, and potential nesting. No sensitive species were observed on-site. (Species observed and/or detected on-site are listed in Attachment 2 to the Biological Assessment Report included as Appendix F to this EIR.)

Mammals

Ruderal habitat typically provides cover and foraging opportunities for a variety of common mammal species. Many mammal species are nocturnal and must be detected during daytime surveys by observing their sign, such as tracks, scat, and burrows. (Species observed and/or detected on-site are listed in Attachment 2 to the Biological Assessment Report included as Appendix F to this EIR.)

SENSITIVE BIOLOGICAL RESOURCES

Sensitivity Criteria

The project site is located within the City's Multiple Species Conservation Program (MSCP) area and outside of the Coastal Overlay Zone and Multi-Habitat Planning Area (MHPA) boundary. The sensitive resources on-site shall be protected, preserved, and where damaged, restored according to the Environmentally Sensitive Lands (ESL) Regulations. The proposed project has been designed to meet or exceed those regulations.

State and Federal agencies regulate sensitive species and require an assessment of their presence or potential presence to be conducted on-site prior to the approval of any proposed development on a property. Species will be considered sensitive if they are: (1) listed or proposed for listing by state or federal agencies as threatened or endangered; (2) on List 1B (considered endangered throughout its range) or List 2 (considered endangered in California but more common elsewhere) of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California; (3) within the Multiple Species Conservation Program (MSCP) list of species evaluated for coverage or list of narrow endemic plant species; or (4) considered fully protected, sensitive, rare, endangered, or threatened by the State of California and Natural Diversity Data Base (NDDB), or other local conservation organizations or specialists. California fully protected is a designation adopted by the State of California prior to the creation of the State Endangered Species Act and is intended as protection from harm or harassment.

Noteworthy plant species are considered to be those which are on List 3 (more information about the plant's distribution and rarity needed) and List 4 (plants of limited distribution) of the CNPS Inventory. Sensitive habitat types are those identified by the NDDB, Holland (1986), and/or those considered sensitive by other resource agencies. Determination of the potential occurrence for listed, sensitive, or noteworthy species are based upon known ranges and habitat preferences for the species; species occurrence records from the NDDB; and species occurrence records from other sites in the vicinity of the project site.

Sensitive Plant Communities and Habitats

No sensitive plant communities or habitats were observed on-site. The off-site canyon, within 100 feet of the northern property line, supports an ephemeral drainage and southern willow scrub.

Sensitive Plants

Observed

No sensitive plant communities and habitats was observed on-site or expected to occur due to the degraded nature of the habitat.

Not Observed

Several other sensitive species are known to occur in the vicinity of the project site. However, due to the developed and urban/disturbed nature of the property these species are not considered as potentially occurring on-site based on the lack of supporting native vegetation communities.

Sensitive Wildlife

Observed

No sensitive wildlife was observed or expected to occur on-site.

Not Observed

Several other sensitive animals are either known to occur in the vicinity or have a potential to be present on-site. Overall, there is no potential for sensitive species on-site due to the pre-existing developed nature of the property; no native habitat is present.

Wildlife Movement Corridors

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations. Wildlife movement corridors are considered sensitive by resource and conservation agencies. This property is not adjacent to any significant areas of high quality habitat or corridor system and would not affect any identified corridors.

5.8.2 Impact Analysis

Thresholds of Significance

The City of San Diego *Development Services Department Significance Determination Thresholds* (City of San Diego 2011) is used to determine whether the project could have a significant impact on biological resources. A project could result in significant biological impacts if it would result in:

- A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS);
- A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development Manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS;
- A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites;
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan, either within the MSCP plan area or in the surrounding region;
- Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects;
- A conflict with any local policies or ordinances protecting biological resources; or
- An introduction of invasive species of plants into a natural open space area.

Issue 1

Would the project result in:

- *Substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*
- *A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDWG or USFWS?*
- *A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?*
- *Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?*

- *Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects?*
- *A conflict with any local policies or ordinances protecting biological resources?*
- *An introduction of invasive species of plants into a natural open space area?*

Impact Analysis

Issues 1 addresses the following threshold of significance:

- A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS).
- A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development Manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS;
- A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites.
- Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects.
- A conflict with any local policies or ordinances protecting biological resources.
- An introduction of invasive species of plants into a natural open space area.

Plant Communities

The proposed project involves the demolition of existing office buildings and the construction of buildings and associated parking lots, driveways, and landscaping on the previously developed site. Of the property's approximately 9.52 acres, approximately 9.22 acres of disturbed/eucalyptus and developed habitat would be impacted. All of the area located within BMZ 1 and a portion of the BMZ 2 area (approximately 0.14 acres) are within the area proposed to be graded for the project. BMZ 1 totals approximately 0.53 acres and has a width ranging between 32 to 50 feet. BMZ 2 totals approximately 0.44 acres and has a varying width of approximately 10 to 65 feet. Impacts to on-site vegetation would not be considered significant. No off-site impacts would occur.

Table 5.8-4, *Summary of Impacts*, summarizes the project's impacts to biological resources occurring on the project site. Figure 5.8-2, *Project Impacts to Biological Resources*, depicts the project's impacts.

Table 5.8-4. *Summary of Impacts to Existing Habitats*

Habitat Type	Total On-Site	Grading & BMZ 1 Impacts	BMZ 2 (Impact Neutral*)	Total Impact
Disturbed/Eucalyptus Landscaping (Tier IV)	2.09	1.79	0.3	1.79
Developed	7.43	7.43	0.0	7.43
TOTAL	**9.52**	**9.22**	**0.3**	**9.22**

*Not included in impact total

Wildlife

Due to the existing developed condition of the property and the off-site slope to the north, while unlikely, some impacts to general wildlife associated with the property may occur through implementation of the proposed project. Birds have a high mobility and will most likely be displaced off the site during grading. Small mammals, amphibians, and reptiles with low mobility may be inadvertently killed during demolition of the existing structures, parking lots and re-grading of the site. Impacts on general wildlife are considered less than significant.

Typical potential indirect impacts to habitat and species associated with project implementation (in this case outside of the northern property limit) which includes a potential increase in night lighting, traffic, and litter and pollutants into adjacent wildlife habitat are not expected due to the previously existing active development onsite. Therefore, these potential indirect impacts are not expected to reduce the wildlife populations of the area below self-sustaining levels and are thus considered less than significant.

Environmentally Sensitive Lands Regulations (ESL)

Multiple Species Conservation Program

The Multiple Species Conservation Program (MSCP) is designed to identify lands that shall conserve habitat for federal and state endangered, threatened, or sensitive species, including the California gnatcatcher. The MSCP is a plan and a process for the local issuance of permits under the federal and state Endangered Species Acts for impacts to threatened and endangered species. Also included in the MSCP are implementation strategies, preserve design, and management guidelines. The City of San Diego prepared a subarea preserve plan to guide implementation of the MSCP Plan within its corporate boundaries. The City of San Diego adopted the MSCP in March 1997.

Sensitivity Criteria

The assessment of the sensitivity of plant communities and species follows the guidelines presented in the MSCP. The Multi-Habitat Planning Area (MHPA) lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. The MHPA lands are considered by the City to be a sensitive biological resource.

Under the MSCP, upland plant communities have been divided into four tiers of sensitivity. Upland plant communities that are classified as Tier I, Tier II, or Tier III are considered sensitive by the City. Tier IV plant communities are not considered sensitive. A total of 85 sensitive plant and wildlife

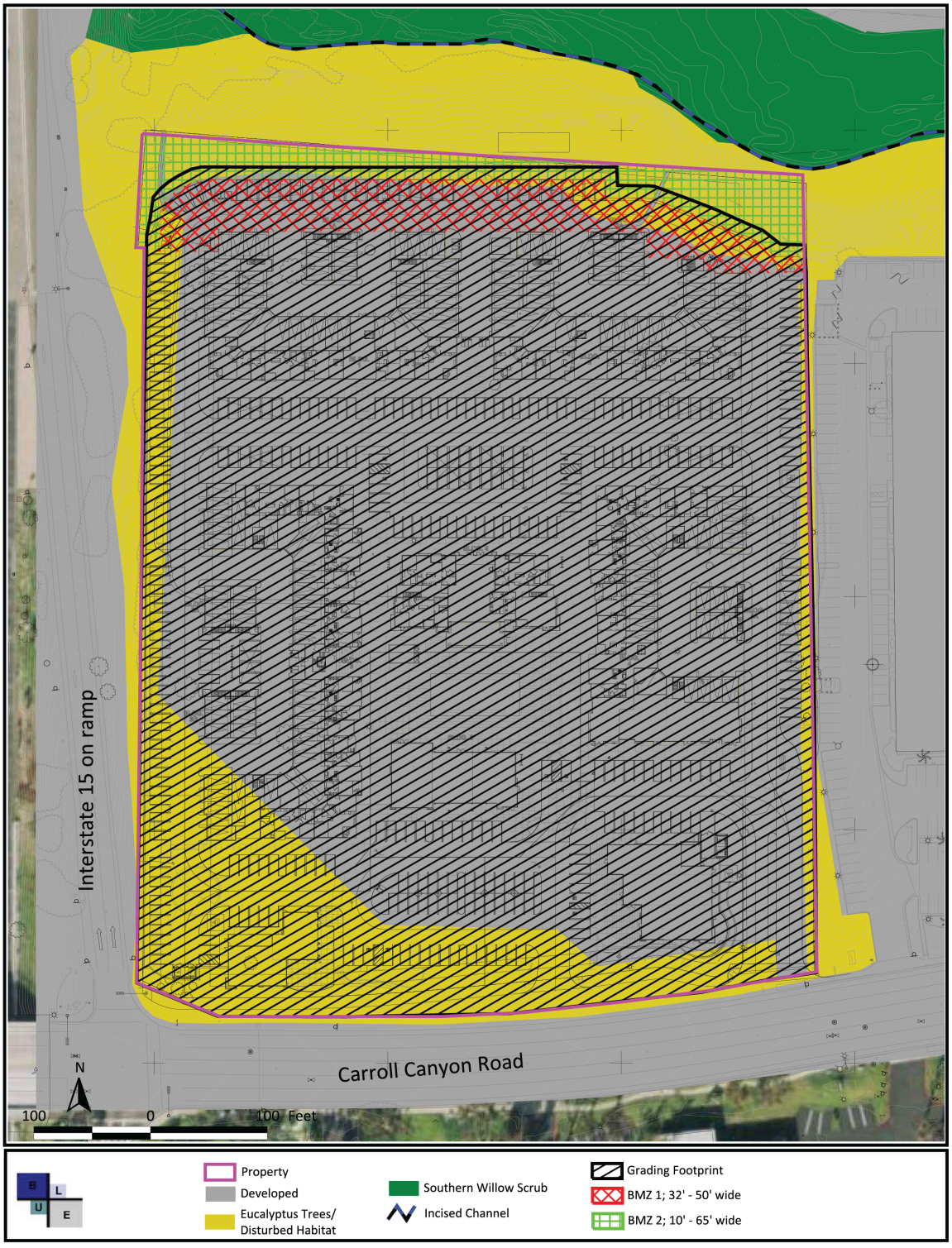


Figure 5.8-2. ***Project Impacts to Biological Resources***

species are considered to be adequately protected within MHPA lands. These sensitive species are MSCP covered species and are included in the Incidental Take Authorization issued to the City by federal and state governments as part of the City's MSCP Subarea Plan.

There are 15 plants that are considered to be "narrow endemic species" based on their limited distributions in the region. These narrow endemics are sensitive biological resources. All 15 narrow endemic plants are also MSCP covered species and some are state or federally listed as threatened or endangered species.

All species listed by State or Federal agencies as rare, threatened, or endangered or proposed for listing are considered to be sensitive biological resources. The habitat that supports a listed species or a narrow endemic species is also a sensitive biological resource.

Species that are not MSCP covered species, but are on Lists 1B or 2 of the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*, California fully protected species, and California species of special concern are also considered sensitive. Impacts to these species, if considered significant, may require mitigation according to CEQA guidelines.

Assessments for the potential occurrence of sensitive species are based upon known ranges, habitat preferences for the species, species occurrence records from the NDDB, and species occurrence records from other sites in the vicinity of the project site.

The proposed project, which lies outside of any MHPA boundary, fully complies with the requirements of ESL. The site is physically suited to support the proposed development and as designed, the project would not disturb any environmentally sensitive lands and species.

Sensitive Plant Communities

The proposed project would not impact sensitive habitat.

Sensitive Plants

The proposed project would not impact sensitive plant species.

Sensitive Wildlife

The proposed re-development project would not impact sensitive wildlife species. The proposed project site contains eucalyptus trees, most of which would be removed. While no active nests were observed during the survey, there is a potential for raptors to nest in these and other suitable on-site trees during the nesting season of January 31 to September 15. Avian species observed on-site are protected under the Migratory Bird Treaty Act (MBTA; Code Section 16 U.S.C. 703-712; Chapter 128; July 13, 1918; 40 Statute 755). This federal statute prohibits, unless permitted by regulations, the pursuit, hunting, taking, capture, killing, possession, sale, purchase, transport, or export of any migratory bird or any part, nest or egg of that bird. Project compliance with the MBTA shall preclude any direct impacts. Noise impacts to nesting raptors shall be avoided during the breeding season through preconstruction surveys and adherence to appropriate noise buffer zone restrictions.

Presently, there are no old or active raptor nesting sites on the project site. Existing noise from the surrounding high intensity uses (including the freeways, high school, prior active use of the property, etc.) appears to be the reason why no old or active raptor nests were observed on-site during any of

the surveys; and it is not expected that raptors would begin to nest on-site. However, if grading is scheduled to occur during the raptor breeding season (February 1-September 15), there is a potential that indirect impacts to active nesting sites could occur.

Impact 5.8-1 Project construction noise may result in indirect impacts to nesting raptors, which would be considered a potentially significant impact.

Jurisdictional and ESL Wetlands

No jurisdictional and/or ESL wetlands were observed onsite. The proposed re-development does not impact the observed off-site jurisdictional and ESL wetlands. In order to protect the jurisdictional habitat, the project has incorporated, at a minimum, an approximately 60 foot buffer between the limit of the project (BMZ 2 maintained areas) and the existing drainage channel/Southern Willow Scrub (SWS) habitat offsite to the north.

Potential Indirect Impacts

Biological resources located adjacent to the proposed development (north of the property) could be indirectly impacted by both construction and post-construction activities associated with the proposed Carroll Canyon Mixed-Use project. Potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects and pollutants (fugitive dust). As described below, potential indirect impacts resulting from the proposed re-development are unlikely to occur and, therefore, would not be considered significant, as described below.

Water Quality

The project site is located proximate to an ephemeral drainage and would continue to partially drain into it, within the existing concrete brow ditches which drain into the canyon and the existing ephemeral drainage. Water quality has the potential to be adversely affected by potential surface runoff and sedimentation during the construction and operation of the project; however, BMPs shall be implemented that shall reduce potential impacts to below significance. Therefore, the project is not expected to decrease water quality or affect vegetation, aquatic animals, or terrestrial wildlife that depends upon the water resources.

Habitat Disturbance

Development of residential, commercial, and/or restaurant uses typically lead to an increase in human presence on and around project sites. However, this is a re-development project which is predominantly within the pre-existing developed envelope. Therefore, while there may be an increase in total human activity in the area, the area has already absorbed the biological loss to function and value, and it is unlikely that the project could lead to further fragmentation of habitat and the degradation of sensitive habitat if people or pets wandered outside the developed area. Additionally, illegal dumping of green waste, trash, and other refuse, which currently negatively impacts the adjacent habitat in the canyon, would be curtailed.

Edge Effects

Edge effects occur when blocks of habitat are fragmented by development. These edges make it easier for non-native plant species to invade native habitats. Edge effects can also make it easier for both native and non-native predators to access prey that may have otherwise have been protected

within large, contiguous blocks of habitat. In addition, the disruption of predator-prey, parasite-host, and plant-pollinator relations can occur.

The proposed project would not lead to significant edge effects. The project's proposed landscape plan does not include any invasive plant species. Steep slopes that rim development areas are within the BMZ 1 and 2 and would be landscaped in Fire Marshal approved native and naturalized plant material and serve as a buffer to native habitat to the north of the project site. Additionally, the project does not affect contiguous blocks of habitat.

Night-Time Lighting

Development of the project site would introduce night-time lighting in the form of street and parking lights, car headlights, and residential lights. Night-time lighting on native habitats can provide nocturnal predators with an unnatural advantage over their prey. This could cause an increased loss in native wildlife that could be a significant impact unless mitigated. Nighttime lighting shall be consistent with the City's lighting requirements and, therefore, would not cause significant impacts on wildlife habitat.

Fugitive Dust

Fugitive dust produced by construction could disperse onto vegetation. Effects on vegetation due to airborne dust could occur adjacent to construction. A continual cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals dependent on these plants (e.g., seed eating rodents or insects or browsing herbivores). Fugitive dust impacts would not be considered significant, because the project would be required to implement mandatory dust control requirements that ensure dust control and significant impacts would not occur.

Wildlife Movement Corridors

Due to the developed nature and current use of the property, the property does not maintain an identified wildlife corridor. The proposed project would not significantly impact a wildlife movement corridor.

Cumulative Impacts

No natural habitat is proposed to be impacted. The proposed project would impact a total of 9.22 acres of habitat; 1.79 acres of urban disturbed/eucalyptus landscaping habitat as well 7.43 acres of previously developed area (within the pre-existing PSA development footprint). No listed/sensitive species were observed or are expected to occur within the proposed development footprint; none are proposed to be impacted. The proposed project would conform with the MSCP and its' implementing ordinances (July 2002 Biology guidelines and ESL regulations); therefore, the project would not result in a significant cumulative impacts for those biological resources adequately covered by the MSCP.

Significance of Impacts

The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect

impact. Additionally, potential indirect impacts include an increase in urban pollutants entering sensitive water bodies, an increase in night lighting, habitat disturbance, edge effects, and pollutants (fugitive dust). However, none of these indirect impacts would be significant.

Mitigation Measures

No significant direct impacts to sensitive biological resources are expected to occur from the proposed project.

There is a potential for indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees. Therefore, the following measures shall be implemented to reduce indirect impacts to below a level of significance.

MM 5.8-1 Raptor Noise Mitigation (Indirect Impact). To avoid any direct impacts to raptors and/or any native/migratory birds, 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, a 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 (precon) 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 precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds 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 DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, 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. If nesting birds are not detected during the precon survey, no further mitigation is required.

Significance of Impacts following Implementation of Mitigation Measures

Implementation of MM 5.8-1 would mitigate indirect impacts to below a level of significance.

Issue 2

Would the project result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?

Impact Analysis

Issues 2 addresses the following threshold of significance:

- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan, either within the MSCP plan area or in the surrounding region.

Figure 5.1-3, *Multi-Habitat Planning Area,* shows the project site's location relative to the MHPA. As shown in Figure 5.1-3, the proposed project is not within or adjacent to the MHPA, as part of the MSCP. The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan.

Significance of Impacts

The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan.

Mitigation Measures

The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan. No mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

The project would not conflict with the provisions of the ESL, MSCP, or other approved local, regional, or State habitat conservation plan. No mitigation measures are required.

5.9 Geologic Conditions

GEOCON Inc. conducted a *Preliminary Geotechnical Investigation* for the Carroll Canyon Mixed-Use project. The results of that investigation are presented in this section. The complete *Preliminary Geotechnical Investigation*, dated October 12, 2015, is included in Appendix G to this EIR.

5.9.1 Existing Conditions

The project site encompasses approximately 9.52 gross acres (9.28 net acres). Two mostly vacant commercial buildings, totaling 76,241 square feet, with associated paved parking lots and infrastructure occur on the project site. The project site is generally flat, with drainage to the southwest. A small natural drainage occurs north of the project site. North-facing slopes, ranging from approximately 20 to approximately 50 feet in height, descend into this area at an estimated inclination of 1.5 to 1.0 (horizontal to vertical). Native soils were encountered at grade when borings were performed at the top of the slope along the northern property boundary. The slope is a native slope comprised of very dense terrace deposits and formational bedrock.

SOIL AND GEOLOGIC CONDITIONS

The project site is underlain by surficial deposits and sedimentary bedrock. The surficial soil types and geologic unit are described below.

Undocumented Fill (Qudf)

Approximately 1.5 feet of undocumented fill was encountered on the project site. The undocumented fill was likely placed for landscaping purposes. Isolated areas of fill associated with utility trenches for the existing building may also exist.

Very Old Paralic Deposits (Qop)

Geologic maps show Pleistocene-aged Very Old Paralic Deposits (formerly Lindavista Formation) underlie the site. This deposit on-site consists of very dense clayey sand to very stiff/hard sandy clay with varying amounts of gravel and cobbles. Laboratory test results indicate this deposit has a low to medium expansion potential, with the clayey portions having a moderate potential for swell when saturated. The Very Old Paralic Deposits are considered suitable for support of structural fill and settlement-sensitive structures.

Stadium Conglomerate (Tst)

The Tertiary-age Stadium Conglomerate Formation was encountered beneath the Very Old Paralic Deposits. The Stadium Conglomerate consists of weakly to well cemented, yellow, fine to medium grained, cobble conglomerate in a silty/clayey sand matrix. Generally, the majority of this formation consists of a cobble conglomerate with discontinuous beds of sandstone. The Stadium Conglomerate is suitable for support of structural fill and/or loading in either a natural or properly compacted conditions.

GROUNDWATER

Groundwater was not encountered during the geotechnical investigation for the project. Based on the conclusions of the Preliminary Geotechnical Investigation, groundwater is not expected to pose a constraint to the proposed development.

SEISMIC AND GEOLOGIC CONDITIONS

Geologic Hazard Category

The City of San Diego Seismic Safety Study, Geologic Hazards and Faults, Map Sheet 35 defines the site with a Hazard Category 52: *other level areas – gently sloping to steep terrain, favorable geologic structure, low risk.*

Seismic Hazard Analysis

Based on a review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces. An active fault is defined by the California Geological Survey (CGS) as a fault showing evidence for activity within the last 11,000 years. The site is not located within a State of California Earthquake Special Study Zone.

According to the computer program *EZ-FRISK (Version 7.62),* six known active faults are located within a search radius of 50 miles from the property. Using the 2008 USGS fault database that provides several models and combinations of fault data to evaluate the fault information, the Newport-Inglewood/Rose Canyon and Rose Canyon Fault Zones, located approximately nine miles west of the site, are the nearest known active faults and are the dominant source of potential ground motion. Earthquakes that might occur on the Newport-Inglewood/Rose Canyon and Rose Canyon Fault Zones or other faults within the southern California and northern Baja California area are potential generators of significant ground motion at the site. The estimated maximum earthquake magnitude and peak ground acceleration for the Newport-Inglewood/Rose Canyon Fault are 7.5g and 0.28g, respectively. Table 5.9-1, *Deterministic Spectra Site Parameters,* lists the estimated maximum earthquake magnitude and peak ground acceleration for the most dominant faults in relation to the site location.

Table 5.9-1. *Deterministic Spectra Site Parameters*

Fault Name	Distance From Site (Miles)	Maximum Earthquake Magnitude (Mw)	Peak Ground Acceleration		
			Boore- Atkinson 2008 (G)	Campbell-Bozorgnia 2008 (G)	Chiou- Youngs 2008 (G)
Newport-Inglewood/ Rose Canyon	9	7.5	0.25	0.22	0.28
Rose Canyon	9	6.9	0.21	0.20	0.22
Coronado Bank	22	7.4	0.14	0.11	0.12
Palos Verdes/ Coronado Bank	22	7.7	0.16	0.12	0.15
Elsinore	30.	7.8	0.14	0.10	0.12
Earthquake Valley	36.	6.8	0.07	0.06	0.05.

In the event of a major earthquake on the referenced faults or other significant faults in the southern California and northern Baja California area, the site could be subjected to moderate to severe ground shaking. With respect to this hazard, the site is considered comparable to others in the general vicinity.

A site-specific probabilistic seismic hazard analysis was performed for the project site using the computer program EZ-FRISK. Geologic parameters not addressed in the deterministic analysis are

included in this analysis. The program operates under the assumption that the occurrence rate of earthquakes on each mapped Quaternary fault is proportional to the faults slip rate. The program accounts for earthquake magnitude as a function of fault rupture length, and site acceleration estimates are made using the earthquake magnitude and distance from the site to the rupture zone. The program also accounts for uncertainty in each of following: (1) earthquake magnitude, (2) rupture length for a given magnitude, (3) location of the rupture zone, (4) maximum possible magnitude of a given earthquake, and (5) acceleration at the site from a given earthquake along each fault. By calculating the expected accelerations from considered earthquake sources, the program calculates the total average annual expected number of occurrences of site acceleration greater than a specified value. Using acceleration-attenuation relationships suggested by Boore-Atkinson (2008), Campbell-Bozorgnia (2008) and Chiou-Youngs (2008) in the analysis, Table 5.9-2, *Probabilistic Seismic Hazard Parameters*, presents the site-specific probabilistic seismic hazard parameters including acceleration-attenuation relationships and the probability of exceedence.

Table 5.9-2. *Probabilistic Seismic Hazard Parameters*

Probability of Exceedence	Peak Ground Acceleration		
	Boore-Atkinson, 2008 (g)	Campbell-Bozorgnia, 2008 (g)	Chiou-Youngs, 2008 (g)
2% in a 50 Year Period	0.37	0.36	0.40
5% in a 50 Year Period	0.27	0.26	0.27
10% in a 50 Year Period	0.20	0.19	0.20

The CGS provides a program for calculating the ground motion for a 10 percent of probability of exceedence in a 50-year period based on an average of several attenuation relationships. Table 5.9-3, Probabilistic Site Parameters for Selected Faults, presents the calculated results from the Probabilistic Seismic Hazards Mapping Ground Motion Page from the CGS website.

Table 5.9-3. *Probabilistic Site Parameters For Selected Faults (California Geologic Survey)*

Calculated Acceleration (g) Firm Rock	Calculated Acceleration (g) Soft Rock	Calculated Acceleration (g) Alluvium
0.24	0.26	0.30

While listing peak accelerations is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including the frequency and duration of motion and the soil conditions underlying the site. Seismic design of the structures should be performed in accordance with the 2013 California Building Code (CBC) guidelines currently adopted by the City of San Diego.

Liquefaction

Liquefaction typically occurs in saturated, cohesionless soils with relative densities less than about 70 percent. If these criteria are met, strong ground motion could result in a rapid increase in pore-water pressure resulting in a significant loss in soil bearing capacity and settlement. Seismically induced settlement can occur with or without liquefaction. The risk associated with liquefaction hazard is low.

Landslides

Based on examination of stereoscopic aerial photographs, the site-specific geologic reconnaissance, and review of available geotechnical and geologic reports for the site vicinity, landslides are not present at the property or at a location that could impact the site. The risk associated with landsliding hazard is low.

Tsunamis and Seiches

The site is approximately eight miles from the Pacific Ocean at an elevation over 400 feet above MSL. The risk associated with inundation hazard due to tsunamis is low.

The site is located approximately 0.8 mile from Miramar Lake; however, there is no direct drainage path between the site and the reservoir. The risk associated with inundation hazard associated with seiche is low.

5.9.2 Impact Analysis

Thresholds of Significance

Based on the City of San Diego's *Significance Determination Guidelines under the California Environmental Quality Act* for impacts to geology, a project may result in a significant impact if it meets one or more of the following criteria:

- If the project would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.
  - Strong seismic ground shaking.
  - Seismic-related ground failure, including liquefaction.
  - Landslides.
- If the project would result in substantial soil erosion or the loss of topsoil.
- If the project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- If the project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- If the project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. *Note: This significance threshold does not apply to the proposed project. The project would be served by sewer and does not propose use of septic tanks or alternative wastewater disposal systems.*

Issue 1

Would the proposed project expose people or property to geologic potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

Impact Analysis

Issue 1 addresses the following threshold of significance:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
    - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.
    - Strong seismic ground shaking.
    - Seismic-related ground failure, including liquefaction.
    - Landslides.

The project proposes to develop a mixed-use development on a project site that has been graded and fully developed. Two mostly vacant commercial buildings, totaling 76,241 square feet, with associated paved parking lots and infrastructure occur on the project site. The project proposes redevelopment of the site with up to 260 multi-family residential units and approximately 10,700 square feet of retail commercial uses. The proposed project would not result in exposure of people or property to geologic conditions that would result in potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.

Based on a review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces. In the event of a major earthquake on the referenced faults or other significant faults in the southern California and northern Baja California area, the site could be subjected to moderate to severe ground shaking. With respect to this hazard, the site is considered comparable to others in the general vicinity. Additionally, seismic design of the proposed structures would be performed in accordance with the 2013 CBC guidelines currently adopted by the City of San Diego.

The project site is not subject to saturated, cohesionless soils with relative densities less than about 70 percent. Therefore, the risk associated with liquefaction hazard is low.

Landslides are not present at the property or at a location that could impact the site. Geocon Inc. analyzed stability of the descending slope on the north side of the proposed development and determined the slope is adequately stable. Therefore, the risk associated with landsliding hazard is low.

The site is approximately eights miles from the Pacific Ocean at an elevation over 400 feet above MSL. Therefore, the risk associated with inundation hazard due to tsunamis is low. The site is located approximately 0.8 mile from Miramar Lake; however, there is no direct drainage path between the site and the reservoir. The risk associated with inundation hazard associated with seiche is low.

Significance of Impacts

The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. No significant environmental impacts would occur.

Mitigation Measures
No significant impacts would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures
The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. No significant environmental impacts would occur. Therefore, no mitigation measures are required.

Issue 2
Would the project result in a substantial increase in wind or water erosion of soils, either on or off the site?

Impact Analysis
Issue 2 addresses the following threshold of significance:

- Result in substantial soil erosion or the loss of topsoil.

The project proposes development of the approximately 9.52-acre site with structures, hardscape, driveways, parking lots and parking structures, and extensive landscaping. As presented in Section 5.11, *Hydrology/Water Quality*, drainage for the site would be adequately controlled such that substantial runoff would not occur, and storm drains have been sized to handle storm water runoff. The project site is currently fully developed with buildings, parking areas, and landscaping. Wind erosion does not occur. Proposed development of the project would result in constructing new buildings, a parking structure, and parking areas, and installing landscaping. The project would not result in a substantial increase in wind or water erosion. No significant impacts would occur.

Significance of Impacts
The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. No significant environmental impacts would occur.

Mitigation Measures
No significant impacts would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures
The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. No significant impacts would occur. Therefore, no mitigation measures are required.

Issue 3
Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Impact Analysis
Issue 3 addresses the following thresholds of significance:

- Located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- Located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

According to the City of San Diego Seismic Safety Study, Geologic Hazards and Faults, the Carroll Canyon Mixed-Use project site is categorized as Zone 52: other level areas – gently sloping to steep terrain, favorable geologic structure, low risk. Previous mass grading of the project site and development with office buildings and associated improvements has created stable slopes and suitable conditions for the construction and support of the proposed development. There are no active faults crossing the site, and the project is not located on a geologic unit or soil that is unstable.

The majority of the site is underlain by Very Old Paralic Deposits (formerly described as Lindavista Formation) and the Stadium Conglomerate Formation. The Very Old Paralic Deposits, in its present state, is suitable for the support of structural fill and settlement-sensitive structures. The Stadium Conglomerate is suitable for support of structural fill and/or loading in either a natural or properly compacted condition. Approximately 1.5 feet of undocumented fill in exploratory boring B-17 along the western boundary of the project site. The undocumented fill was likely placed for landscaping purposes. It is expected that isolated areas of fill associated with utility trenches for the existing building may also exist. Where encountered within structural improvement areas, the fill should be removed and recompacted.

Construction of the project would require that high expansive soils are placed below a depth of at least three feet below finish pad grade or outside of structural improvement areas. Undocumented fill and residual soil within structural improvement areas would be removed and recompacted. These measures, as well as other recommendations of the consulting geotechnical engineer, would ensure that undocumented fill and expansive soils are appropriately remedied prior to building construction.

The project would involve only minor slopes cut and fill slopes, five feet high or less in height. Proposed cut and fill slopes are considered stable with respect to gross and surficial stability. Along the north side of the project site, a retaining wall would be constructed in the slope to extend the development pad. Additionally, cuts into the northern slope would be made to construct the proposed parking lifts in the garage structure.

Slope stability analyses were performed on the existing native cut slopes along the north and west sides of the property utilizing the proposed grades. Based on the Preliminary Geotechnical Analysis, existing native slopes on the north and west sides of the property have calculated factors of safety of at least 1.5 under static conditions for both deep-seated failure and shallow sloughing conditions. A factor of safety of 1.5 or greater is the standard of care in San Diego County with respect to slope instability.

Therefore, the proposed grading would not result in the potential to create unstable soils. The project would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Significance of Impacts

The project would include appropriate grading measures to ensure stability of soils for the proposed development. The project does not have the potential to create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. No significant impacts would result.

Mitigation Measures

No significant impacts associated with the site's geologic conditions would result. No mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with the site's geologic conditions would result. No mitigation measures are required.

5.10 Paleontological Resources

The analysis presented in this section evaluates the potential for impacts to paleontological resources based on existing geologic formations that underlay the project site. Refer to Section 5.9, *Geologic Conditions*, for a discussion of the geologic formations that could be affected by the project.

5.10.1 Existing Conditions

Paleontological resources, or fossils, are the remains and/or traces of prehistoric plant and animal life. Fossils provide direct evidence of ancient organisms and document the patterns of organic evolution and extinction that have characterized the history of life. Fossil remains, such as bones, teeth, shells, and wood, are found in the geologic deposits (sedimentary rock formations) within which they were originally buried in deep bedrock layers of sandstone, mudstone, or shale. Paleontological resources contain not only the actual fossil remains, but also the localities where those fossils are collected and the geologic formations containing the localities.

The potential for fossil remains at a location can be predicted through previous correlations that have been established between the fossil occurrence and the geologic formations within which they are buried. For this reason, knowledge of the geology of a particular area and the paleontological resource sensitivity of particular rock formations make it possible to predict where fossils will or will not be encountered.

Paleontological resource sensitivity is typically rated from high to zero depending upon the impacted formations. The sensitivity of the paleontological resource determines the significance of a paleontological impact. The specific criteria applied for each sensitivity category are summarized below.

- **High Sensitivity -** High sensitivity is assigned to geologic formations known to contain paleontological localities with rare, well-preserved, critical fossil materials for stratigraphic or paleoenvironmental interpretation, and fossils providing important information about the paleobiology and evolutionary history (phylogeny) of animal and plant groups. Generally speaking, highly sensitive formations produce vertebrate fossil remains or are considered to have the potential to produce such remains.

- **Moderate Sensitivity -** Moderate sensitivity is assigned to geologic formations known to contain paleontological localities with poorly preserved, common elsewhere, or stratigraphically unimportant fossil material. The moderate sensitivity category is also applied to geologic formations that are judged to have a strong, but unproven potential for producing important fossil remains (Bay Point Formation).

- **Low Sensitivity -** Low sensitivity is assigned to geologic formations that, based on their relatively youthful age and/or high-energy depositional history, are judged unlikely to produce important fossil remains. Typically, low sensitivity formations produce poorly-preserved invertebrate fossil remains in low abundance (Quaternary Alluvium).

- **Zero Sensitivity -** Zero sensitivity is assigned to geologic formations that are entirely igneous in origin and therefore have no potential for producing fossil remains. Artificial fill materials are also placed in this category.

As described in Section 5.9, *Geologic Conditions*, of this EIR, the project area is underlain by Very Old Paralic Deposits (formerly Lindavista Formation), Undocumented Fill, and Stadium Conglomerate Formation. The sensitivity for each of these geologic formations that may contain important paleontological resources is described below.

UNDOCUMENTED FILL (QUDF)

Approximately 1.5 feet of undocumented fill was encountered on the project site. The undocumented fill was likely placed for landscaping purposes. Isolated areas of fill associated with utility trenches for the existing building may also exist. Undocumented Fill is not a native geologic unit and, therefore, has no potential for paleontological resources.

VERY OLD PARALIC DEPOSITS (QOP)

Geologic maps show Pleistocene-aged Very Old Paralic Deposits (formerly Lindavista Formation) underlie the site. For purposes of evaluating paleontological resources, this formation is broadly correlated with the Lindavista Formation. The Lindavista Formation has a high potential for paleontological resources in the Mira Mesa and Tierrasanta areas of the City. In all other areas, the resource potential is considered moderate.

STADIUM CONGLOMERATE (TST)

The Tertiary-age Stadium Conglomerate Formation was encountered beneath the Very Old Paralic Deposits. The Stadium Conglomerate consists of weakly to well cemented, yellow, fine to medium grained, cobble conglomerate in a silty/clayey sand matrix. Generally, the majority of this formation consists of a cobble conglomerate with discontinuous beds of sandstone. The Stadium Conglomerate is suitable for support of structural fill and/or loading in either natural or properly compacted conditions. The Stadium Conglomerate Formation has a high potential for paleontological resources.

5.10.2 Impact Analysis

Impact Threshold

The City of San Diego's *California Environmental Quality Act Significance Thresholds* provides guidance to determine potential significance to paleontological resources. Based on the City's *California Environmental Quality Act Significance Thresholds*, a project could result in significant impacts to paleontological resources if it requires:

1. Over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit.
2. Over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit.

The City of San Diego has compiled the *Paleontological Determination Matrix* (Table 5.10-1, below) to support the City's Significance Thresholds. Additionally, the Significance Thresholds provide the following two guidelines to assist in determining significance:

1. If there are sedimentary rocks such as those found in the coastal areas, they usually contain fossils.
2. If there are granitic or volcanic rocks such as those found in the inland areas, they usually will not contain fossils

Table 5.10-1. *Paleontological Determination Matrix*

Geological Deposit/ Formation/ Rock Unit	***Potential Fossil Localities***	***Sensitivity Rating***
Alluvium (Qsw, Qal, or Qls)	All communities where unit occurs	Low
Ardath Shale (Ta)	All communities where unit occurs	High
Bay Point/Marine Terrace (Qbp)[1]	All communities where unit occurs	High
Cabrillo Formation (Kcs)	All communities where unit occurs	Moderate
Delmar Formation (Td)	All communities where unit occurs	High
Friars Formation (Tf)	All communities where unit occurs	High
Granite/Plutonic (Kg)	All communities where unit occurs	Zero
Lindavista Formation (Qln, Qlb)[2]	Mira Mesa/Tierrasanta	High
	All other areas	Moderate
Lusardi Formation (Kl)	Black Mountain Ranch/Lusardi Canyon Poway/Rancho Santa Fe	High
	All other areas	Moderate
Mission Valley Formation (Tmv)	All communities where unit occurs	High
Mt. Soledad Formation (Tmv)	Rose Canyon	High
	All other areas where unit occurs	Moderate
Otay Formation (To)	All communities where unit occurs	High
Point Loma Formation (Kp)	All communities where unit occurs	High
Pomerado Conglomerate (Tp)	Scripps Ranch/Tierrasanta	High
	All other areas	
River/Steam Terrace Deposits (Qt)	South Eastern/Chollas Valleys/ Fairbanks Ranch/Skyline/Paradise Hills/Otay Mesa, Nestor/San Ysidro	Moderate
	All other areas	Low
San Diego Formation (Qsd)	All communities where unit occurs	High
Santiago Peak Volcanics (Jsp) Metasedimentay	Black Mountain Ranch/La Jolla Valley, Fairbanks Ranch/Mira Mesa/ Peñasquitos	Moderate
Santiago Peak Volcanics (Jsp) Metavolcanic	All other areas	Zero
Scripps Formation (Tsd)	All communities where unit occurs	High
Stadium Conglomerate (Tst)	All communities where unit occurs	High
Sweetwater Formation	All communities where unit occurs	High
Torrey Sandstone (Tf)	Black Mountain Ranch/Carmel Valley	High
	All other areas	Low

Sensitivity Rating Grading Thresholds for Required Monitoring
High = >1,000 cubic yards and 10 feet+ deep

Moderate = >2,000 cubic yards and 10 feet+ deep
Zero-Low = Monitoring not required

Baypoint[1] – Broadly correlative with Qop 1-8 of Kennedy and Tan (2008) new mapping nomenclature.
Lindavista[2] – Broadly correlative with Qvop 1-13 of Kennedy and Tan (2008) new mapping nomenclature.

Notes: *Monitoring is always required when grading on a fossil recovery site or near a fossil recovery site in the same geologic deposit/formation/rock unit as the project site as indicated on the Kennedy Maps.
**Monitoring may be required for shallow grading (i.e., <10ft) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.
***Monitoring is not required when grading documented or undocumented artificial fill.

Issue 1

Would the project result in the loss of paleontological resources of known significance?

Impact Analysis

Issues 1 addresses the following threshold of significance:

- Over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit.
- Over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit.

The project area is underlain by Very Old Paralic Deposits, Undocumented Fill, and Stadium Conglomerate Formation. Of these, only the Very Old Paralic Deposits and Stadium Conglomerate Formation have the potential for paleontological resources. For purposes of evaluating paleontological resources, the Very Old Paralic Deposits formation is broadly correlated as the Lindavista Formation. In the Scripps Ranch area of the City, the Lindavista Formation has a moderate potential for paleontological resources. Stadium Conglomerate has a high potential for paleontological resources.

The proposed Carroll Canyon Mixed-Use project would result in approximately 39,000 cubic yards of cut and 4,500 cubic yards of fill. The maximum depth of cut would be nine feet, and the maximum fill depth would be nine feet. According to the City of San Diego's *California Environmental Quality Act Significance Thresholds*, implementation of a proposed project would have the potential to significantly impact paleontological resources, if grading of geologic formations that occurs in a moderate resource potential geologic deposit/formation/rock unit – such as the Lindavista Formation that underlies most of the project sit – exceeds 2,000 cubic yards. The proposed project would meet this threshold. Also, it was noted during geological explorations that there are sensitive and moderately sensitive formations (Lindavista and Stadium Conglomerate) in some locations of the project site as shallow as one foot deep. Additionally, the City of San Diego's *California Environmental Quality Act Significance Thresholds* state that if grading of geologic formations that occurs in a high resource potential geologic deposit/formation/rock unit – such as the Stadium Conglomerate Formation that underlies of the project site – exceeds 1,000 cubic yards, then a potentially significant impact to paleontological resources would result. Because the project would result in grading that could potentially affect the Lindavista Formation (Very Old Paralic Deposits) and Stadium Conglomerate Formation, potentially significant impacts to paleontological resources would occur.

Impact 5.10-1: The proposed project has the potential to result in significant impacts to paleontological resources.

Significance of Impacts

The Carroll Canyon Mixed-Use project has the potential to impact paleontological resources. Therefore, potentially significant impacts to paleontological resources may occur.

Mitigation Measures

The following mitigation measures have been identified for the Carroll Canyon Mixed-Use project. Paleontological monitoring is required and shall apply to areas of the project site where undisturbed Lindavista Formation could be encountered grading for the project. These measures shall not apply to areas of fill on the site, unless grading of the fill areas results in grading into undisturbed formational material. With implementation of these mitigation measures, the project's impacts would be reduced to below a level of significance.

MM 5.5-1

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings
   1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
      a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
   2. Identify Areas to be Monitored
      Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
   3. When Monitoring Will Occur
      a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
      b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
   1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
   2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
   3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field

condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

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

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

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 9 am on the next business day.

b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
d. The PI shall immediately contact MMC, or by 8 am the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
   2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Significance of Impacts Following Implementation of Mitigation Measures

Implementation of the mitigation measure MM 5.10-1 would reduce paleontological impacts to below a level of significance.

5.11 Hydrology and Water Quality

A *Drainage Study* (dated February 2015) has been prepared for the project by Pasco Laret Suiter and Associates. This report has been included in Appendix M of this report. A *Storm Water Quality Management Plan* (dated August 2016) has been prepared for the project by Pasco Laret Suiter and Associates. This report has been included in Appendix H of this report.

5.11.1 Existing Conditions

HYDROLOGY

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a Federal Emergency Management Agency (FEMA) flood hazard zone.

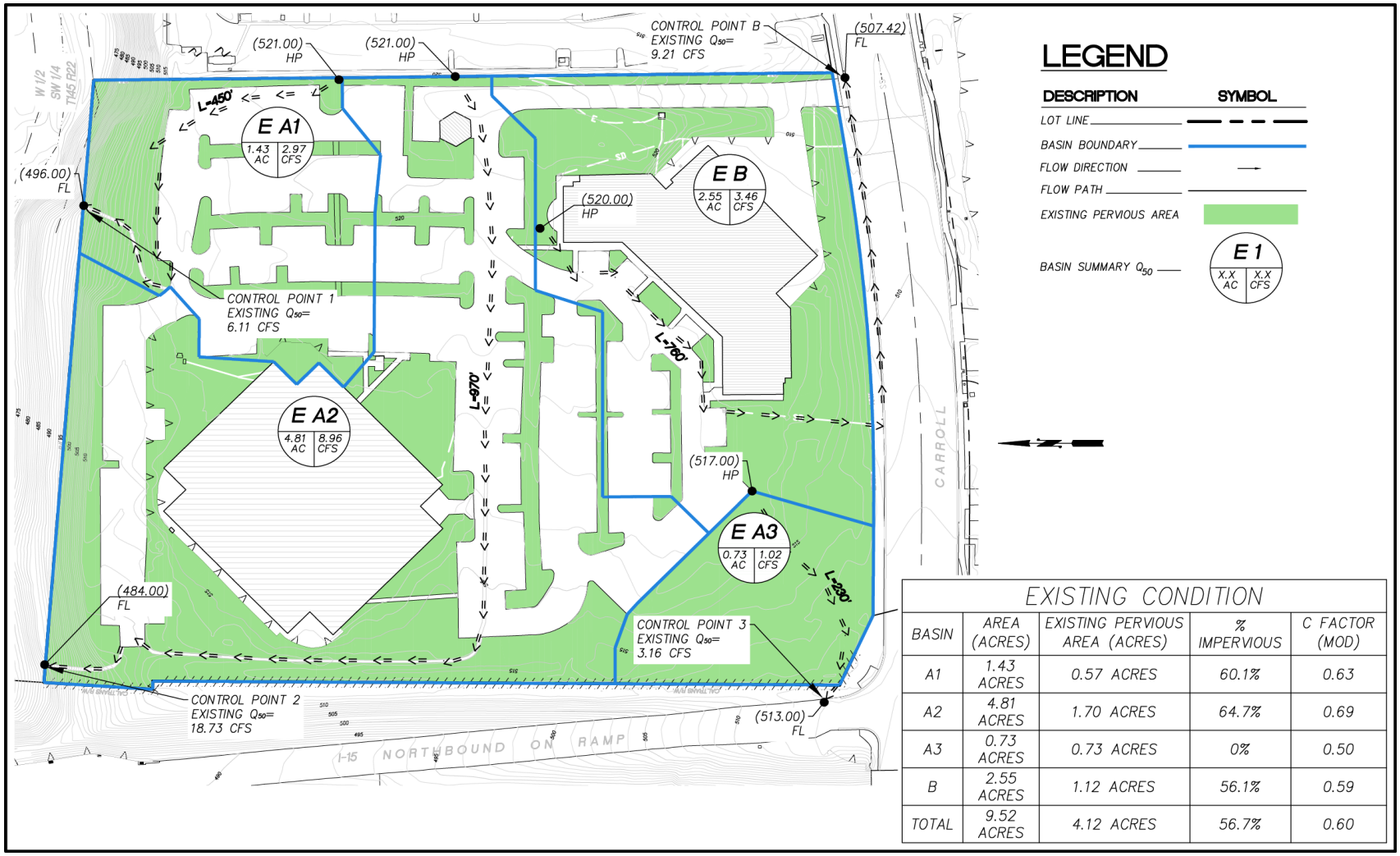
The Los Penasquitos Hydrologic Units is comprised of the Los Penasquitos Creek Watershed, coastal tributaries, and the Mission Bay Watershed. These watersheds drain a highly urbanized region located almost entirely west of the I-15 in coastal San Diego County. Collectively and individually, the watersheds support a variety of water supply, economic, recreational, and habitat-related beneficial uses. The major receiving waters, Los Penasquitos Lagoon and Mission Bay, are both fragile systems that support diverse native fauna and flora. Both water bodies are especially sensitive to the effects of pollutants due to restricted or intermittent tidal flushing.

Los Penasquitos Creek watershed encompasses a land area of approximately 100 square miles, including portions of the cities of San Diego, Poway, and Del Mar. The watershed is highly urbanized with a population of approximately 400,000 residents. The creek discharges to the 0.6-square mile Los Penasquitos Lagoon.

DRAINAGE

The existing site topography is mostly flat with grades between one percent and five percent, except for a two-to-one slope near the northerly property line which slopes down to an existing drainage corridor/canyon to the north. The southern portion of the site slopes south toward Carroll Canyon Road. The site is developed with approximately 60 percent impervious areas, including two office buildings, parking areas, and hardscape.

Figure 5.11-1, *Hydrology – Existing Conditions*, depicts the project site's existing drainage condition. The project site includes two major drainage basins based on downstream confluence points. Basin A consists of 6.97 acres of the northern and western areas of the project site. This area drains north and west and confluence near the existing Caltrans box culvert northwest of the project site. The box culvert conveys runoff from the drainage/canyon located to the north of the project site and surrounding areas west under I-15. Basin B consists of 2.55 acres in the southeast portion of the site and drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow.



EXISTING CONDITION

BASIN	AREA (ACRES)	EXISTING PERVIOUS AREA (ACRES)	% IMPERVIOUS	C FACTOR (MOD)
A1	1.43 ACRES	0.57 ACRES	60.1%	0.63
A2	4.81 ACRES	1.70 ACRES	64.7%	0.69
A3	0.73 ACRES	0.73 ACRES	0%	0.50
B	2.55 ACRES	1.12 ACRES	56.1%	0.59
TOTAL	9.52 ACRES	4.12 ACRES	56.7%	0.60

Figure 5.11-1. ***Hydrology – Existing Conditions***

Existing Basin A

Basin A includes three sub-basins denoted as Basins A1, A2, and A3 which confluence at the Caltrans box culvert to the northwest of the project site. These three sub-basins were delineated based upon the discharge location from the project site. Basin A1 slopes to the north and drains into the drainage/canyon located north of the project site via a concrete ditch. Basin A2 drains west toward an existing graded ditch, and north toward the off-site drainage/canyon. Discharge from Basin A2 is conveyed into the off-site drainage/canyon via a concrete ditch. Basin A3 includes a portion of landscaped area near the southwest corner of the site. Runoff from this area drains to a sump prior to overtopping into the Caltrans right-of-way. Discharge from Basin A3 is conveyed north along I-15 on-ramp where it is captured via a Caltrans catch basin and conveyed toward the box culvert.

Existing Basin B

Basin B includes the southeastern portions of the site which discharge to the curb and gutter of Carroll Canyon Road. A series of catch basins capture and convey runoff via underground storm drain toward two curb outlets which discharge to Carroll Canyon Road. The southerly portions of Basin B slope south and drain over the curb into Carroll Canyon Road. The confluence point for Basin B is in the curb and gutter of Carroll Canyon Road near the southeast corner of the property.

Calculations were performed to determine the existing condition discharge during a storm event. The 50-year design storm was selected in accordance with the City of San Diego Drainage Design Manual, Section 1-102.2.3.B. Table 5.11-1, *Existing Hydrology Summary*, summarizes the peak discharge at the major points of concentration.

Table 5.11-1. *Existing Hydrology Summary*

Basin	*Point of Concentration*	*Area (ac)*	*Average Runoff Coefficient*	*Time of Concentration (min)*	*Q50 (cfs)*
A1	CP 1	1.43	0.63	10.13	2.97
A2	CP 2	4.81	0.69	14.71	8.96
A3	CP 3	0.73	0.50	13.62	1.02
A (Total)		6.97	--	--	--
B	CP B	2.55	0.59	21.39	3.46

WATER QUALITY

Los Penasquitos Creek and Los Penasquitos Lagoon both have 303(d) listed impacts. There are no Total Maximum Daily Loads (TMDLs) for any of the receiving waters from the project site. (A Total Maximum Daily Load, or TMDL, is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards.) According to the California 2006 303(d) list published by the State Water Quality Control Board (SWQCB), Los Penasquitos Creek and Los Penasquitos Lagoon are beneficial impaired water bodies. Los Penasquitos Creek is impaired for Phosphate and Total Dissolved Solids. Los Penasquitos Lagoon is impaired for Sedimentation/Siltation.

5.11.2 Impact Analysis

Thresholds of Significance

The City of San Diego's *California Environmental Quality Act Significance Thresholds* provides guidance to determine potential significance associated with hydrology and water quality. Based on the City's thresholds, for impacts to hydrology, a project may result in a significant impact if it meets one or more of the following criteria:

- If a project would result in increased flooding on- or off-site, there may be significant impacts on upstream or downstream properties and to environmental resources.
- If a project would result in decreased aquifer recharge there may be significant impacts on hydrologic conditions and well-water supplies because the area available for aquifer recharge is reduced. When a substance water source fails to be recharged by rainfall, its volume will be reduced. Reduced groundwater elevation can impact landholders who are dependent on well water, vegetation, and surface water replenishment. In addition, if a project would result in extraction of water from an aquifer, impacts on hydrologic conditions would be significant if there would be a net deficit in the aquifer volume or a reduction in the local groundwater table.
- If a project would grade, clear, or grub more than 1.0 acre of land, especially into slopes over a 25 percent grade, and would drain into a sensitive water body or stream there may be significant impacts on stream hydrology if uncontrolled runoff results in erosion and subsequent sedimentation of downstream water bodies.
- If a project would result in modifications to existing drainage patterns there may be significant impacts on environmental resources such as biological communities, archaeological resources, etc.

Relative to water quality, compliance with the Water Quality Standards is assured through permit conditions. Adherence to the City's Storm Water Standards, therefore, is the Water Quality threshold.

Issue 1

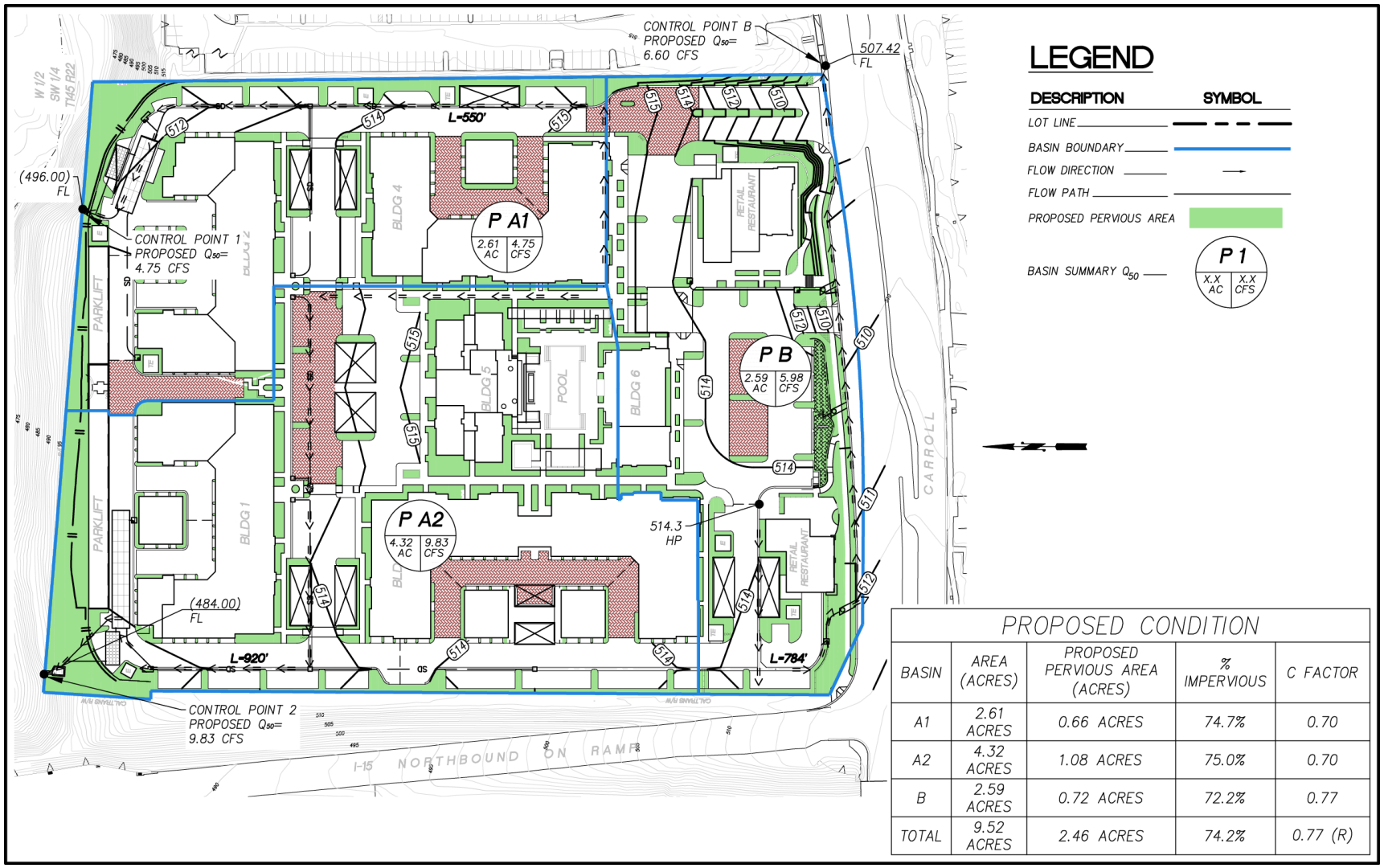
Would the project cause a substantial increase in impervious surfaces and associated increased in runoff?

Impact Analysis

Issue 1 addresses the following threshold of significance:

- Grading, clearing, or grubbing more than 1.0 acre of land, especially into slopes over a 25 percent grade, where uncontrolled runoff would drain into a sensitive water body or stream resulting in erosion and subsequent sedimentation of downstream water bodies.

The proposed project involves the development of a mixed-use project with residential, commercial retail, and restaurant uses, along with resident amenities. The project includes surface parking, carports, and garages with car lifts. The project would develop the site with restaurant(s), retail shop(s), and multi-family residential units, landscaping, and hardscape areas. Figure 5.11-2, *Hydrology – Proposed Condition*, shows the resultant drainage with proposed development of the



PROPOSED CONDITION

BASIN	AREA (ACRES)	PROPOSED PERVIOUS AREA (ACRES)	% IMPERVIOUS	C FACTOR
A1	2.61 ACRES	0.66 ACRES	74.7%	0.70
A2	4.32 ACRES	1.08 ACRES	75.0%	0.70
B	2.59 ACRES	0.72 ACRES	72.2%	0.77
TOTAL	9.52 ACRES	2.46 ACRES	74.2%	0.77 (R)

Figure 5.11-2. *Hydrology – Proposed Condition*

project site as the Carroll Canyon Mixed-Use project.

The proposed project would result in an increase in impervious areas due to the new buildings, hardscape, and parking areas. Pervious pavements would be utilized in lieu of standard pavement where feasible to diminish a portion of the increased impervious areas. The impervious area would be increased from 56.7 percent of the project site in the existing conditions to 74.2 percent of the project site with the proposed project, after accounting for pervious pavements in select parking areas. Stormwater detention and Hydromodification Management Plan (HMP) facilities would be implemented to accommodate the potential increase in stormwater runoff rates due to the proposed increase in impervious areas. The HMP facilities would accommodate potential increases in stormwater runoff rates due to the proposed increase in impervious areas for the two-and ten-year storm events.

Proposed Basin A

The proposed total acreage of Basin A would match the existing acreage. However, the sub-basin areas would be modified from existing conditions. The acreage of Basin A1 would be increased from existing conditions. The proposed acreage of Basin A2 would be decreased from existing conditions. The existing Basin A3 which previously discharged into the Caltrans right-of-way would be eliminated, and this area would be re-routed into Basins A1 and B. Any increases in peak flow discharge from Basin A1 would be managed through the implementation of on-site detention. The net effect on downstream drainage facilities of change to the sub-basin areas would be negligible, since these sub-basins confluence near the Caltrans box culvert.

Basin A1 would consist of the northeast portion of the site and discharge to Control Point 1. Runoff from this basin would be captured by a storm drain system and routed through a detention system below grade. The detention system outlet would discharge into the existing easterly concrete ditch which drains north into the canyon. Basin A2 would consist of the north and western portions of the site and discharge to Control Point 2. Runoff from Basin A2 would be captured and conveyed via an underground storm drain system to the detention system at the northwest corner of the site. The detention system outlet would discharge to the existing westerly concrete ditch which discharges north into the canyon.

Proposed Basin B

The proposed acreage of Basin B would match the existing acreage. Basin B would consist of the southern portion of the site and include the retail buildings and parking areas. Runoff from Basin B area would be captured by a series of storm drain inlets and conveyed via surface and underground storm drains to water quality BMPs and a detention facility. The detention system would outlet to Carroll Canyon Road via a curb outlet. The southerly portions of Basin B, including some landscaping areas and driveway entrances which are not feasible for capture would bypass the storm drain detention system and discharge directly into Carroll Canyon Road.

Calculations were performed to determine the proposed condition discharge during a storm event. The 50-year design storm was selected in accordance with the City of San Diego Drainage Design Manual, Section 1-102.2.3.B. Table 5.11-2, *Proposed Hydrology Summary*, summarizes the peak discharge at the major points of concentration.

Table 5.11-2. *Proposed Hydrology Summary*

Basin	*Point of Concentration*	*Area (ac)*	*Average Runoff Coefficient*	*Time of Concentration (min)*	*Q50 (cfs) (undetained)*	*Q50 (cfs) (detained)*
A1	CP 1	2.61	0.70	16.48	4.75	2
A2	CP 2	4.32	0.70	9.58	9.83	1
A (Total)		6.93	--	--		--
B	CP 3	2.59	0.77	17.37	5.98	2.5

As shown above, the proposed project would result in an undetained increase in peak runoff rates for all basins if not properly mitigated. Therefore, a detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. For information on the detention system please see *Issue 2*, below. With implementation of the detention system, significant impacts would not occur.

Significance of Impacts

The proposed project would introduce impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions, as discussed in *Issue 2*. No significant impacts would result.

Mitigation Measures

No significant impacts associated with storm water runoff would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with storm water runoff would occur. Therefore, no mitigation measures are required.

Issue 2

Would the project cause substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

Impact Analysis

Issue 2 addresses the following threshold of significance:

- Result in modifications to existing drainage patterns that may cause significant impacts on environmental resources such as biological communities, archaeological resources, etc.

The proposed project would result in an increase in impervious surfaces from existing conditions. This would potentially result in an increase in stormwater runoff rate and volume, if left unmanaged. The project would be required to detain the increase in runoff to minimize impacts to public

drainage facilities. In addition, the project would be required to comply with the HMP requirements as described in the City of San Diego Stormwater Standards Manual.

To fulfill the HMP requirements, the project has been designed so that runoff rates and durations are controlled to maintain or reduce pre-project downstream erosion conditions and protect stream habitat. The project would manage the increase in runoff by implementing a series of stormwater BMPs and detention facilities which have been specifically designed for Hydromodification Management.

In addition to hydromodification management, the proposed detention facilities would control increases in peak flow, where necessary. As shown in Tables 5.11-1 and 5.11-2, the 50-year peak flow rate would increase from existing to proposed conditions in all basins. Therefore, the detention facilities in these basins have also been sized to provide peak detention to match the existing 50-year flow rates. The detention facilities have been designed for the six-hour 50-year storm. The detention facilities would have a multi-stage outlet structure, with a combination of a low-flow orifice sized for hydromodification mitigation, a weir, and/or an outlet orifice. The following table lists the flow rates and outlet configuration for each detention basin.

Basin	***Node***	***Q50 (Undetained)***	***Q50 (Detained)***	***Hydromod. Orifice***	***Peak Detention Outlet***
Ai	CP 1	4.75 cfs	2 cfs	2 in.	6-inch and 4-inch
A2	CP 2	9.83 cfs	1 cfs	2 in.	12-inch and 4-inch
B	CPB	5.98 cfs	2.5 cfs	2 in.	2 8-inch and 1 2-inch

Significance of Impacts

The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm to match the existing conditions. No significant impacts associated with hydrology would occur.

Mitigation Measures

No significant impacts associated with hydrology would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with hydrology would occur. Therefore, no mitigation measures are required.

Issue 3

Would the project result in an increase in pollutant discharge to receiving waters during construction or operation?

Impact Analysis

Issue 3 addresses the following threshold of significance:

- Results in increased flooding on- or off-site, there may be significant impacts on upstream or downstream properties and to environmental resources.

The Los Penasquitos Hydrologic Unit consists of the Los Penasquitos Creek watershed, coastal areas, and the Mission bay watershed. The major receiving water for this project, the Los Penasquitos Lagoon, is a fragile system that supports diverse native wildlife. This lagoon is sensitive to the effects of pollution due to tidal flushing.

According to the State Water Resources Control Board 2010 Integrated Report, the following receiving water bodies are impaired segments:

Receiving Water	*303(d) Impairment(s)*
Carroll Canyon	None
Soledad Canyon	• Sediment Toxicity • Selenium (Heavy Metals)
Los Penasquitos Lagoon	• Sediment

The anticipated and potential pollutants generated by similar projects based on Residential, Parking Lot, and Restaurant land uses are as follows:

Anticipated Pollutants	*Potential Pollutants*	*Most Significant Pollutants of Concern*
• Heavy Metals • Trash and Debris • Oil and Grease • Oxygen Demanding Substances • Bacteria and Viruses	• Sediment (landscaping) • Nutrients (landscaping) • Pesticides (landscaping) • Organic Compounds (parking)	• **Sediment** • **Heavy Metals** • **Organic Compounds**

The most significant pollutants of concern are those that are both “anticipated” and are a “concern for the receiving water”. Therefore, the most significant pollutants of concern for this project are Sediment, Heavy Metals, and Organic Compounds. The Site Design and Source Control BMPs designed for this project would limit the potential for all anticipated and potential pollutants from contaminating stormwater runoff. The treatment control BMPs would target and remove potential and anticipated pollutants from stormwater runoff, with special attention to the most significant pollutants of concern.

The project proposes to utilize portions of areas which are designated for landscaping or other softscape for Low Impact Development (LID) storm water treatment. In addition, landscaped islands within to the private roadway/driveways would be used in the treatment of runoff prior to entering the storm drain system. These LID BMPs would also function to slow down site runoff, increase

times of concentration, improve downstream hydrologic conditions, and treat storm water as compared to the existing condition.

Additionally, pervious concrete/asphalt is proposed for applicable areas on-site, including overflow parking and pavement areas that are not anticipated to carry a high traffic volume. Pervious pavement allows for storm water to filter down through the pavement surface rather than running off into storm drain inlets. The drainage would eventually be conveyed via a perforated pipe system, flowing treatment through the subsurface medium.

As a result of the recommended low impact development, source control measures, and treatment control measures, water quality exceedances are not anticipated, and pollutants are not expected within project runoff that would adversely affect beneficial uses in downstream receiving waters. The project would implement controls designed to limit discharges to the appropriate standard. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit.

Significance of Impacts

As a result of the recommended LID, source control measures, and treatment control measures, water quality exceedances are not anticipated; and pollutants are not expected within project runoff that would adversely affect beneficial uses in downstream receiving waters. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit. No significant impacts are anticipated.

Mitigation Measures

The proposed project includes design features that would ensure that an increase in pollutant discharge to receiving waters during construction or operation would not occur. No mitigation measures beyond those required for the project are necessary.

Significance of Impacts Following Implementation of Mitigation Measures

The proposed project includes design features that would ensure that an increase in pollutant discharge to receiving waters during construction or operation would not occur. No mitigation measures are required.

Issue 4

Would the project violate any water quality standards or waste discharge requirements?

Impact Analysis

Issue 4 addresses the following threshold of significance:

- Compliance with the Water Quality Standards and adherence to the City's Storm Water Standards

As a result of the recommended site design, source control measures, and treatment control measures, water quality exceedances are not anticipated, and pollutants are not expected within

project runoff that would adversely affect beneficial uses in downstream receiving waters. The project plans to institute controls designed to limit discharges to the appropriate standard. The project would comply with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit. As presented under *Issue 1*, above, the project would implement a detention system to ensure that the project is in compliance with all water quality standards and waste discharge requirements. With implementation of these measures, significant impacts would be avoided.

Significance of Impacts

The proposed project would not violate any water quality standards or waste discharge requirements. The project would implement LIDs and BMPs to control and treat urban runoff. No significant impacts relative to water quality would occur.

Mitigation Measures

With implementation of the project's proposed water quality control measures, the proposed project would not result in significant impacts to water quality. No mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

With implementation of the project's proposed water quality control measures, the proposed project would not result in significant impacts to water quality. No mitigation measures are required.

Issue 5

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses of planned uses for which permits have been granted)?

Impact Analysis

Issue 5 addresses the following significance threshold:

- Results in decreased aquifer recharge or extraction of water from an aquifer on hydrologic conditions and well-water supplies because the area available for aquifer recharge is reduced

Groundwater recharge in the area would not be significantly affected due to the fact that the existing rough graded project site consists of soil with low permeability and shallow bedrock. In the post construction condition, no pumping of groundwater is anticipated. During the construction phase, a very low/no amount of construction dewatering is expected to be required. Therefore, the proposed project would not have a substantial impact on groundwater.

Significance of Impacts

The proposed project would not have a substantial impact on groundwater.

Mitigation Measures

The proposed project would not have a substantial impact on groundwater. No mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

The proposed project would not have a substantial impact on groundwater. No mitigation measures are required.

5.12 Health and Safety

The analysis in this section evaluates the potential for human health/public safety/hazardous materials impacts associated with the proposed project.

5.12.1 Existing Conditions

The Carroll Canyon Mixed-Use project site is characterized by an existing office development and associated surface parking and landscaping. The primary source of air quality degradation on-site comes from vehicle trips to the office buildings, as well as occasional heavy trucks for deliveries.

REGULATIONS

State Regulations

Obnoxious uses are regulated under Section 41700 of the State Health and Safety Code, under the "Nuisance Rule." For the project site, this would be enforced by the County Department of Environmental Health. The regulation states that "*a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property*." The number of people in the area that are affected is not limited to a specific distance from the source of the nuisance, as long as it can be proven that the business is the true source. In other words, there is no direct distance relationship between an obnoxious source and its impact on a sensitive receptor.

Hazardous materials regulation is discussed under Section 25532(g) of the State Health and Safety Code. The regulation states that facilities that store, handle, or use regulated substances as defined in the California Health and Safety Code Section 25532(g) in excess of threshold quantities shall prepare a risk management plan for determination of risk to the community. As identified in the California Health and Safety Code, Section 25532(g), the term, "regulated substances" is defined as any substance that is comprised of the following:

1. A regulated substance that is listed in Section 68.130 of Title 40 of the Code of Federal Regulations pursuant to paragraph (3) of subsection (r) of Section 112 of the Clean Air Act (42 U.S.C. Sec. 7412(r)(3)).
2. An extremely hazardous substance listed in Appendix A of Part 355 of Subchapter J of Chapter I of Title 40 of the Code of Federal Regulations that is any of the following:
   a. A gas at standard temperature and pressure
   b. A liquid with a vapor pressure at standard temperature and pressure equal to or greater than ten millimeters mercury
   c. A solid that is (a) in solution or in molten form, (b) in powder form with a particle size less than 100 microns, or (c) reactive with a National Fire Protection Association rating of 2, 3, or 4.
3. On or before June 30, 1997, the office shall, in consultation with the Office of Environmental Health Hazard Assessment, determine which of the extremely hazardous substances listed in Appendix A of Part 355 of Subchapter J of Chapter I of Title 40 of the Code of Federal

Regulations do either of the following:

a. May pose a regulated substances accident risk, with consideration of the factors specified in subdivision (g) of Section 25543.1, and should remain on the list of regulated substances until completion of the review conducted pursuant to subdivision (a) of Section 25543.3.
b. The office shall adopt, by regulation, a list of the extremely hazardous substances identified pursuant to clause (i). Extremely hazardous substances placed on the list are regulated substances for the purpose of this article.

Facilities which handle, store, or use any quantity of toxic or highly toxic gas as defined by the most recent Uniform Fire Code (UFC), which are also regulated substances as defined in the California Health and Safety Code Section 25532(g), shall prepare an off-site consequence analysis (OCA). This analysis shall be performed in accordance with Title 19 of the California Code of Regulations Section 2750.2 and Section 2750.3. If the OCA demonstrates that toxic release could potentially impact the residential community, the facility will not store, handle, or use the material in those quantities. If a decrease in quantity of material reduces the distance to toxic endpoint to where the community is not impacted, the facility shall be able to utilize the material in that specified quantity.

Facilities that handle, store, or use any quantity of toxic or highly toxic gas need to prepare an OCA. According to Section 2750.2, the OCA parameters consist of assessing toxic endpoints stated in Section 2770.5, Table 1 and Table 3, which include, but are not limited to the following hazardous materials: Acrolein, Acrylonitrile, Ammonia, Arsine, Boron-Tetrachloride, Boron-Tetrafluoride, Bromine, Carbon-Disulfide, Chlorine, Chloroform, Diborane, Fluorine, Formaldehyde, Furan, Hydrazine, Hydrochloric Acid, Hydrogen-Chlorine, Methyl-Chlorine, Methyl-Hydrazine, Nickel-Carbonyl, Nitric-Acid, Nitric Oxide, Oleum, Phosphine, Phosphorus, Piperidine, Sulfur-Dioxide, Sulfur-Tetrafluoride, and Vinyl Acetate. Regulated flammable substances are stated in Table 2 of Section 2770.5, and include, but are not limited to the following flammable materials: Butane, 1-Butene, 2-Butene, Carbon Oxysulfide, Chlorine Monoxide, Cyanogen, Cyclopropane, Ethane, Hydrogen, Methane, Propane, Silane, Tetramethylsilane, Vinyl Acetate, and Vinyl Fluoride. Flammable endpoints vary according to the following issues: (a) explosion, (b) radiant heat/exposure time, (c) lower flammability limit, (d) wind/speed/atmospheric stability class, (e) ambient temperature/humidity, (f) height of release, (g) surface roughness, (h) dense or neutrally buoyant gases, and (h) temperature of released substances.

Section 2750.3 of the California Code of Regulations identifies the worst-case release scenario analysis. Based on the consequences of hypothetical toxic and hazardous release, worst-case scenarios comprise toxic gas release, toxic liquids, and flammables. Worst-case scenarios regarding toxic gases include temperature conditions and the potential source of the toxic gases as well as release rates. Worst-case scenarios pertaining to toxic liquids involve temperature, liquid source, area of potential contamination, and release rate. Worst-case scenarios pertaining to flammable materials include vaporization, determination of distance to endpoints as stated in Section 2750.2, potential passive mitigation, pressure and temperature as well as potential source of flammable material.

County Department of Environmental Health (DEH)

The County DEH, Hazardous Materials Management Division (HMMD) administers the above State program and issues Unified Facility Program Permits to regulate businesses that may impact public health and safety. These include businesses that use hazardous materials, dispose of hazardous wastes, have underground storage tanks, and/or generate medical waste. The goal of the HMMD is to protect human health and the environment by ensuring hazardous materials, hazardous waste, medical waste, and underground storage tanks are properly managed. This is determined on a project specific basis.

All applications for businesses which use, handle, or store hazardous materials, including hazardous waste, must be reviewed by DEH, HMMD. The purpose of this review is to determine if a Hazardous Materials Business Plan or a Risk Management and Prevention Plan (RMPP) is required to be submitted or updated by the business, and if a DEH permit is required. If a business meets any of the following, a Hazardous Materials Business Plan will be required to be completed prior to final occupancy:

1. The quantity of hazardous materials at any one time is equal to or greater than a total weight of 500 pounds, or a total volume of 55 gallons, or 200 cubic feet at standard temperature and pressure for a compressed gas; or
2. The quantity of any Acutely Hazardous Material (AHM) will be equal or greater than its Threshold Planning Quantity (TPQ); or
3. Any amount of the material is a carcinogen, reproductive toxin, a hazardous gas with a Threshold Limit Value-Time Weighted Average (TLV-TWA) or Threshold Limit Value-Short Term Exposure Limit (TLV-STEL) of 110 ppm or less.

In addition, if the business handles any quantity of an AHM, the business must submit an AHM Registration Form to the Department of Environmental Health prior to issuance of the construction permit. If the business will use or store any AHMs in excess of specified quantities (TPQs), the DEH is required to conduct a site-specific computer screening prior to issuance of the construction permit. The purpose of this screening is to determine if an off-site consequence would likely result from the sudden release of the Acutely Hazardous Materials. If the probability of a release exists, the business must prepare a Risk Management and Prevention Plan.

San Diego Air Pollution Control District

Per the California Air Toxics "Hot Spots" Information and Assessment Act (AB 2588), toxic air emissions in the region are regulated by the San Diego Air Pollution Control District (SDAPCD). A toxic air contaminant is defined as an "air pollutant that may increase a person's risk of developing cancer and/or other serious health effects." Approximately 800 chemical compounds have been identified as having potential adverse health effects.

Hazardous air polluters in San Diego include the following types of businesses: chromium electroplating and anodizing; dry cleaning; aerospace manufacturing and rework facilities; shipbuilding and repair operations; halogenated solvent cleaning; ethylene oxide sterilizing; and miscellaneous organic chemicals process. Other types of businesses are considered hazardous air polluters; however, they are not expected to be major contributors in San Diego. These include:

gasoline distribution (bulk terminals), wood furniture manufacturing, boat manufacturing, printing and publishing, research and development facilities, and off-site waste and recovery operations.

The SDAPCD requires a review of businesses which may emit air contaminants from non-vehicular sources. The purpose of this review is to determine whether an Authority to Construct and Permit to Operate are required for certain equipment at the business. In addition, the review will determine whether notification is required for demolition and renovation projects involving asbestos. Permits and notifications help San Diego County protect the public health by attaining and maintaining ambient air quality standards and preventing public nuisance.

There are no set initial limitations or prohibited types of business in relation to closeness to sensitive receptors; however, during the permitting process some issues may arise that would need to be addressed or changed in order for standards to be met, though these are on a case specific basis. The only exception to this rule is, should the business dealing with hazardous materials be in the vicinity of a school (K-12), it must be a minimum distance of 1,000 feet away from the school. Notification of such use to the parents of each child in the school is also required.

City of San Diego

At the local level, the San Diego Fire Department screens inventories of substances and inspects sites. All businesses applying for a permit which use, handle, or store any quantity of hazardous materials shall be reviewed by the San Diego Fire Department through the completion and submittal of the Fire Department's Hazardous Materials Information form. The purpose of this review is to classify the building occupancy in accordance with the California Building Code.

Proper maintenance of plants and other flammable materials around the project site can reduce future wildfire impacts on the property. Proper maintenance can also avoid creating other hazards such as soil erosion and potential slope failures. The City of San Diego Fire Department requires the equivalent of a combined brush management Zone One and Two dimension of 100 feet, measured from the exterior of the structure towards the native/naturalized vegetation. Zone 1 and Zone 2 are described below. Additional references include the San Diego Municipal Code Section 55.5001, Very High Severity Zone (2012), and Fire Prevention Bureau Policy B-08-1 (revised May 4, 2010).

Zone One – 35 feet – is to be planted immediately adjacent to the project's southern boundary. This zone limits the use of highly flammable plant materials. Trees should not be located any closer to a structure than a distance equal to the tree's mature spread. All plantings are to be maintained in a succulent condition. Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed ten percent of the total Zone One area.

Zone Two – 65 feet – is to be located between Zone One and the open space area north of the project site. This zone requires that new non-irrigated plantings have a low growing spreading habit and are self regenerating, drought resistant, and effective in erosion control and slope stabilization. Within Zone Two, 50 percent of the plants over 24 inches in height shall be reduced to a height of six inches. Non-native plants shall be reduced in height before native plants are reduced in height. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual.

Non-native plants shall be pruned before native plants are pruned. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree-form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling. All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

5.12.2 Impact Analysis

Thresholds of Significance

The City of San Diego has adopted its *Significance Determination Thresholds* (City of San Diego 2011). According to the Significance Determination Thresholds, a project would have a significant environmental impact if:

- The project site is location on or near known contamination sources may result in a significant impact.
- The project site meets one or more of the following criteria may result in a significant impact.
  - Located within 1,000 feet of a known contamination site.
  - Located within 2,000 feet of a known "border zone property" (also known as a "Superfund" site) or a hazardous waste property subject to corrective action pursuant to the Health and Safety Code.
  - DEH site file closed.
  - Located in Centre City San Diego, Barrio Logan, or other areas known or suspected to contain contamination sites. *Note: This significance threshold does not apply to the proposed project. The project site is not located in Centre City, Barrio Logan, or other areas know to contain contamination sites.*
  - Located on or near an active or former landfill. Hazards associated with methane gas migration and leachates should be considered. *Note: This significance threshold does not apply to the proposed project. The project site is not located on or near an active or former landfill.*
  - Properties historically developed with industrial or commercial uses which involved dewatering (the removal of groundwater during excavation), in conjunction with major excavation in an area with high groundwater (such as downtown). *Note: This significance threshold does not apply to the proposed project. The project site was not historically developed with industrial or commercial uses which involved dewatering (the removal of groundwater during excavation), in conjunction with major excavation in an area with high groundwater (such as downtown).*
  - Projects located in a designated airport influence area and where the Federal Aviation Administration (FAA) has reached a determination of "hazard" through FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as required by FAA regulations in the Code of Federal Regulations (CFR) Title 14 §77.13.

- Located on a site presently or previously used for agricultural purposes.
- Located in a brush fire hazard area, hillside, or an area with inadequate fire hydrant services or street access.

Issue 1

Would the project result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?

Issue 2

Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or enviornment and would the project expose people to potential hazards?

Impact Analysis

Issues 1 and 2 address the following threshold of significance:

- Location on or near known contamination sources.
- Located within 1,000 feet of a known contamination site.
- Located within 2,000 feet of a known "border zone property" (also known as a "Superfund" site) or a hazardous waste property subject to corrective action pursuant to the Health and Safety Code.
- DEH site file closed.

The Carroll Canyon Mixed-Use project proposes the redevelopment of an existing mostly vacant office complex with a mixed-use project. The project involves the demolition of 76,241 square feet of existing light industrial office development and the construction of up to 260 multi-family residential units and approximately 10,700 square feet of commercial retail uses, to include retail space and restaurants. Scripps Ranch High School is located within one-quarter mile of the Carroll Canyon Mixed-Use project site. The proposed mixed-use project's uses are not anticipated to result in hazardous emissions or handle hazardous or acutely hazardous materials.

The project site is not located on a list of hazardous materials site. An EnviroFacts search conducted on August 20, 2012, yielded one facility with toxic substances (RD Instruments, Inc.) and no facilities with radiation within one-quarter mile of the project site. There are eight facilities that have reported hazardous waste activities, the closest being KJM Enterprises, Inc., located at 9885 Carroll Canyon Road, located just south of the project site. None of these facilities pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project.

A Phase I Environmental Site Assessment (ESA) was conducted for the project site in 2010 (URS, August 6, 2010). (See Appendix P.) The Phase 1 ESA concluded that there are no recognized environmental conditions associated with the project site. The Phase I ESA acknowledges an emergency generator and former flight simulator hydraulic equipment that exist as part of the structures remaining on-site from the original use (an airlines reservation call center, flight training classes, and flight simulator) pose a potential environmental concern. Additionally, the Phase I ESA notes that the existing buildings contain asbestos.

Site development that involves demolition of structures must adhere to regulations in place that ensure adequate treatment and disposal of hazardous materials, as well as appropriate protection of workers to avoid potential health risks. Demolition of the existing buildings and improvements and disposal of any hazardous materials would be conducted in accordance with state and local regulations. The Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP), as specified under Rule 40, CFR 61, Subpart M, applies to asbestos removal and demolitions and is enforced locally by the San Diego Air Pollution Control District, under authority, per Regulation XI, Subpart M Rules 361.145 and 361.150. No health risks will occur. Prior to demolition, both friable and various nonfriable asbestos-containing materials (ACMs), if present, would be removed from the structures per NESHAPS, Title 40 Code of Federal Regulations Part 61. In addition, all applicable laws and regulations would be followed, including provisions requiring notification of tenants, employees, maintenance and custodial personnel, and outside contractors, of the location of these materials, if present.

Significance of Impacts

The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. Scripps Ranch High School is located within one-quarter mile of the project site. Because no hazardous materials or emissions are expected on site, no significant impacts would result.

The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project. There are no impacts relative to hazardous materials. Demolition of existing buildings and improvements and disposal of any hazardous materials would be conducted in accordance with state and local regulations. Demolition and construction would adhere to all applicable laws and regulations regarding removal and handling of asbestos and other hazardous materials, including provisions requiring notification of tenants, employees, maintenance and custodial personnel, and outside contractors, of the location of these materials, if present.

Mitigation Measures

The project has no significant hazardous materials impacts. No mitigation is required.

Significance of Impact Following Implementation of Mitigation Measures

The project has no significant hazardous materials impacts. No mitigation is required.

Issue 3

Would the project expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?

Impact Analysis

Issue 3 addresses the following threshold of significance:

- Located on a site presently or previously used for agricultural purposes.

The project has potential to emit TACs. Emissions of TACs are attributable to temporary emissions from construction emissions, and minor emissions associated with diesel truck traffic used for deliveries at the site. Truck traffic may result in emissions of diesel particulate matter, which is characterized by the State of California as a TAC. Certain types of projects are recommended to be evaluated for impacts associated with TACs. A mixed-use residential and retail development such as the Carroll Canyon Mixed-Use project would not attract a disproportionate amount of diesel trucks and would not be considered a source of TAC emissions. Based on CalEEMod (see Section 5.5, *Global Climate Change*, for a discussion of this model), heavy-duty diesel trucks would account for only 0.9 percent of the total trips associated with the project. Impacts to people from TAC emissions would therefore be less than significant.

Significance of Impacts

The project has the potential to expose people to toxic substances through the emission of TACs. However, this exposure would be minimal and would result in a less that significant impact.

Mitigation Measures

Project impacts to people are less than significant. No mitigation is required.

Significance of Impacts Following Implementation of Mitigation Measures

The project has the potential to expose people to toxic substances through the emission of TACs. However, this exposure would be minimal and would result in a less that significant impact. No mitigation is required.

Issue 4

Would the project impair implementation of, or physically interfere with, an adopted emergency response plan?

Issue 5

Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Impact Analysis

Issues 4 and 5 address the following threshold of significance:

- Located in a brushfire hazard area. Hillside, or an area with inadequate fire hydrant services or street access.

The proposed project is located within the developed community of Scripps Miramar Ranch and on a previously developed site. The circulation network is in place, as is an emergency response plan. The project site has existing access to the circulation network and emergency services. The proposed project does not recommend revisions to the existing circulation network. As such, the project would not impair implementation or an adopted emergency response plan, nor would the project interfere with such a plan.

The proposed project would provide brush management zones along the northern portion of the project. (See Figure 5.12-1, *Carroll Canyon Mixed-Use Project Brush Management Plan.*) Zone One would vary in width from 37 feet to 50 feet. The majority of Zone Two would be on average ten feet.

The project site is bordered on the north by an existing existing drainage channel corridor. On-site revegetation adjacent to this area shall consist of Brush Management Zone One and erosion control plantings to include a 10-foot transitional buffer at the interface of the native/naturalized vegetation. The transitional buffer shall be planted with non-invasive, drought-tolerant specieis that are both compatible with the adjacent habitat areas and are able to capture any potential irrigation run-off to avoid impacts to adjacent habitat areas.

Zone One has a width ranging from 37 to 50 feet. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation. Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within Brush Management Zone One shall be of noncombustible construction. Plants within Zone One shall be primarily low-growing and less than four feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive. Trees within Zone One shall be located away from structures to a minimum distance of ten feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Code.

Permanent irrigation is required for all planting areas within Zone One except when planting areas contain only species that do not grow taller than 24 inches in height or when planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches. Zone One irrigation over-spray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Significance of Impacts

The proposed project would not impair implementation of, or physically interfere with, an emergency response plan. Additionally, brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Project impacts are less than significant.

Mitigation Measures

Project impacts related to risk of wildland fires are less than significant. No mitigation is required.

Significance of Impacts Following Implementation of Mitigation Measures

Project impacts related to risk of wildland fires are less than significant. No mitigation is required.

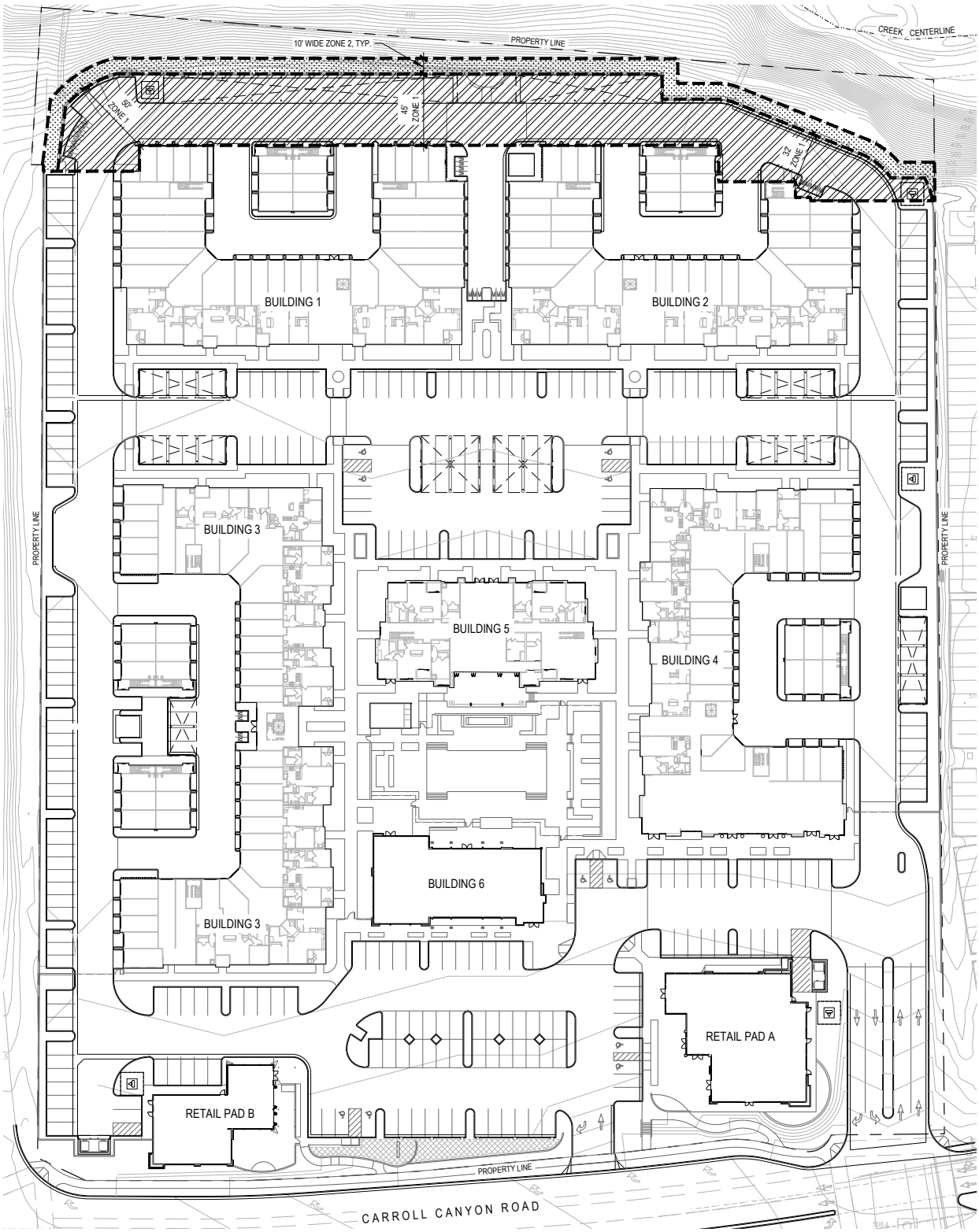


Figure 5.12-1. ***Carroll Canyon Mixed-Use Project Brush Management Plan***

Issue 6

Would the project:

- *Result in a safety hazard for people residing or working in a designated airport influence area?*
- *Result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan?*

Impact Analysis

Issue 6 addresses the following threshold of significance:

- Projects located in a designated airport influence area and where the Federal Aviation Administration (FAA) has reached a determination of "hazard" through FAA Form 7460- 1, "Notice of Proposed Construction or Alteration" as required by FAA regulations in the Code of Federal Regulations (CFR) Title 14 §77.13.

As discussed in Section 5.1, *Land Use*, of this EIR, the project site is located within MCAS Miramar's AIA. The AIA is "*the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.*" To facilitate implementation and reduce unnecessary referrals of projects to the ALUC, the AIA is divided into Review Area 1 and Review Area 2.

The project site is located within Review Area 1. Review Area 1 consists of locations where noise and/or safety concerns may necessitate limitations on the types of land uses. Relative to safety concerns, as shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones. No impacts would result. Therefore, the project would not create a safety hazard for people working within a designated airport influence area. While the proposed project would result in residential development, the project is not located within any safety hazard zones and, therefore, the project would not create a safety hazard for people residing in a designated airport influence area.

The project site is not located within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan. Therefore, the project would not result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan.

Significance of Impacts

The project would not result in a safety hazard for people residing or working in a designated airport influence area. The project site is not located within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan; therefore no impacts would occur.

Mitigation Measures

Project impacts related to risk of safety hazards associated with a nearby airport are less than significant. No mitigation is required.

Significance of Impacts Following Implementation of Mitigation Measures

Project impacts related to risk of safety hazards associated with a nearby airport are less than significant. No mitigation is required.

5.13 Public Services and Facilities

Public services and facilities are those functions that serve development on a community-wide basis. These functions include police, fire and emergency response services, parks and recreation, schools, and libraries. The following discussion is based on correspondence and telephone conversations with service providers (see Appendix I) and evaluates the potential impacts the proposed project would have upon existing services. Figure 5.13-1, *Location of Public Services*, shows the location of the fire station and police stations that serve the project site.

5.13.1 Existing Conditions

POLICE PROTECTION

Police protection for the Carroll Canyon Mixed-Use project is provided by the San Diego Police Department (SDPD). The SDPD is divided into nine divisions. The project site is serviced by the Northeastern Division. The Northeastern Division, located at 13396 Salmon River Road, serves the neighborhoods of Carmel Mountain, Miramar, Miramar Ranch North, Mira Mesa, Rancho Bernardo, Rancho Encantada, Rancho Peñasquitos, Sabre Springs and Scripps Miramar Ranch. The Northeastern Division serves a population of 227,590 people and encompasses 103.9 square miles. This police station is located approximately five miles north of the project site.

FIRE PROTECTION AND EMERGENCY SERVICES

Fire protection and emergency services are provided by the San Diego Fire-Rescue Department (SDFD). SDFD is a multi-faceted organization that provides City residents with fire and life-saving services including fire protection, emergency medical services, and lifeguard protection at San Diego beaches. Two fire stations serve the project site. Station Number 37 is located at 11640 Spring Canyon Road, approximately four miles northeast of the project site. Station 37 is equipped with an engine, brush rig, and paramedic unit. Station Number 44 is located at 10011 Black Mountain Road, approximately one mile southwest of the project site. Station 44 is equipped with an engine, truck, battalion chief rig, and two hazmat rigs.

SCHOOLS

Public school service within the project area is provided by San Diego Unified School District (SDUSD). The project site would be served by schools within the Scripps Ranch High School Cluster, to include the following:

Elementary Schools

Miramar Ranch Elementary, located at 10770 Red Cedar Drive
Jerabek Elementary School, located at 10050 Avenida Magnifica
E.B. Scripps Elementary, located at 11778 Cypress Canyon Road
Dingeman Elementary, located at 11840 Scripps Creek Drive

Middle School

Marshall Middle, located at 9700 Avenue of Nations

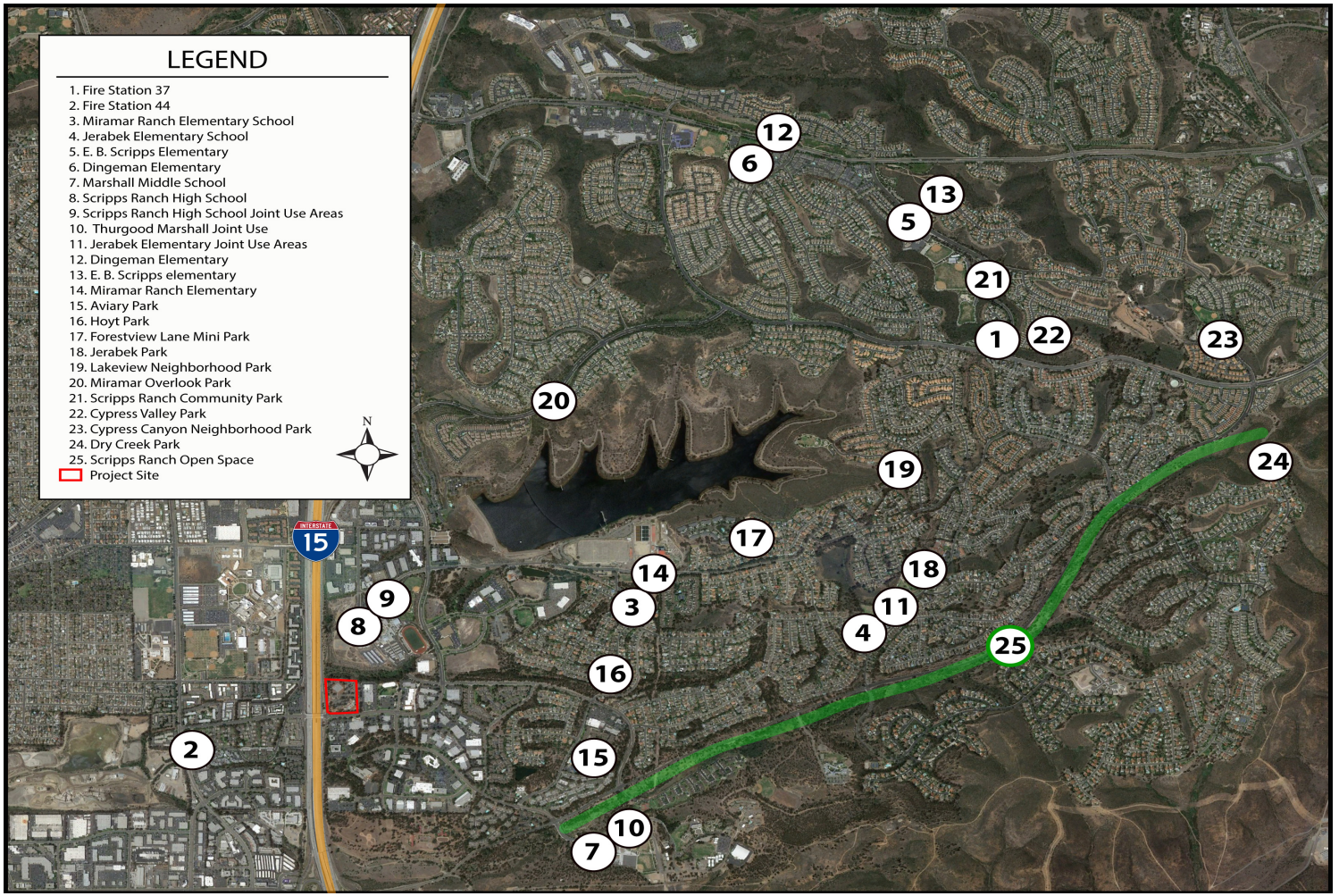


Figure 5.13-1. ***Location of Public Services***

High School

Scripps Ranch High, located at 10410 Treena Street

LIBRARIES

Library services are provided by the San Diego Public Library (SDPL). The City's General Plan establishes goals and policies for the library system and facilities. Per the General Plan, a library system should contribute to the quality of life through technologically improved services and welcoming environments. Branch libraries should be 15,000 square feet or larger and include features and services that address community-specific needs.

RECREATION

The Scripps Miramar Ranch community is served by a number of recreational facilities. The Scripps Ranch Recreation Center, located at 11454 Blue Cypress Road, provides indoor and outdoor recreational facilities, to include an indoor gymnasium, multi-purpose room with kitchen, classrooms, two lighted ball fields, one joint-use field, lighted outdoor basketball courts, large turfed area, covered picnic shelters, and barbeques with hot coal bins. Additional recreation and park facilities include:

- Scripps Ranch High School Joint Use Areas
- Thurgood Marshall Joint Use
- Jerabek Elementary Joint Use Area
- Dingeman Elementary
- Ellen Browning Scripps Elementary
- Miramar Ranch Elementary
- Aviary Park
- Hoyt Park
- Forestview Lane Mini Park
- Jerabek Park
- Lakeview Neighborhood Park
- Miramar Overlook Park
- Scripps Ranch Community Park
- Cypress Valley Park
- Cypress Canyon Neighborhood Park
- Dry Creek Park
- Scripps Ranch Open Space

5.13.2 Impact Analysis

Thresholds of Significance

The City of San Diego's *California Environmental Quality Act Significance Thresholds* (January 2011) provides guidance to determine potential significance associated with pubic services and facilities. Based on the City's thresholds, for impacts to public services and facilities, a project may result in a significant impact if the proposed project would:

- Result in the need for new or expanded public facilities, including fire protection, police protection, health, social services, emergency medical, libraries, schools, and parks;
- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment.

Issue 1

Would the proposed project result in the need for new or expanded public facilities, including fire protection, police protection, health, social services, emergency medical, libraries, schools, and parks? If so, what physical impacts would result from the construction of these facilities?

Impact Analysis

Issue 1 addresses the following threshold of significance:

- Result in the need for new or expanded public facilities, including fire protection, police protection, health, social services, emergency medical, libraries, schools, and parks.

POLICE PROTECTION

Police protection for the Carroll Canyon Mixed-Use would be provided by the San Diego Police Department. The Miramar Ranch North community is served by the Northeastern Division police facility, on beat 233, located at 13396 Salmon River Road. The Northeastern Division provides police services the communities of San Pasqual, Rancho Bernardo, Carmel Mountain, Rancho Peñasquitos, Sabre Springs, Mira Mesa, Miramar Ranch North, Rancho Encantada, Scripps Ranch, and Miramar.

According to correspondence with Police Lieutenant Ken Hubbs of the SDPD, the Northeastern Division is currently staffed with 96 sworn personnel and one civilian employee. The current patrol strength is 73 uniformed patrol officers. Officers work ten-hour shifts. Staffing is comprised of three shifts which operate from 6:00 a.m. to 4:00 p.m. (First Watch), 2:00 p.m. to midnight (Second Watch), and from 9:00 p.m. to 7:00 a.m. (Third Watch). Using the Department's recommended staffing guidelines, Northeastern Division currently deploys a minimum of nine patrol officers on First Watch, 11 patrol officers on Second Watch, and seven patrol officers on Third Watch. The goal citywide is to maintain 1.45 officers per 1,000 population ratio.

The project site is located in the City of San Diego within the boundaries of police beat 246. The 2011 average response times for beat 246 are 7.7 minutes for Priority E calls, 15.2 minutes for Priority 1 calls, 21.2 minutes for Priority 2 calls, 44.8 minutes for Priority 3 calls, and 51.7 minutes for Priority 4 calls. The department's response time goals are:

- Priority E Calls (imminent threat to life) within seven minutes.
- Priority 1 Calls (serious crimes in progress) within 14 minutes.
- Priority 2 Calls (less serious crimes with no threat to life) within 27 minutes.
- Priority 3 Calls (minor crimes/requests that are not urgent) within 70 minutes.
- Priority 4 Calls (minor requests for police service) within 70 minutes.

The citywide average response times, for the same period, were 6.3 minutes for Priority calls, 11.1 minutes for Priority 1 calls, 22.8 minutes for Priority 2 calls, 62 minutes for Priority 3 calls, and 67.8 minutes for Priority 4 calls – all within the Department's response time goals. The Department strives to maintain the response time goals as one of various other measures used to assess the level of service to the community.

The Police Department has not identified any impacts associated with the Carroll Canyon Mixed-Use project. Police response times in this community will continue to increase with the build-out of community plans and the increase of traffic generated by new growth. However, there are no current plans for additional police sub-stations in the immediate project area; and the proposed project would not result in the need to construct new facilities. Impacts associated with police protection would not be significant.

FIRE PROTECTION AND EMERGENCY SERVICES

Relative to fire protection services, two City of San Diego Fire-Rescue stations located near the Miramar Ranch North community would serve the proposed project: Station Number 37 located at 10750 Scripps Lake Drive, and Station Number 44 located at 10011 Black Mountain Road. In order to best serve the community, San Diego Fire-Rescue has established the response time objectives based on national standards. According to correspondence with Assistant Fire Marshal Lawrence Trame, to treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90 percent of the time from the receipt of the 911-call in fire dispatch. This equates to one-minute dispatch time, 1.5 minutes/seconds company turnout time, and five minutes drive time in the most populated areas. To confine fires near the room of origin, to stop wildland fires to under three acres when noticed promptly, and to treat up to five medical patients at once, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes/seconds from the time of 911-call receipt in fire dispatch, 90 percent of the time. This equates to one-minute dispatch time, 1.5 minutes/seconds company turnout time, and eight minutes drive time spacing for multiple units in the most populated areas.

Brush management is considered an integral, key component of an overall Fire Preparedness and Management Plan. For the Carroll Canyon Mixed-Use project, brush management is addressed in Section 5.12, *Health and Safety.*

San Diego Fire-Rescue has not identified any impacts associated with the Carroll Canyon Mixed-Use project. Existing facilities would serve the Carroll Canyon Mixed-Use project, and the construction of new facilities is not required. Therefore, the project's impacts on fire protection would not be significant.

SCHOOLS

Public school service within the project area is provided by SDUSD. Correspondence with SDUSD Demographer Sarah Hudson (see Appendix I) provided the following information relative to school services.

The project site would be served by Miramar Ranch Elementary School, Marshall Middle School, and Scripps Ranch High School. Table 5.13-1, *Public School Capacities and Enrollments*, shows the estimated capacity and enrollments at these schools. Currently, SDUSD shows Marshall Middle School as at capacity.

Table 5.13-1. Public School Capacities and Enrollments

School Name	Address	Estimated Program Capacity	2014-2015 Enrollment	2015-16 Projected Enrollment
Miramar Ranch Elementary	10770 Red Cedar Drive San Diego, CA 92131	910	761	784
Marshall Middle	9700 Avenue of Nations San Diego, CA 92131	At capacity	1616	1591
Scripps Ranch High	10410 Treena Street San Diego, CA 92131	2385	2238	2263

Student generation rates vary based on the type of project, number of units, bedroom mix, neighborhood, and other factors; there are no district standard rates. In order to estimate the number of students generated by the Carroll Canyon Mixed Use project, students generated by the project were based on students generated from existing similar residential developments in the vicinity of the proposed project. Estimated student generation rates for the proposed project are shown in Table 5.13-2, *Estimated Generation Rates for the Carroll Canyon Mixed Use Project*.

Table 5.13-2. *Estimated Generation Rates for the Carroll Canyon Mixed Use Project*

School Level	Students per Unit	Number of Students
K-5	0.079 – 0.158	21 – 41
6-8	0.053 – 0.105	14 – 27
9-12	0.090 – 0.180	23 – 47
K – 12	**0.222 – 0.443**	**58 - 115**

Schools serving the project area are operating at between 80 percent and 100 percent of their capacity. The proposed Carroll Canyon Mixed Use project has the potential to result in the need for additional school facilities, particularly at the middle and high school levels.

SB50, also known as the "Class Size Reduction Bill," was enacted in 1998. While SB50 authorizes the collection of developer fees for school facilities construction, it also establishes a maximum cap on such fees (and indexes for inflation). Developer fees collected pursuant to SB50 are "deemed to be

full and complete mitigation" (California Government Code Section 65995 *et seq.*). SB50 also prohibits local agencies from denying land use approvals on the basis of inadequate school facilities, so long as the project proposed pays the developer fees if required to do so. The project would not impact the District's ability to comply with SB50, and the project would be required to pay school fees in compliance with CGC Section 65995 et seq. With payment of the school facilities fee, impacts would be less than significant as stipulated by California Government Code Section 65996.

LIBRARIES

Scripps Miramar Ranch is served by the Scripps Ranch Branch of the SDPL, located at 10301 Scripps Lake Drive, approximately one mile northeast of the project site. Per the Library System Improvements Program, the population of a given community may reach 18,000 to 20,000 residents before a permanent library facility is warranted, with anticipated growth to be at least 27,000 to 30,000 residents after twenty years. The maximum radius of a branch service area should be approximately two miles. Scripps Ranch Branch Library falls within that two-mile radius. No impacts would occur.

RECREATION

The City's General Plan guidelines recommend a three- to 13-acre neighborhood park for every 5,000 residents located within a one-mile service radius or a minimum 13-acre community park (this equates to 2.8 acres per 1,000 persons) and a recreation center for every 25,000 residents located within three-mile service radius, whichever is less. For every 50,000 residents, a community swimming pool is recommended within a six-mile service radius. The proposed project would be required to provide for the population-based park acreage on-site or pay for population-based parks through the current per-unit Facilities Benefit Assessment (FBA) is to be paid at the time of building permit issuance.

The project is consistent with the Scripps Miramar Ranch Community Plan and would not result in a significant impact on public services and facilities; no mitigation is required. The project would pay Development Impact Fees (DIF), collected at building permit issuance, to contribute to the future construction of public facilities in the Scripps Miramar Ranch Community.

Significance of Impacts

The project would not result in significant impacts to facilities.

Mitigation Measures

No significant impacts associated with public facilities would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with public facilities would occur. Therefore, no mitigation measures are required.

Issue 2

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact Analysis

Issue 2 addresses the following threshold of significance:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

SANDAG's 2050 Regional Growth Forecast (adopted October 2011) projects that the persons per household ratio would be 3.00 in the year 2020, the closest forecasted year to project opening. Based on a unit could of 260, the project would generate approximately 780 residents.

The *Recreation Element* provides "Parks Guidelines" to address Open Space, Resource-Based Parks, Population-Based Parks. Open Space and Resource-Based Parks serve the larger regional and/or visitor population. Population-based parks (commonly known as Neighborhood and Community Parks) are facilities and services that are located in close proximity to residential development and are intended to serve the daily needs of the neighborhood and community. When possible, these parks adjoin schools in order to share facilities and are ideally within walking distance of the residences within their service area. Community Parks are intended to meet a minimum standard of providing 2.8 acres per 1,000 population. The service requirements for population-based parks are included in the table below:

Park Type	Guidelines	Typical Components
Community Parks – Qualify to meet 2.8 ac/1,000 population minimum standard		
Major Park	• 20 acres minimum; approximately 30 acres typical • Serves single or multiple community plan area(s) population(s) • Parking provided	• Specialized facilities that serve larger populations • Passive and active recreation facilities • Facilities found in Community Parks • Could include facilities found in Special Activity Parks • Community cultural facilities • Also called "Great Parks" or "Grand Parks"
Community Park	• 13 acre minimum (consistent with program and facilities on-site) • Serves population of 25,000 • Typically serves one community plan area but depending on location, may serve multiple community planning areas • Parking provided	• Passive and active recreation facilities • Facilities found in Neighborhood Parks • Could include facilities found in Special Activity Parks • Community cultural facilities • Recreation centers • Aquatic complexes • Multi-purpose sports fields
Neighborhood Parks – Qualify to meet 2.8 ac/1,000 population minimum standard		
Neighborhood Park	• 3 acres – 13 acres • Serves population of 5,000 within approximately 1 mile • Accessible primarily by bicycling and walking • Minimal parking as necessary, one if 5 acres or more	• Picnic areas, children's play areas, multi-purpose courts, multi-purpose turf areas, comfort stations, walkways and landscaping • Also called "Greens" in urban settings

Mini Park	• 1 acre – 3 acres • Serves population within ½ mile • Accessible by bicycling and walking • No on-site parking, except for disabled access • May require funding source for extraordinary maintenance	• Picnic areas, children's play areas, small multi-purpose courts, multi-purpose turf areas, walkways and landscaping • Also called "Squares" in urban settings
Pocket Park or Plaza	• Less than 1 acre • Serves population within ¼ mile • Accessible by bicycling and walking • No on-site parking, except for disabled access • May require funding source for extraordinary maintenance	• Primarily hardscape • Picnic areas, children's play area, walkways and landscaping • Multi-purpose courts • Multi-purpose turf areas

The City's General Plan guidelines recommend a three- to 13-acre neighborhood park for every 5,000 residents located within a one-mile service radius or a minimum 13-acre community park (this equates to 2.8 acres per 1,000 persons) and a recreation center for every 25,000 residents located within three-mile service radius, whichever is less. For every 50,000 residents, a community swimming pool is recommended within a six-mile service radius. According to correspondence with City Park and Recreation staff, the proposed 260 residential units proposed as part of the project require 1.9 useable population-based park acreage to meet the General Plan guidelines. If the population-based park acreage is not provided on site, then the park portion of the current per-unit Facilities Benefit Assessment (FBA) is to be paid at the time of building permit issuance. The project would provide for population-based parks through the payment applicable impact fees at the time of issuance of building permits. Provision of park space through payment of per-unit FBA fees result in a less than significant impact to parks.

Significance of Impacts

The project would not result in significant impacts to parks and recreational facilities.

Mitigation Measures

No significant impacts associated with parks and recreational facilities would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with parks and recreational facilities would occur. Therefore, no mitigation measures are required.

Issue 3

Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Impact Analysis

Issue 3 addresses the following threshold of significance:

- Include recreational facilities or require the construction or expansion of recreation facilities, which might have an adverse physical effect on the environment.

The proposed project does not include the provision of recreational facilities. The project would pay applicable impact fees prior to the issuance of building permits. As a result, the project would not require the construction or expansion of recreational facilities.

Significance of Impacts

The project would not result in significant impacts to recreation facilities.

Mitigation Measures

No significant impacts associated with recreational facilities would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with recreational facilities would occur. Therefore, no mitigation measures are required.

5.14 Public Utilities

Public utilities include water, sewer, storm water drainage, and solid waste disposal on a community- wide basis. These services would be provided to future employees and visitors to the Carroll Canyon Mixed-Use project. (*NOTE:* Public utilities also include the provision of electricity and natural gas resources which would provide energy to the proposed project. SDG&E will provide electricity and natural gas service to the project. Please see Section 5.6, *Energy*, for a discussion of SDG&E's ability to serve the project and the project's potential impact on energy resources.) Public utilities providers were contacted during preparation of this EIR to identify potential impacts the Carroll Canyon Mixed-Use project would have on utilities.

A *Preliminary Sewer Study* (Sewer Study) was prepared for the project by Fuscoe Engineering (July 2012). The results of the Sewer Study are summarized in this section. An additional analysis was performed by Pasco Laret Suiter to evaluate the existing eight-inch sewer main in Carroll Canyon Road, and a letter report (dated May 26, 2016) was prepared to document the results of that analysis. The *Preliminary Sewer Study* and letter report are included as Appendix L to this EIR.

A *Waste Management Plan* was prepared for the project by KLR Planning (December 2015). The purpose of this Waste Management Plan (WMP) was to provide analysis of the solid waste impacts anticipated for the Carroll Canyon Mixed-Use project and how these impacts would be mitigated. The WMP identifies measures to reduce the potential impacts of the Carroll Canyon Mixed-Use project on solid waste generation. The *Waste Management Plan* has been included as Appendix K of this EIR.

The following discussion is based on the various studies listed above and correspondence with utility company providers.

5.14.1 Existing Conditions

WATER

Public Utilities Department. The Carroll Canyon Mixed-Use project is located within the service area of the City's Public Utilities Department. The Public Utilities Department treats and delivers more than 200,000 acre-feet per year (AFY) of water to more than 1.3 million residents. The water system extends over 404 square miles, including 342 square miles within the City of San Diego. The Public Utilities Department's potable water system serves the City of San Diego and certain surrounding areas, including both retail and wholesale customers. In addition to delivering potable water, the City has a recycled water program. The City's objectives relative to the water system are to optimize the use of local water supplies, lessen the reliance on imported water, and free up capacity in the potable water system. Recycled water provides the City with a dependable, year-round, locally produced, and controlled water resource.

The Public Utilities Department relies on imported water as its major water supply source and is a member public agency of the San Diego County Water Authority (SDCWA). The SDCWA is a member agency of the Metropolitan Water District (MWD). The statutory relationships between the SDCWA and its member agencies, and MWD and its member agencies, respectively, establish the scope of the Public Utilities Department's entitlements to water from these two agencies. The Public Utilities

Department currently purchases approximately 85 to 90 percent of its water from the SDCWA, which supplies the water (raw and treated) through two aqueducts consisting of five pipelines. While the Public Utilities Department imports a majority of its water, it uses three local supply sources to meet or offset potable demands: local surface water, conservation, and recycled water.

Metropolitan Water District. The MWD was formed in 1928 to develop, store, and distribute supplemental water in southern California for domestic and municipal purposes. The MWD is a wholesale supplier of water to its member agencies. It obtains supplies from local sources as well as the Colorado River via the Colorado River Aqueduct, which it owns and operates, and the Sacramento-San Joaquin Delta via the State Water Project. Planning documents such as the RUWMP and Integrated Water Resources Plan (IWRP) help ensure the reliability of water supplies and the infrastructure necessary to provide water to southern California. MWD's 2010 RUWMP documents the availability of these existing supplies and additional supplies necessary to meet future demands. The 2010 RUWMP includes the resource targets included in the IWRP and contains a water supply reliability assessment that includes a detailed evaluation of the supplies necessary to meet demands over a 25-year period in average, single-dry year and multiple-dry year periods. As part of this process, MWD also uses SANDAG's regional growth forecast in calculating regional water demands. In accordance with state law, the RUWMP is updated every five years.

MWD's IWRP identifies a mix of resources (imported and local) that, when implemented, will provide 100 percent reliability for full-service demands through the attainment of regional targets set for conservation, local supplies, State Water Project supplies, Colorado River supplies, groundwater banking, and water transfers. The latest IWRP (2010) includes a planning buffer to mitigate against the risks associated with implementation of local and imported supply programs. The planning buffer identifies an additional increment of water that could potentially be developed if other supplies are not implemented as planned. The planning buffer is intended to ensure that the southern California region, including the City of San Diego, will have adequate water supplies to meet future demands.

San Diego County Water Authority. The SDCWA purchases water from the MWD that is delivered to the region through two aqueducts. Of the MWD's 24 member agencies, the SDCWA is the largest member agency in terms of deliveries and purchases about 25 percent of all the water the MWD delivered in fiscal year 2007. As a retail member agency of the SDCWA, the Public Utilities Department purchases water from the SDCWA for retail distribution within its service area.

The SDCWA's 2010 Urban Water Management Plan, in accordance with State law and the RUWMP, contains a water supply reliability assessment that identified a diverse mix of imported and local supplies necessary to meet demands over the next 25 years in average, single-dry year and multiple-dry year periods. The UWMP is based on SANDAG's 2050 Regional Growth Forecast, which has been refined to include an economic outlook that factors in the current recession and local jurisdictions' general/specific plan updates. The UWMP documents that no shortages are anticipated within its service area. The SDCWA also prepared an annual water supply report for use by its members that provides updated documentation on existing and projected water supplies.

The SDWCA's 2010 UWMP provides for a comprehensive planning analysis at a regional level and includes water use associated with accelerated forecasted residential development as part of its municipal and industrial sector demand projections. These housing units were identified by SANDAG

in the course of its regional housing needs assessment, but are not yet included in existing general land use plans of local jurisdictions. The demand associated with accelerated forecasted residential development is intended to account for SANDAG's land use development currently projected to occur between 2035 and 2050, but has the likely potential to occur on an accelerated schedule. SANDAG estimates that this accelerated forecasted residential development could occur within the planning horizon (2010 to 2035) of the 2010 UWMP. These units are not yet included in local jurisdiction's general plans, so their project demands are incorporated at a regional level. When necessary, this additional demand increment, termed Accelerated Forecasted Growth, can be used by member agencies to meet demands of development projects not identified in the general land use plans.

The SANDAG Series 12 2050 Regional Growth Forecast (SANDAG Series 12 Forecast) did not include the level of development of the proposed project in the 20-year planning horizon required by SB 610 and SB 221. The difference between the planned and projected water demands of the project can be accounted for in the SDCWA's 2010 UWMP accelerated forecasted growth demand increment. As documented in the SDCWA's 2010 UWMP, SDCWA is planning to meet future and existing demands which include the demand increment associated with the accelerated forecasted growth. SDCWA will also assist its member agencies in tracking the certified EIRs provided by the agencies that include water supply assessment which utilize the accelerated forecasted growth demand increment to demonstrate adequate supplies for the development. In addition, the next update of the demand forecast for the SDCWA 2015 UWMP will be based on SANDAG's most recently updated forecast, which will include the proposed Carroll Canyon Mixed-Use project.

Challenges to Regional Water Supply. Water supply for southern California faces many short-term and long-term challenges, including restrictions for endangered species and other environmental protections, droughts, funding shortfalls for new projects, climate change, and others. The Public Utilities Department, SDCWA, and MWD prepare and revise their water supply and management plans as needed to ensure their continuing ability to serve the water supply needs of the region. These agencies continue to adopt measures and develop new programs, policies, and projects to provide a greater degree of certainty during periods of prolonged drought or to offset possible reductions in other sources of supply.

Operation of the State Water Project along with the Central Valley Project in the San Joaquin Valley were challenged in 2007 in efforts to protect endangered species and habitat, resulting in reduction in the water delivery capacity of both projects. In efforts to ensure reliability of the Sacramento–San Joaquin Delta water supply, the MWD adopted a Delta Action Plan as a framework to address water supply risks in the Sacramento–San Joaquin Delta both for the near-, mid-, and long-term. In the near-term, MWD will continue to rely on plans and polices outlined in its RUWMP and IWRP to address water supply shortages and interruptions to meet water demands. Campaigns for voluntary water conservation, curtailment of replenishment water, and agricultural water delivery are some of the actions outlined in the RUWMP. If necessary, reduction in municipal and industrial water use and mandatory water allocation could also be implemented. MWD also entered into a series of agreements to ensure the stability of its Colorado River supplies and to gain substantial storage capacity in years with surplus supplies. As a result, MWD's water supply is anticipated to be restored to previous levels in the future.

At the local level, the SDCWA is in the process of minimizing the amount of water it purchases from MWD by diversifying its water supply portfolio. The SDCWA intends to increase its local water supplies to 40 percent of the region's water supplies by 2020 through conservation programs, recycling, and groundwater development projects.

In addition, the Public Utilities Department emphasizes the importance of water conservation to minimize water demand and avoid excessive water use. In accordance with Municipal Code Section 147.04, all residential, commercial, and industrial buildings, prior to a change in ownership, are required to be certified as having water-conserving plumbing fixtures in place.

Also, in accordance with the Conservation Element of the City's General Plan (Policy CE-A.11), development projects shall implement sustainable landscape design such as planting "deciduous shade trees, evergreen trees, and drought-tolerant native vegetation, as appropriate, to contribute to sustainable development goals" and using "recycled water to meet the needs of development projects to the maximum extent feasible" to aid in water conservation.

The Public Utilities Department's Water Conservation Program, established in 1985, accounts for approximately 32,000 AF of potable water savings per year. These savings have been achieved through creation of a water conservation ethic, and implementation of programs, policies, and ordinances designed to promote water conservation practices, including irrigation management. These programs undergo periodic reevaluation to ensure realization of forecasted savings. The Public Utilities Department also examines new water saving technologies and annually checks progress toward conservation goals, working collaboratively with the MWD and SDCWA to formulate new conservation initiatives.

Global Climate Change. The MWD's sources of water supply could be negatively impacted by global climate change and associated challenges, including, but not limited to: reduction in the average annual snow pack; changes in the timing, intensity, location and amount, and variability in precipitation; long-term changes in watershed vegetation and increased incidence of wildfires; rise in sea level; increased water temperatures; and changes in urban and agricultural water demand.

While the impacts of global climate change on MWD's water supply cannot be meaningfully quantified at this time, MWD has taken actions to decrease potential impacts of climate change on the reliability of its water supplies, which are reflected in its IWRP and RUWMP. In addition to policies emphasizing diversification and adaptability of supply sources to manage uncertainties, current MWD water supply planning stresses the importance of local water supplies such as conservation, water reclamation, and groundwater recharge which would be less affected by global climate change. MWD has also entered into agreements to store water in groundwater reservoirs within and outside southern California.

The SDCWA is currently in the planning phase for projects to obtain potable water from ocean desalinization plants, which would relieve pressure on imported water sources and expand the local water supply.

Water Supply Assessment (WSA) and Verification. California State SB 221 and SB 610 went into effect January 2002 with the intention of linking water supply availability to land use decisions made by cities and counties. SB 610 requires water suppliers to prepare a WSA report for inclusion by land

use agencies within the CEQA process for new developments subject to SB 221. SB 221 requires water suppliers to prepare written verification that sufficient water supplies are planned to be available prior to approval of large-scale subdivisions. As defined in SB 221 and SB 610, large-scale projects include residential development projects of more than 500 residential units and/or shopping centers or businesses employing more than 1,000 people or having more than 500,000 square feet of floor space. The project proposes approximately 260 multi-family units and approximately 10,700 square feet of commercial retail/restaurant space, replacing the existing 76,241 square feet of mostly vacant office space. Even when considered in combination, the mix of residential uses and small amount of commercial retail/restaurant space would not meet the thresholds of SB610 and SB221. Therefore, a WSA and verification is not required for the proposed project.

SEWER

Wastewater treatment service is provided by the San Diego Metropolitan Wastewater Department (MWWD), which operates the Metropolitan Sewerage System. Facilities in the Metro System include the Point Loma Wastewater Treatment Facility, ocean outfall pipes, pump stations, interconnecting interceptor sewers, and the North City and South Bay Water Reclamation Plants.

The Metropolitan Sewerage System provides wastewater transportation, treatment, and disposal services to the San Diego region. The system serves a population of 2.0 million from 16 cities and districts generating approximately 190 million gallons of wastewater per day (mgd). Planned improvements to the existing facilities will increase wastewater treatment capacity to serve an estimated population of 2.9 million through the year 2050. Nearly 340 mgd of wastewater will be generated by that year.

The MWWD treats the wastewater generated in a 450 square mile area stretching from Del Mar and Poway to the north, Alpine and Lakeside to the east, and south to the Mexican border. The Point Loma Wastewater Treatment Facility currently treats approximately 175 mgd, with a capacity of 240 mgd sewer facilities have been built at the project site to serve the existing development.

STORM DRAINAGE

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a FEMA flood hazard zone. (See Section 5.11, *Hydrology/Water Quality*, for a detailed discussion of the project's impacts relative to hydrology and water quality.)

As discussed in Section 5.11, the project site consists of two major drainage basins. Basin A consists of 6.4 acres of the northern and western areas of the project site. This box culvert conveys runoff from the canyon and surrounding areas west under I-15. Basin B consists of 2.6 acres of the southeast portion of the site which drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow. Runoff from the project site would be captured and conveyed via an underground storm drain system that would be constructed as part of the project. Construction of the storm drain system to serve the project would occur within the area to be graded for the project, which has been fully developed with the existing office buildings and associated improvements. No additional physical impacts beyond those associated with project

grading and construction would occur.

SOLID WASTE SERVICES

Solid waste services in the project area is provided by the combined service of the City of San Diego Environmental Services Department (ESD) and private collectors. The City provides refuse collection for single-family and multi-family residences located on public streets that meet City safe storage and access requirements; collection services for all other developments must be contracted-out by franchised private hauling companies.

ESD pursues waste management strategies that emphasize waste reduction and recycling, composting, and environmentally-sound landfill management to meet the City's long-term management needs. ESD ensures that all Federal, State, and local mandates relating to waste management are met in an efficient and financially sound manner. The State of California mandated (AB 939/PRC 41730 et seq.) in 1989 that all cities reduce waste disposed of in landfills by 25 percent by 1995 and 50 percent by the year 2000 (using 1990 as a base year for waste generation data). Recently signed Assembly Bill 341 has set a new target of 75 percent minimum diversion rate. ESD developed a Source Reduction and Recycling Element (SRRE), as required by the PRC, to reduce wastes deposed of in landfills by 50 percent compared to 1990 base year tonnages. The SRRE describes the programs, activities, and strategies the City plans to carry out to achieve the mandated waste reduction and is updated each year in annual reports to CalRecycle. The City of San Diego has achieved a 68 percent diversion rate as of reporting year 2010.

Solid waste generated by the project during the occupancy phase would be hauled away by private collection services from franchised haulers for the City of San Diego. The waste would be taken to either the City of San Diego's West Miramar Landfill, which is located north of Highway 52 at 5180 Convoy Street in San Diego; the Sycamore Sanitary Landfill, located at 8514 Mast Boulevard in San Diego; or the Otay Landfill, located at 1700 Maxwell Road in Chula Vista.

Waste generated by the project that cannot be reduced, recycled, or otherwise diverted to beneficial use is expected to be transported to and disposed of at the West Miramar Landfill. In 2010, that landfill disposed of 929,849 tons of waste. The landfill is projected to reach capacity in 2022.

Currently, only two other landfills provide disposal capacity within the urbanized region of San Diego: the Sycamore and Otay Landfills. The Sycamore Landfill contains 324 disposal acres on a 491-acre site and is located to the east of Miramar, within the City of San Diego's boundaries. The Otay Landfill contains 230 disposal acres on a 464-acre site and is located within an unincorporated island of County land in the City of Chula Vista. The Sycamore and Otay Landfills are privately owned by Allied Waste Industries, Inc.

The Sycamore Landfill is permitted to receive a maximum of 3,965 tons per day. The permitted capacity of the Sycamore landfill is 48,124,462 cubic yards, and its remaining capacity as of September 30, 2006, was 47,388,428 cubic yards. This landfill is projected to cease operation on December 31, 2031. The Otay Landfill is permitted to receive 5,830 tons per day. Its permitted capacity is 62,377,974 cubic yards, with a remaining capacity on November 30, 2006 of 33,070,879 cubic yards. It is estimated that the Otay Landfill will cease operation on April 30, 2021.

The solid waste management system infrastructure provides an essential public service to the citizens of California. There are three basic components in the solid waste management system: collection; processing to remove recyclable and compostable materials; and disposal of waste that cannot be recycled. These three components, coupled with the implementation of waste reduction and recycled material market development programs, ensure that the integrity of the solid waste management system is well maintained for the citizens of California.

Collection Facilities. Timely and adequate collection of solid waste protects public health and safety, and the environment. An effective collection system prevents unsightly, vector-propagating, and odorous waste accumulation outside residences and businesses. This also results in minimizing illegal disposal, discharge of waste to surface water bodies, and impacts to ecologically sensitive habitats. The effectiveness of California's recycling efforts begins at the source of generation, at the households and businesses, where many collection companies provide multiple bins that allow source separation of recyclables and green waste from the waste stream. Public education and outreach programs are essential elements of the solid waste management system, which brings awareness to the public in their recycling efforts and the positive outcomes achieved.

Materials Recovery, Composting, and Processing Facilities. Processing of waste involves the systematic separation and recovery of valuable recyclable materials and removal of illegally disposed hazardous waste from the waste stream at Materials Recovery Facilities (MRFs), composting facilities, and conventional recycling centers prior to landfilling of residual waste. Processing also includes recovery of energy from the waste streams using waste-to-energy and a variety of conversion technologies, such as anaerobic digestion, gasification, and other technologies.

Disposal Facilities. California's landfills are considered among the best in the nation with respect to innovation, technology, and effectiveness in protecting the environment. Due to potential environmental impacts of landfills, the state's disposal system is heavily regulated by a multitude of regulatory agencies. As a result, landfill operators are required to implement best management practices and abide by permit conditions that ensure environmentally safe and sound operation of their landfills now and into the future.

Policies and Programs. User fees have been the primary funding source for development of California's solid waste management system infrastructure, for implementation of waste reduction programs, and educational campaigns. The sluggish economy, however, has significantly reduced waste disposal volumes over the last five years, thereby reducing revenues. Lowered revenues, in turn, limits the ability of many local governments and solid waste facility owners to expand operations and implement new recycling programs; and in some cases, has made maintaining existing operations difficult. Moreover, volatile worldwide recycling markets will continue to contribute to financial uncertainty and operational difficulty in local recycling programs. In addition, the solid waste infrastructure continues to be challenged with new regulations and mandates, making it even more costly and difficult to see positive growth. These fiscal constraints, coupled with reduced public acceptance of new solid waste management facilities, will require decision makers to continue finding creative solutions to meet solid waste management needs.

A WMP has been prepared for the proposed project. The purpose of the WMP for the Carroll Canyon Mixed-Use project in the City of San Diego is to provide analysis of the solid waste impacts anticipated for the Carroll Canyon Mixed-Use project and how these impacts would be mitigated.

The goal of the WMP is to identify sufficient mitigation to reduce the potential impacts of the Carroll Canyon Mixed-Use project on solid waste generation. In accordance with Council Policy 900-16, this goal would be met by striving for recycling of 100 percent of inert construction materials and striving for recycling a minimum 75 percent by weight all other materials. The Carroll Canyon Mixed-Use WMP has been approved as part of the project entitlements.

5.14.2 Impact Analysis

Thresholds of Significance

The City of San Diego's California Environmental Quality Act Significance Thresholds (January 2011) provides guidance to determine potential significance associated with hydrology and water quality. Based on the City's California Environmental Quality Act Significance Thresholds, for impacts to public utilities, a project may result in a significant impact if it meets one or more of the following criteria:

Water

- If a project would use excessive amounts of potable water.
- If a project proposes predominantly non-drought resistant landscaping and excessive water usage for irrigation and other purposes.
- If a project would result in a need for new systems, or require substantial alterations to existing water utilities which would create physical impacts.

Water Supply

For certain types of large projects, SB 610 requires that the environmental document prepared for each project contain a discussion regarding the availability of water to meet the projected water demands of the project for a 20-year planning horizon, including single and multiple dry years. Prior to approving a project, SB 221 requires the decision-maker to make a finding that the project's water demands for the planning horizon will be met.

The types of projects subject to SB 610 and SB 221 are the following:

- Residential developments of more than 500 units;
- Shopping centers or businesses employing more than 1,000 people or having more than 500,000 square feet of floor space;
- Commercial office buildings employing more than 1,000 people or having more than 250,000 square feet of floor space;
- Hotels or motels having more than 500 rooms;
- Industrial, manufacturing, or processing plants or industrial parks planned to house more than 1,000 people, occupy more than 40 acres of land, or have more than 650,000 square feet of floor space;
- Mixed use projects that include one or more of the above types of projects;
- Projects that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The City has determined that the Carroll Canyon Mixed-Use project does not meet one or more of the above thresholds. Therefore, a Water Supply Assessment is not required for this project.

Sewer

- If a project would result in a need for new systems, or require substantial alterations to existing sewer utilities which would create physical impacts.

Storm Drains

- If a project would result in a need for new systems, or require substantial alterations to existing storm drain facilities which would create physical impacts.

Solid Waste

- Projects that include the construction, demolition, or renovation of 1,000,000 square feet or more of building space may generate approximately 1,500 tons of waste or more and are considered to have direct impacts on solid waste facilities.
- Projects that include the construction, demolition, and/or renovation of 40,000 square feet or more of building space may generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste facilities.

Issue 1

Would the proposed project result in the need for new systems or require substantial alterations to existing utilities including those necessary for water, sewer, storm drains, and solid waste disposal? If so, what physical impacts would result from the construction of these facilities?

Impact Analysis

Issue 1 addresses the following thresholds of significance:

- Result in a need for new systems, or require substantial alterations to existing sewer utilities which would create physical impacts.
- Result in a need for new systems, or require substantial alterations to existing storm drain facilities which would create physical impacts.
- The construction, demolition, or renovation of 1,000,000 square feet or more of building space.
- The construction, demolition, and/or renovation of 40,000 square feet or more of building space may generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste facilities.

Water/Sewer

The Carroll Canyon Mixed-Use project is proposed for a developed site within the Scripps Miramar Ranch community. As such, water facilities have been installed to serve the project and adjacent areas. Development of the proposed Carroll Canyon Mixed-Use project requires the upsizing of the existing eight-inch sewer main to a ten-inch sewer main, which is incorporated into project design. Impacts to existing water facilities would not occur, as the proposed project would improve deficits to sewer facilities with project design.

A Sewer Study has been prepared for the project and is included as Appendix L to this EIR. The project proposes a private sewer system that has been designed in general conformance with the City of San Diego Sewer Design Guide. The project would result in a reduction of the projected peak sewer flow-rate due to a change in the uses on the project site. The Sewer Study concludes that no impacts relative to sewer service would result.

Additionally, the existing sewer infrastructure in Carroll Canyon Road was evaluated to determine if it would need to be upsized to accommodate sewer flows from the project and the total planned flow in the area. The results of that analysis are included in Appendix M (letter report from Pasco Laret Suiter & Associates; May 26, 2016). The analysis demonstrates that the proposed project would not cause existing sewer mains to exceed City standards. The existing sewer infrastructure located in Carroll Canyon Road would have sufficient capacity to convey the anticipated sewer flows from the proposed project; and no replacement of the existing sewer infrastructure is required.

Storm Drains

This project site is located within the Miramar Reservoir Hydrologic Area (HA 906.10) within the Penasquitos Hydrologic Unit. The site is tributary to Carroll Canyon Creek, Soledad Canyon, and the Los Penasquitos Lagoon. The site is not located within a FEMA flood hazard zone. (See Section 5.11, *Hydrology/Water Quality*, for a detailed discussion of the project's impacts relative to hydrology and water quality.)

As discussed in Section 5.11, the project site consists of two major drainage basins. Basin A consists of 6.97 acres of the northern and western areas of the project site. This box culvert conveys runoff from the canyon and surrounding areas west under I-15. Basin B consists of 2.55 acres of the southeast portion of the site which drains south toward Carroll Canyon Road. Carroll Canyon Road drains east via curb and gutter flow. No impacts to storm drains would result from the Carroll Canyon Mixed-Use project.

Solid Waste

As described in Section 3.0, *Project Description*, the proposed project is comprised of a mix of uses including 260 multi-family residential units and 10,700 square feet of commercial retail uses. The resultant estimate of solid waste to be generated by the project is approximately 332.74 tons per year, as shown in Table 5.15-1, *Estimated Solid Waste Generation from the Carroll Canyon Mixed-Use Project – Occupancy Phase.*

5.14-1. *Estimated Solid Waste Generation from the Carroll Canyon Mixed-Use Project – Occupancy Phase*

Use	Intensity	Waste Generation Rate	Estimated Waste Generated (tons/year)
Commercial - Retail	10,700	0.0017 tons/year/sq ft	20.74
Multi-Family Residential	260 units	1.2 tons/year/unit	312
		TOTAL	**332.74**

The City's threshold for determining if a project would have a significant direct impact associated with solid waste generation is a project that includes the construction, demolition, or renovation of 1,000,000 square feet or more of building space that may generate approximately 1,500 tons of waste or more per year. The proposed project would not generate more than 1,500 tons of solid waste per year and is under 1,000,000 square feet of building space; therefore, is below the City's threshold of significance for direct impacts on solid waste. Significant direct impacts associated with solid waste would not occur.

The City's threshold for determining if a project would have a significant cumulative impact associated with solid waste generation is a project that includes the construction, demolition, and/or renovation of 40,000 square feet or more of building space that may generate approximately 60 tons of waste or more per year. The project would exceed the City's threshold for cumulative impacts as it would generate more than 60 tons per year of waste with building space in excess of 40,000 square feet and would, therefore, contribute to a significant cumulative impact associated with solid waste.

The project has prepared a WMP, which has been approved by the City's Environmental Services Department. (The approved WMP for the project is included in Appendix K to this EIR). Implementation of the WMP would ensure that the project would reduce waste by a minimum of 75 percent of construction-related waste and would implement waste reduction measures during the occupancy phase of the project. Measures identified in the WMP, when implemented, would ensure that potential impacts to solid waste management facilities, including landfills, materials recovery facilities, and transfer stations, as well as services, including collection, would be below a level of significance.

Significance of Impacts

The project would not result in significant impacts to water, sewer, and storm water drainage. Additionally, the project would not result in impacts associated with solid waste.

Mitigation Measures

No significant impacts associated with water, sewer, and storm water drainage and solid waste would occur. Therefore, no mitigation measures are required.

Significance of Impacts Following Implementation of Mitigation Measures

No significant impacts associated with water, sewer, and storm water drainage and solid waste would occur. Therefore, no mitigation measures are required.

6.0 CUMULATIVE EFFECTS

Section 15355 of the State CEQA Guidelines describes *"cumulative impacts"* as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. These individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from a project is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The discussion of cumulative impacts for the Carroll Canyon Mixed-Use project considers both existing and future projects in the Carroll Canyon Mixed-Use project vicinity. For this analysis, the project vicinity is defined as the Scripps Miramar Ranch community and the southern portion of the Mira Mesa community. Existing and future projects are based on the following information sources:

- A summary of projections contained in the City's General Plan and the Scripps Miramar Ranch Community Plan; and
- Past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the City of San Diego. These projects include those which result in or contribute to regional or area-wide conditions.

According to Section 15130 of the CEQA Guidelines, the discussion of cumulative effects "*…need not be provided as great a detail as is provided the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness.*" The evaluation of cumulative impacts is required by Section 15130 to be based on either: *"(A) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) a summary of projections contained in an adopted general plan or related planning document, on in a prior environmental document which had been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative effect. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency."*

The basis and geographic area for the analysis of cumulative impacts is dependent on the nature of the issue and the project. For analysis of cumulative impacts which are localized (e.g., traffic and public services), a list of past, approved and pending projects was identified. The location of these projects is illustrated in Figure 6-1, *General Location of Cumulative Projects.*

Provided below is a description of the planning documents used in this analysis of cumulative effects, as well as the development projects which have been individually evaluated for their contribution to cumulative effects.

Figure 6-1. *General Location of Cumulative Projects*

6.1 Plans Considered for Cumulative Effects Analysis

6.1.1 General Plan

The proposed project is located within the City of San Diego. The City of San Diego's General Plan sets forth a comprehensive, long-term plan for development within the City of San Diego. As such, the plan and development guidelines it identifies pertain to the project site. The current General Plan was adopted in March 2008 and represents a comprehensive update and replacement of the City's 1979 *Progress Guide and General Plan*. The City's General Plan includes incorporation of a Strategic Framework Element, which replaces the previous chapter entitled "Guidelines for Future Development."

San Diego comprises 219,241 acres (approximately 342 square miles), and less than four percent of this land remains vacant and developable. The City expects to reach an estimated population of 1,514,336 by the year 2020 and 1,656,257 by the end of 2030. Future development will require the City to reinvest in existing communities to plan for greater urbanization of infill sites. The City of San Diego General Plan identifies the project site as Industrial Employment. The project proposes a change in land use from Industrial Employment to Multiple Use, requiring a General Plan Amendment. (See Section 3.0, *Project Description*, and Section 5.1, *Land Use*.)

6.1.2 Scripps Miramar Ranch Community Plan

The project site is governed by the Scripps Miramar Ranch Community Plan, which was adopted by the San Diego City Council on March 4, 1978, and was most recently amended in 2011. The Community Plan is intended to serve as a comprehensive guide for residential, industrial, and commercial developments, open space preservation, and development of a transportation network within the plan area. As presented in Section 2.0, *Environmental Setting*, and depicted in Figure 2-7, *Scripps Miramar Ranch Community Plan Land Use Map*, the project site is identified as Industrial Park in the Scripps Miramar Ranch Community Plan. The project requires an amendment to the Community Plan to change the site's land use designation from Industrial Park to Residential (15-29 du/net ac) and Community Shopping, as shown in Figure 3-1, *Scripps Miramar Ranch Community Plan Land Use Plan*.

6.2 Projects Considered for Cumulative Effects Analysis

As stated above, the past, present, and probable future projects considered in this cumulative analysis would produce related or cumulative impacts when evaluated in relation to the potential impacts of the proposed Carroll Canyon Mixed-Use project. Descriptions of development projects that have been individually evaluated for their contribution to cumulative effects are provided below.

6.2.1 Casa Mira View I (Project No. 91647)

The Casa Mira View I is a residential project of 1,848 units, of which 800 multi-family homes located on the west side of I-15 just north of Mira Mesa Boulevard are expected to be occupied by 2016 (about 200 dwelling units per year are anticipated to be built since project inception). The traffic generation for this cumulative project is calculated at 4,800 ADT (for the initial 800 dwelling units anticipated to be occupied by 2014).

An EIR was prepared and certified for the Casa Mira View project in September 2008 (SCH No. 200711109). The EIR evaluated potential impacts associated with the Casa Mira View project, including Land Use; Traffic and Circulation; Air Quality; Public Facilities and Services; Noise; Paleontology; Biological Resources; Aesthetics, Neighborhood Character, and Visual Quality; Hydrology/Water Quality; Geologic Conditions; Energy Conservation; and Cumulative Impacts. Impacts associated with Traffic and Circulation (direct and cumulative), Air Quality (direct and cumulative), Public Facilities and Services (Solid Waste) (cumulative), and Noise (short-term direct) were found to be significant and unmitigated. Impacts associated with all other environmental issue areas addressed in the Casa Mira View EIR were found not to be significant or reduced to below a level of significance with proposed mitigation measures.

6.2.2 Casa Mira View II (Project No. 264497)

The Casa Mira View II project was approved in 2012 and involves the development of a multi-family residential project in the Mira Mesa Community. This is a residential project of 319 multi-family homes located on the west side of I-15 just north of Mira Mesa Boulevard. The traffic generation for this cumulative project is calculated at 1,914 ADT.

A Mitigated Negative Declaration was prepared for the Casa Mira View II project. Mitigation measures will be incorporated into the project to reduce potentially significant Transportation/Circulation and Paleontological Resources impacts to below a level of significance.

6.2.3 Miramar Community College Master Plan

The Miramar Community College Master Plan project involves an educational institutional site in the Mira Mesa Community. A master plan for the existing Miramar Community College located on a site west of I-15, east of Black Mountain Road, south of Hillery Drive and north of Gold Coast Drive. Due to fluctuations over time in student attendance, a conservative approach was taken in that all of the traffic identified as part of the near term master plan was incorporated in the near-term without project conditions. The near-term traffic generation for this cumulative project is calculated at 980 ADT, based on the 2007 net new ADT for the College.

A Mitigated Negative Declaration was adopted for the Miramar Community College Master Plan project. Mitigation measures were incorporated into the project reduced impacts associated with Biological Resources, Transportation/Circulation, Paleontological Resources, and Human Health/Public Safety/Hazardous Materials to below a level of significance.

6.2.4 The Glen at Scripps Ranch

An approved continuing care retirement community generally located on the southwest corner of Pomerado Road at Chabad Center Road in Scripps Ranch. Traffic generation for this cumulative project is calculated at 1,880 ADT. An EIR was certified February 23, 2016 by the City Council for the Glen at Scripps Ranch project. Issues addressed in that EIR included: land use, traffic circulation, biological resources, noise, historical resources, paleontological resources, visual quality/neighborhood character/landform alteration, health and safety/hazardous materials, air quality, greenhouse gas emissions, public services, utilities, and energy conservation.

6.2.5 Stone Creek (Project No. 67943)

The Stone Creek project involves the development of a mixed-use project in the Mira Mesa Community. This mixed-use project consists of 4,445 residential dwelling units, 174,000 square feet of retail uses, 200,000 square feet of office space, 850,000 square feet of industrial/business park use, 175 room hotel, and 26.2 acres of neighborhood park space. The project also includes an amendment to the existing Conditional Use Permit and Reclamation Plan for the on-going resource extraction occurring on the site. This project is located west of I-15 between Camino Ruiz and Black Mountain Road on both the north and south sides of Carroll Canyon Road. This cumulative project is not planned to be constructed before the Carroll Canyon Mixed-Use project.

The City has determined that an EIR shall be prepared for the Stone Creek project, and a Notice of Preparation was issued on September 16, 2005. As stated in the NOP, the Stone Creek EIR will evaluate the Stone Creek's project potential to result in significant impacts associated with Land Use, Transportation/Traffic Circulation/Parking, Air Quality, Noise, Biological Resources, Health and Safety, Cultural Resources, Hydrology, Geology, Paleontological Resources, Public Services and Facilities, Public Utilities, Landform Alteration/Visual Quality/Community Character, Water Quality, Mineral Resources, Population and Housing/Socioeconomic Impacts, Energy, Growth Inducement, and Cumulative Impacts. The Draft EIR is in preparation and has not yet been circulated for public review.

6.2.6 The Watermark (180357)

The Watermark project involves the development of a commercial project in the Miramar Ranch North Community. This commercial project is located on Scripps Poway Parkway adjacent to I-15. This cumulative project is located approximately 2.3 miles north of the proposed project and is anticipated to add only cumulative traffic to I-15 in the study area. The traffic generation for this cumulative project is calculated at 21,509 ADT.

An EIR was certified for the Watermark project with City Council approval in 2013. The EIR evaluated the Watermark's project potential to result in significant impacts associated with Land Use, Transportation/Traffic Circulation/Parking, Visual Effects and Neighborhood Character, Air Quality, Global Climate Change, Noise, Biological Resources, Historical Resources, Geologic Conditions, Paleontological Resources, Hydrology/Water Quality, Health and Safety, Public Services and Facilities, Public Utilities, and Cumulative Impacts.

6.2.7 Carroll Canyon Master Plan (DEP No. 91-0738)

The Carroll Canyon Master Plan involves development of a mixed-use project in the Mira Mesa Community. This mixed-use project would develop approximately 69 acres of residential and 40 acres of commercial generally located on the east side of Camino Santa Fe north of Carroll Canyon Road. This cumulative project is located approximately 5.5 miles west of the proposed project and is not anticipated to be constructed before the Carroll Canyon Mixed-Use project.

An EIR was certified for the Carroll Canyon Master Plan project in 1994 (SCH No. 92121061). The EIR addressed the potential for the Carroll Canyon Master Plan project to result in environmental impacts associated with Traffic Circulation, Air Quality, Land Use, Biological Resources, Visual Quality, Hydrology, Noise, Public Facilities and Services, and Human Health/Public Safety. The EIR concluded that the Carroll Canyon Master Plan project would result in significant unmitigated

impacts associated with Traffic Circulation and Air Quality. Impacts associated with all other environmental issue areas addressed in the EIR were found to not be significant or mitigated to below a level of significance.

6.2.8 Fenton Carroll Canyon Technology Center (LDR No. 40-0870)

The Fenton Carroll Canyon Technology Center involves development of an industrial portion of the Mira Mesa Community. The 896,000-square-foot Industrial Park would be generally located on the west side of Camino Santa Fe north of Carroll Canyon Road. Some of this cumulative project is constructed. This cumulative project is located approximately 5.5 miles west of the proposed project and is not anticipated to a significant amount of traffic to the study area roadways.

An EIR was prepared and certified for the Fenton Carroll Canyon Technology Center project in November 2001 (SCH No. 2000041010). The EIR evaluated potential impacts associated with the Fenton Carroll Canyon Technology Center project, including Land Use, Landform Alteration/Visual Quality, Noise, Biological Resources, Cultural Resources, Transportation/Circulation, Hydrology/Water Quality, Geology/Soils, Paleontology, Public Services and Utilities, and Cumulative Impacts. Impacts associated with Traffic/Circulation were found to be significant and unmitigated. Impacts associated with all other environmental issue areas addressed in the Fenton Carroll Canyon Technology Center EIR were found not be significant or reduced to below a level of significance with proposed mitigation measures.

6.3 Cumulative Effects Analysis

The project's potential to make a considerable contribution to cumulative effects associated with the various environmental issue areas addressed in this EIR is evaluated below.

6.3.1 Land Use

The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping. The Scripps Miramar Ranch Community Plan does not contain any goals, objectives, or proposals relative to the preservation of industrial lands at the location of the proposed project. The Carroll Canyon Mixed-Use project is consistent with all other applicable elements of the Community Plan. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. As evaluated in Section 5.1, *Land Use*, the removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 dBA community CNEL, as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed project is a compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS*

Miramar Compatibility Policy Map: Safety, the project site is not located within any safety zones.

Similar to the proposed project, build-out of the Scripps Miramar Ranch Community Plan, the build-out of the General Plan, and development of the specific projects listed in Section 6.1, above, would also be required to comply with adopted land use standards, policies, and regulations set forth in the General Plan, Community Plan, Land Development Code, and other applicable land use regulations. Any future projects would be reviewed separately and on their own merits. The proposed project would not result in significant environmental effects due the proposed land use amendments, and there are no environmental impacts that have been identified which, when considered on a cumulative basis, would result in significantly cumulative impacts. Therefore, the proposed project would not result in cumulatively significant land use impacts.

6.3.2 *Transportation/Traffic Circulation/Parking*

The Traffic Impact Analysis, prepared for the project and included in the discussion of *Transportation/Traffic Circulation/Parking* impacts presented in Section 5.2, includes an evaluation of cumulative impacts in Year 2035. That analysis includes anticipated build-out of the Scripps Miramar Ranch Community Plan area and SANDAG's Series 12 growth projections, as well as other foreseeable projects that could affect traffic in the project area. The other foreseeable anticipated projects to be constructed by the time the proposed project is operable include a portion of Casa Mira View I, Casa Mira View II, The Glen at Scripps Ranch, some Miramar Community College Master Plan projects, Stone Creek, and The Watermark, which are summarized in Section 6.2, *Projects Considered for Cumulative Effects Analysis*, above. Two additional projects are anticipated to be built after the completion of the proposed project or are located far enough away to add only negligible amount of traffic to study area roadways. These projects, summarized in Section 6.2, above, are Carroll Canyon Master Plan and Fenton Carroll Canyon Tech Center.

As evaluated in Section 5.2, *Transportation/Traffic Circulation/Parking*, the project is calculated to have five cumulative (Horizon Year 2035) impacts at the following locations, representing significant cumulative impacts:

1) Intersection of Carroll Canyon Rd/Maya Linda Road,
2) Intersection of Carroll Canyon Rd/I-15 SB Ramps,
3) Intersection of Carroll Canyon Rd/I-15 NB Ramps,
4) Segment of Carroll Canyon Road between I-15 and the project access, and
5) Segment of Carroll Canyon Road between project access and Businesspark Avenue.

Following implementation of Mitigation Measures MM 5.2-1 through MM 5.2-5, direct and cumulative impacts to intersections, as well as the street segment from Carroll Canyon Road between I-15 and the project access, would be mitigated to below a level of significance. However, if the roadway improvements associated with MM 5.2-~~3~~ 2 and MM 5.2-~~5~~ 4 are not completed by the study horizon year, then the cumulative impact would not be fully mitigated. Therefore, the associated impacts are considered significant and unmitigated, requiring a statement of overriding considerations.

6.3.3 Visual Effects and Neighborhood Character

According to the City of San Diego *CEQA Significance Determination Thresholds*, a project would have a cumulative effect on visual quality by opening up a new area for development, which will ultimately cause extensive view blockage. View blockage would be considered extensive when the overall scenic quality of a visual resource is changed; for example, from an essentially natural view to a largely manufactured appearance. As presented in Section 5.3, *Visual Quality/Neighborhood Character*, there are no scenic views or vistas identified in the project area. The proposed project would not obstruct views or have a negative impact on viewsheds. Therefore, no significant cumulative impacts to visual quality would result.

Relative to neighborhood character, according to the City of San Diego *CEQA Significance Determination Thresholds*, a project would have a cumulative impact to neighborhood character if the area opened for new development results in a change in the overall character of the area. Relative to neighborhood character, the project would redevelop a site that is currently fully developed with vacant office buildings. The proposed project would not open up an area for new development and would not result in a substantial change to the overall community character. The Carroll Canyon Mixed-Use project is located in an area where surrounding land is fully developed or is designated as open space, and the project's impacts on neighborhood character are limited to the immediate project area. Through use of similar massing, scale, and materials, the proposed project has been designed to be compatible and consistent with the development in the immediate vicinity. Cumulatively significant impacts to neighborhood character would not occur.

While development may be occurring on other areas of nearby communities, projects are spatially separated and geographically unrelated. When considered with other projects in Scripps Miramar Ranch and adjacent communities, the project would not make a considerable contribution to cumulative impacts associated with visual effects and neighborhood character.

6.3.4 Air Quality

The SDAB is considered a nonattainment area for the 8-hour NAAQS for O_3, and is considered a nonattainment area for the CAAQS for O_3, PM_{10}, and $PM_{2.5}$. An evaluation of emissions of nonattainment pollutants was conducted and it was determined that emissions of all nonattainment pollutants would be below the screening-level thresholds.

The region surrounding the Carroll Canyon Mixed-Use project is already developed; the project provides infill development. Because the project provides infill development, it would not be anticipated to increase vehicle trips in the region; rather, the project would serve existing needs by providing additional housing and local retail to the community. The project is not designed to be an attaction for motorists; instead, it is sized to serve the surrounding communities. Customers would come from within the development, nearby neighborhoods, or would stop by (drive-by trips) on their way to and from home. The project would therefore not result in a cumulatively considerable increase emissions of ozone precursors (NOx and VOCs).

It is unlikely that several projects within the immediate vicinity of the Carroll Canyon Mixed-Use project would be developed at the same time as the proposed project; however, should construction occur simultaneously, standard dust control measures would ensure that cumulative impacts would not result. Cumulative impacts are less than significant.

6.3.5 Global Climate Change

Global climate change is itself a cumulative topic. Therefore, the analysis contained in Section 5.5, *Global Climate Change*, is an evaluation of the projects cumulative impacts relative to GHG emissions and global climate change.

As presented in Section 5.5, *Global Climate Change*, the proposed project has been found to be consistent with the CAP Consistency Checklist. By nature, GHG and global climate change evaluations are a cumulative study, which takes into account the entirety of the immediately surrounding area. The project is consistent with the CAP and would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Cumulative impacts would therefore be less than significant.

6.3.6 Energy

The project proposes a mix of commercial retail uses on a site in the Scripps Miramar Ranch community that has been previously development as a vacant office complex. SDG&E provides gas and electricity service to the project site, and infrastructure is in place to serve the project.

While the project proposes a change in use from what has been developed on the site, the proposed project would not result in significant cumulative impacts associated with energy use. The project would not use power in excess of that anticipated for the proposed uses. Once developed, the project would use energy for parking lot lighting and landscape accent light and sign illumination. Electricity and gas would also be used by tenants, employees, and visitors. Additionally, sustainable design would be incorporated into the project to reduce the project's overall demand for energy.

6.3.7 Noise

The proposed project would not result in significant impacts associated with noise. Construction noise would be temporary and for a short duration. There are no near-by sensitive receptors that would be affected by vehicular noise levels.

The *Noise Analysis* prepared for the project by Ldn Consulting (October 6, 2015) evaluated off-site noise impacts associated with the project, including cumulative traffic impacts. The proposed construction-related operational noise levels comply with the City's daytime and nighttime noise standards. None of the project's proposed noise sources would cumulatively exceed the City's most restrictive 60 dBA property line standards at any of the adjacent property lines. No impacts are anticipated and no mitigation is required. The project does not create a direct impact of more than 3 dBA CNEL on any roadway segment. Therefore, the project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

The project is surrounded by mature eucalyptus trees. These trees could provide nesting habitat for sensitive raptor species. The project could result in indirect impacts to nesting raptors, if there is nesting in the adjacent areas, associated with noise that can occur during construction. The project would require implementation measures be implemented that would reduce the potential for noise impacts to nesting bird to below a level of significance. Other development that could occur as part of the cumulative projects would be required to implement similar measures where mature trees are located proximate to a project and could provide habitat for nesting birds.

6.3.8 Biological Resources

The proposed project would not result in direct impacts to biological resources. The site has been previously disturbed as a result of existing development on-site. The project would not contribute to cumulatively significant direct impacts associated with biological resources.

The project could result in significant indirect noise impacts to raptors that could nest in adjacent areas during construction of the project. Mitigation measures would be implemented to ensure that indirect impacts are reduced to below a level of significance. Therefore, the project would mitigation its contribution to cumulatively significant indirect impacts. The City would require similar mitigation measures for other projects that have the potential to result indirect impacts to nesting birds, which would reduce cumulatively significant impacts associated with indirect impacts to below a level of significance.

6.3.9 Geologic Conditions

As presented in Section 5.9, *Geologic Conditions*, of the EIR, no geologic hazards occur on-site which would result in significant impacts to people at the project site. Additionally, the proposed Carroll Canyon Mixed-Use project would follow standard construction practices to ensure no geologic impacts would result from project development. The proposed project would not contribute to cumulatively significant impacts related to geologic hazards or soils.

6.3.10 Paleontological Conditions

As addressed in Section 5.10, *Paleontological Resources*, of this EIR, the proposed project site is underlain by geologic formations that could contain improtant paleotological resources. Implementation of the standard mitigation measures set forth in Section 5.10 would reduce potential impacts to paleontological resources to below a level of significance. Other projects which involve grading of native materials that could contain paleontological resources would be conditioned in a similar manner to implement measures which would mitigate potential impacts to paleontological resources. Implementation of required mitigation measures would reduce the potential cumulative loss of important paleontological resources to below a level of significance.

6.3.11 Hydrology/Water Quality

As addressed by Section 5.11, *Hydrology/Water Quality*, of this EIR, the project would not extract water from an aquifer, increase runoff, and increase flooding. Nor would the proposed project impact drainage patterns or impact downstream water bodies as a result of altered drainage patterns. Therefore, the project would not contribute to any cumulative hydrologic impact. The project would control drainage and runoff in accordance with City requirements. No cumulative impacts associated with hydrology would be expected.

6.3.12 Health and Safety

The proposed project would not result in a significant impact to health and safety. The project does not propose uses that may include hazardous or toxic emissions. There are no hazardous or contaminated soils on-site. Uses proposed would not require the use of hazardous materials as they are commercial retail services. Sensitive receptors within one-quarter mile of the project site include Scripps Ranch High School. However, the commercial uses proposed would not affect this sensitive receptor. Any hazardous materials would be regulated by County DEH, as applicable. Any other

projects would be required to follow DEH measures and regulations relative to hazards and/or hazardous materials/emissions.

6.3.13 Public Services and Facilities

Public services and facilities include many population-based uses, including schools, libraries, and parks, as well as police and fire protection. As concluded in Section 5.13, the project would not result in an impact to residential facilities (recreation, schools, and libraries). No cumulatively significant impact to residential facilities would occur. The project is located within an area of Scripps Miramar Ranch that is developed and contains the necessary Police and Fire-Rescue infrastructure. The proposed project would not result in a significant impact to these services' ability to serve the community.

6.3.14 Public Utilities

The proposed project would not result in significant impact to public utilities, except solid waste. The Carroll Canyon Mixed-Use project would generate solid waste through construction and operation of the proposed retail commercial development. When considered in conjunction with build-out of the City's General Plan, community plan, and individual projects evaluated for this cumulative impacts analysis, impacts to solid waste disposal would be considered cumulatively significant.

In accordance with ESD guidelines pertaining to new developments that are expected to generate large amounts of solid waste, a Waste Management Plan was required for the Carroll Canyon Mixed-Use project, as well as other development projects in San Diego. The plan addresses solid waste management techniques for demolition, construction, and operational activities, including reuse and recycling of materials. To reduce the amount of waste generated by demolition activity, the demolished materials would be sorted at the project site and recycled in accordance with the demolition debris recycling strategies given by the City of San Diego Environmental Services Department. Additionally, the City's Municipal Code requires that new multi-unit residential and commercial/industrial developments provide adequate space for storage and collection of refuse and recyclable materials. The proposed project, as well as other development projects, would be required to comply with this requirement. Cumulative impacts associated with solid waste disposal would be avoided by adherence to City requirements. (The *Waste Management Plan* prepared for the Carroll Canyon Mixed-Use project has been included as Appendix K of this EIR.)

7.0 EFFECTS NOT FOUND TO BE SIGNIFICANT

Section 15128 of the State CEQA Guidelines requires an EIR to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Pursuant to Section 15128 of the CEQA Guidelines, the following issue areas were determined not to have the potential to cause adverse effects, and therefore have not been addressed in detail in the EIR.

7.1 Agricultural Resources and Forestry

The proposed project site is currently the location of an approved development consisting of mostly vacant office buildings, parking lots, and associated improvements. The site is fully graded and does not contain land that is designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. The site is not subject to, nor is it near, a Williamson Act contract site pursuant to Sections 51200-51207 of the California Government Code. Therefore, impacts associated with agricultural resources are not considered significant.

The project area is urban and not designated as a prime farmland, unique farmland, or a farmland of statewide importance. No agricultural lands are located on or adjacent to the site. The site is designated as developed land and is not designated as farmland under the Farmland Mapping and Monitoring Program of the California Department of Conservation or the City of San Diego's Progress Guide and General Plan. Thus, no impact on important farmlands would occur with the proposed project.

7.2 Historical Resources (Archaeological Resources and Historic Resources)

According to the City's Historical Resources Sensitivity Maps, the project area is not located within an area identified as having a high sensitivity level for archaeological resources. A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to further determine if potential historical resources could be present within the project site. The record search failed to show previously recorded sites within the project boundaries.

The project site is the location of an approved urban development. Currently the location of an approved development consisting of mostly vacant office buildings, parking lots, and associated improvements, the site is fully graded and does not contain any prehistoric or historic buildings. Therefore, based upon the negative database search, the disturbed nature of the project site, and the project site's location outside of the City's Historical Resources Sensitivity Map, it was determined that the proposed project would not result in an alteration, including the adverse physical or aesthetic effects and/or destruction of a prehistoric or historic building (including an architecturally significant building), structure, or object or site. The proposed project would not result in any impact to existing religious or sacred uses and the proposed project would not result in the disturbance of any human remains, including those interred outside of formal cemeteries.

7.3 Mineral Resources

The project site is the location of an approved urban development. The site not designated as a mineral resource area. The proposed project would not result in the loss of availability of any mineral resources that would be a value to the region.

7.4 Population and Housing

The project would provide up to 260 multi-family units, adding to the housing supply for the community, City, and region. Additionally, the project proposes commercial retail services that would serve the surrounding business parks and nearby residential neighborhoods. The project would not induce substantial population growth in an area; the project is an in-fill and redevelopment of a previously developed site. The project does not propose the extension of roads or other infrastructure and, therefore, does not have the potential to indirectly increase population or housing. Furthermore, the project does not displace substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Therefore, the project does not have the potential to result in environmental effects associated with population and housing.

7.5 Tribal Cultural Resources

The project site is not located on the City of San Diego's Historical Sensitivity Map. It has also been graded and is fully developed. There are no known archaeological sites identified within or near the project boundaries. As a result, there are no cultural resources present onsite. Furthermore, the project site is underlain by surficial deposits and sedimentary bedrock. Therefore, it was concluded that the project has minimal potential for environmental effects associated with cultural resources or remains due to the heavy disturbance from past activities along with its underlying geological structure. See Appendix O, *Miscellaneous Correspondence*.

8.0 GROWTH INDUCEMENT

8.1 Existing Conditions

Growth inducement is usually associated with projects that foster economic or population growth, or construct additional housing, which either directly or indirectly results in the construction of new infrastructure facilities. According to Section 15126.2(d) of the CEQA Guidelines, "*It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment*."

The approximately 9.28-net acre project site is located within the Scripps Miramar Ranch Community Plan Area and is designated for Industrial uses. The project proposes to change the land use designation to Residential (15-29 du/net ac) and Community Shopping. Because the Community Plan would be amended, this would result in an amendment to the City's General Plan as the Community Plan functions as the land use plan for the Scripps Miramar Ranch community of the City.

The project would result in a change to the General Plan land use designation for the project site from Industrial Employment to Multiple Use. The project site is identified as a location for Other Industrial Land in the City. In order to develop the site with the proposed mix of commercial uses, the project would also remove the Other Industrial Lands identification from the project site, requiring that the proposed General Plan Amendment reflect this change.

The project site is zoned IP-2-1, which allows for high quality science and business park development uses on the project site. The project would rezone the project site from IP-2-1 (Industrial-Park) to RM-3-7 (Residential – Multiple Unit) and CC-2-3 (Commercial – Community) to allow development as a mix of residential and retail commercial uses.

Although the project proposes new entitlements, the project results in the redevelopment of a site that is currently developed with office uses and is served by existing infrastructure. Growth inducing impacts would not occur, as analyzed below.

8.2 Impact Analysis

Thresholds of Significance

Relative to growth inducement and based on the City's CEQA Significance Determination Thresholds, the EIR must analyze the consequences of growth. According to Section 15126.2 (d) of the CEQA Guidelines, "It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment." In general, the analysis must avoid speculation and focus on probable growth patterns or projections. Conclusions must also be presented that determine whether this impact is significant and/or unavoidable, and provide for mitigation or avoidance, as necessary.

Issue 1

Would the project:

- Induce substantial population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Substantially alter the planned location, distribution, density, or growth rate of the population of an area?
- Include extensions of roads or other infrastructure not assumed in the Community Plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future developments?

Impact Analysis

The project is an infill development, located within the existing circulation network and infrastructure on land developed as a mostly vacant office complex. The proposed project would not foster population growth, either directly or indirectly, as the project site is located entirely within an urbanized area, surrounded by commercial, employment, and residential developments.

The proposed project would alter the project site to allow for development of the Carroll Canyon Mixed-Use project. The development of the proposed project would not, however, result in growth inducement. The project site is a previously developed site located in the midst of developed community in the City of San Diego. The proposed project would not substantially alter the planned location, distribution, density, or growth rate of the Scripps Miramar Ranch, adjacent communities, or the City as a whole.

Significance of Impacts

The proposed project would not result in a substantial increase to the urban development anticipated in the Scripps Miramar Ranch Community Plan for the project site. The project is in keeping with anticipated growth for the area. The proposed development of the previously developed site would not result in a substantial alteration to the planned location, distribution, density, or growth rate of the Scripps Miramar Ranch, adjacent communities, or the City as a whole. The project does not propose the extension of public services or roadways that could potential result in indirect growth impacts.

Mitigation Measures

The proposed project would not result in significant impacts associated with growth inducement. No mitigation measures would be required.

Significance of Impacts Following Implementation of Mitigation Measures

The proposed project would not result in significant impacts associated with growth inducement. No mitigation measures would be required.

9.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

As required by Section 15126.2(c) of the CEQA Guidelines, the significant irreversible environmental changes of a project shall be identified. Irreversible commitments of non-renewable resources are evaluated to assure that their use is justified. Irreversible environmental changes typically fall into three categories: primary impacts, such as the use of nonrenewable resources; secondary impacts, such as highway improvements which provide access to previously inaccessible areas; and environmental accidents associated with a project.

Development would occur on the project site as a result of the proposed project, which would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible commitment of this resource. Construction of the project would also require the use of construction materials, including cement, concrete, lumber, steel, etc., and labor. These resources would also be irreversibly committed.

Once constructed, use of the Carroll Canyon Mixed-Use project would entail a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more. However, as discussed in Section 5.6, *Energy*, of this EIR, the impacts of increased energy usage are not considered significant adverse environmental impacts.

10.0 ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "*a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.*" Section 15126.6(f) further states that "*the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.*" Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed project, even if the alternative would impede the attainment of some project objectives, or would be more costly. In accordance with Section 15126.6(f)(1) of the State CEQA Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; (6) jurisdictional boundaries; and (7) whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site.

As required in CEQA Guidelines Section 15126.6(a), in developing the alternatives to be addressed in this section, consideration was given regarding an alternative's ability to meet most of the basic objectives of the proposed project. These objectives are presented Section 3.0, *Project Description*, of this EIR and are re-printed below for reference:

1. Create a coherent and cohesive building site and project design that is compatible in scale and character and enhances the existing community character in the Scripps Miramar Ranch community.
2. Create a mixed-use development that will activate and enliven a primary gateway into the Scripps Miramar Ranch community.
3. Allow for retail uses currently limited in availability in the surrounding market area.
4. Provide retail amenities for the adjacent employment parks and integrated residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips.
5. In keeping with the City of Villages and Smart Growth policies, ~~Provide~~ provide for efficient use of the project site with a viable mix of residential and commercial uses as an in-fill development of an underutilized site within an urban area where amenities and services are ~~readily~~ available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian.
6. Utilize architecture and design elements to ensure high quality design and aesthetics.
7. Develop a project that would implement necessary roadway improvements to improve circulation in the project area.
8. ~~In keeping with the City of Villages and Smart Growth policies, maximize residential development at an infill site, where public facilities, transit, and services are within walking distance.~~
9. 8. Create additional retail and job opportunities in the Scripps Miramar Ranch community.

Based on the analysis contained in Section 5.0 of this EIR, the proposed project would result in significant impacts to: Traffic Circulation (direct and cumulative), and Biology (indirect), as well as the potential for impacts associated with Paleontology (direct). Mitigation measures have been identified

which would reduce direct, indirect, and cumulative impacts to below a level of significance for all significant impacts, except for Traffic Circulation. The alternatives identified in this analysis are intended to further reduce or avoid significant environmental impacts associated with the proposed project.

In accordance with Section 15126.6(c) of the State CEQA Guidelines, the following analysis of project alternatives is preceded by a brief description of the rationale for selecting the alternatives to be discussed. In addition, alternatives are identified that were considered but rejected.

10.1 Alternatives Considered But Rejected

The following alternatives were considered for the proposed project. These alternatives were rejected from further consideration due to a lack of meeting most of the project objectives.

10.1.1 Alternative Location Alternative

The Carroll Canyon Mixed-Use project proposes redevelopment of an existing office complex located on approximately 9.52 gross acres (9.28 net acres) with a mixed-use development that would include a mix of multi-family residential units, retail space, and restaurant space. The existing mostly vacant 76,241 square feet of office buildings and associated facilities would be demolished and replaced with up to 260 multi-family residential units and approximately 10,700 square feet of commercial retail/restaurant space. (For a full description of the proposed project, please see Section 3.0, *Project Description*.)

The proposed Carroll Canyon Mixed-Use project is intended to provide additional housing opportunities in the community. The project's strategic location on Carroll Canyon Road and immediately east of the I-15 freeway (with direct on-/off-ramps) allows easy freeway access for both residents within the project and patrons of the proposed commercial retail and restaurant uses. Commercial retail and restaurant uses would also serve the adjacent business parks, as well as capture drive-by trips from nearby residential neighborhoods.

There are no other sites or areas within Scripps Miramar Ranch or adjoining communities appropriately located, of sufficient size, and within the applicant's control that could develop in a manner similar to that proposed by the Carroll Canyon Mixed-Use project. One other site located along the I-15 corridor is within the control of the project applicant and has the potential to provide retail commercial uses. That site is located in the Miramar Ranch North community, north of the proposed Carroll Canyon Mixed-Use project site, in the southeast quadrant of I-15 and Scripps Poway Parkway. The site is much larger (approximately 35 acres) and has recently been approved for a mixed-use commercial retail and office development known as the "Watermark" project. The Watermark site is located a substantial distance (approximately 2.5 miles) from the proposed Carroll Canyon Mixed-Use project site and would not provide residential development or retail/restaurant uses to serve employees in the adjacent business parks and residential neighborhoods in the nearby Scripps Miramar Ranch community.

In accordance with CEQA Guidelines Section 15126.6(f)(2), alternative locations for the proposed project would be considered if "any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project would need to be considered for

inclusion in the EIR." Moving the Carroll Canyon Mixed-Use project to an alternative site in the community or other areas of the City would not avoid or substantially lessen the project's impact and could result in greater environmental effects. The project is proposed for a graded and fully developed project site. The site has easy access to public streets and freeways. The project is able to partially mitigate traffic conditions in the area. Given traffic congestion in the City and County, traffic impacts from an alternative site could have the potential to impact circulation segments, intersections, and freeways and streets within residential neighborhoods. An alternate project site may not have the same proximity to employment uses and residences, which may result in longer driving trips to the project and subsequent increases in air quality and greenhouse gas impacts, and may not have easy access to freeway circulation.

A similar level of intensity as the proposed project constructed at another site in the City or County would have the same level of impacts relative to cumulative waste generation and could also result in impacts to subsurface paleontological resources, depending on location. However, the project site has a potential advantage over other sites from an environmental resources standpoint, as the project site does not possess sensitive biological or important cultural resources. Other sites in the City or County may contain significant sensitive resources; and development on another site could result in impacts to biological resources and impacts to cultural resources, which would not occur at the proposed project site.

For these reasons, there are no other feasible alternative locations for the Carroll Canyon Mixed-Use project as proposed that would meet the project's objectives. Therefore, the Alternative Location alternative has been rejected.

10.1.2 Business-Light Industrial Park Alternative

An alternative was considered that would redevelop the project site in a manner similar to surrounding light industrial/business parks. This alternative would involve the construction of an approximately 200,000-square foot, two-story, multi-tenant building allowed in the Scripps Miramar Ranch North Community Plan and in accordance with the existing IP-2-1 zone. Like other nearby business/light industrial parks, all parking would be in surface parking lots. Architecture would be modern, with clean lines and use of wood and stucco to blend with the surrounding business parks; and landscaping would occur in accordance with the City's landscaping ordinance and the Community Plan, ensuring that this alternative would result in an aesthetically pleasing architecture and design. Access would be off an existing driveway on Carroll Canyon Road. Improvements to Carroll Canyon Road under this alternative would include adding a sidewalk and landscaped parkway.

When compared to the proposed project, the Business-Light Industrial Park alternative would not require amendments to the community plan and General Plan and would not require a rezone. Less impacts would occur relative to traffic and associated environmental issue areas, such as noise, air quality and GHG emissions. However, this alternative would result in two additional traffic impacts that would not occur with the proposed project. Therefore, the Business-Light Industrial Park alternative would result in greater traffic impacts than the proposed project. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The alternative would not meet any of the project objectives. This alternative does not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, does not create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community, does not allow for retail uses currently unavailable in the surrounding market area, does not provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips, does not maximize efficiency in use of project site, does not provide for a viable mix of commercial uses, and does not provide quasi-public space for community use in the form of courtyards and plazas.

Because the Business-Light Industrial Park alternative to the Carroll Canyon Mixed-Use project would not meet any of the project's objectives, it was rejected from further analysis.

10.2 Alternatives Considered

Alternatives to the Carroll Canyon Mixed-Use project are considered and discussed in this section. These include the "No Project" alternative that is mandated by CEQA and other alternatives that were developed in the course of project planning and environmental review for the proposed project. Relative to the requirement to address a "No Project" alternative, CEQA Guidelines Section 15126.6(e) states that:

> *When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy or operation into the future.*
>
> *If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed.*

Therefore, the alternatives addressed section include the discussion of two No Project Alternatives – one which is the *circumstance under which the project does not proceed* (i.e., No Project/No Build) and one which is *the continuation of the existing plan, policy, or operation* (i.e., Development Under Existing Land Use Designation and Zoning).

Specifically, the following project alternatives are addressed in this EIR:

1. Alternative 1 – No Project/No Build Alternative
2. Alternative 2 – No Project/Development Under Existing Land Use Designation and Zoning
3. Alternative 3A – Reduced Intensity Alternative – No Significant Traffic Impacts
4. Alternative 3B – Reduced Intensity Alternative – No Significant Direct Traffic Impacts

10.3 Alternatives Analysis

The impacts of each alternative are analyzed in this section of the EIR. The review of alternatives includes an evaluation to determine if any specific environmental characteristic would have an effect that is "*substantially less*" than the proposed project. A significant effect is defined in Section 15382 of the CEQA Guidelines as "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*." As presented in Section 5.0, *Environmental Analysis*,

this EIR has determined that the proposed project could result in significant environmental impacts associated with Transportation/Traffic Circulation/Parking (cumulative), and Biology (indirect). The proposed project would also result in the potential for significant impacts to Paleontological Resources, if grading occurs in areas underlain by the Linda Vista Formation. Mitigation measures have been identified which would reduce direct, indirect, and cumulative impacts to below a level of significance for all significant impacts. All other environmental issue areas were found not to result in significant impacts.

The discussion of project alternatives in this section provides:

1. A description of the alternative considered;
2. The identification of the impacts of the alternative;
3. A comparative analysis of the impacts of the alternative under consideration and the proposed project. The focus of this comparative analysis is to determine if the alternative is capable of eliminating or substantially reducing the significant environmental effects of the proposed project;
4. An analysis of whether the alternatives are feasible (as defined by State CEQA Guidelines, Section 15364), meet the objectives of the project (described in Section 3.0 of this EIR), and remain under consideration.

Table 10-4, *Comparison of Alternatives to Proposed Project*, presented at the end of this section provides a comparison of environmental issues for all alternatives analyzed in this section.

10.3.1 Alternative 1 – No Project/No Build Alternative

The Carroll Canyon Mixed-Use project proposes redevelopment of an existing office complex located on approximately 9.52 gross acres (9.28 net acres) with a mixed-use development that would include a mix of multi-family residential units, retail space, and restaurant space. The existing mostly vacant 76,241 square feet of office buildings and associated facilities would be demolished and replaced with up to 260 multi-family residential units and approximately 10,700 square feet of commercial retail/restaurant space.

Under the No Project/No Build alternative, the proposed project would not proceed. Instead, the project site would remain as it is today, the existing buildings would not be demolished or redeveloped, and no new development would occur. This alternative assumes that the existing office buildings could, at some time, be occupied and used as multi tenant office space.

ENVIRONMENTAL ANALYSIS

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping. While not site-specific regarding preservation of industrial land, the Community Plan lists the following objective: "Protect areas designated for industrial use from encroachment by incompatible land uses." The Scripps Miramar Ranch Community Plan addresses the need to provide for a balanced mix of housing varieties. The proposed project would create additional multi-family housing located in close proximity to employment uses and in an area currently without any housing opportunities. The Community Plan also addresses the development of community commercial uses to meet

community needs. The proposed project would create additional community-serving commercial options and provides for retail commercial services in proximity of residents and an employment base, thereby reducing the need to travel outside the community for these services. The project also provides for an improved gateway for the southern portion of Scripps Miramar Ranch. By creating a project where buildings better address the street, the project results in an activated presence at this high-profile community entry. Additionally, the project adheres to the objectives throughout the Community Plan encouraging high standards of design for residential and commercial projects. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 dBA CNEL, as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed project is compatible with the ALUCP noise regulations; and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The No Project/No Build alternative would be consistent with the Scripps Miramar Ranch Community Plan, because it has been developed in a manner that implements the Community Plan's current land use designation. Similarly, the No Project/No Build alternative would be consistent with the General Plan land use designation and underlying zone. This alternative would not result in the need for a Community Plan Amendment, General Plan Amendment, or rezone. However, the EIR determined that there are no environmental impacts associated with the project's proposed land use amendments and rezone. Therefore, both the No Project/No Build alternative and the proposed project would result in the same; no impacts to land use.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would generate 4,004 driveway ADT, with 203 AM peak hour trips (72 inbound and 131 outbound) and 336 PM peak hour trips (206 inbound and 130 outbound). The cumulative traffic volumes were calculated at 3,235 ADT with 174 AM peak hour trips (54 inbound and 120 outbound) and 274 PM peak hour trips (174 inbound and 100 outbound).

The proposed project would result in one ~~direct and~~ cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; one direct and one cumulative impact at the intersection of Carroll Canyon Road and the I-15 northbound freeway ramps; and ~~three~~ two horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/~~Black Mountain~~Maya Linda Road and~~,~~ Carroll Canyon Road/I-15 southbound freeway ramps~~, Carroll Canyon Road/I-15 northbound ramps~~. Following implementation of Mitigation Measures MM 5.2-1 through MM 5.2-4~~5~~, the project's direct and cumulative impacts to intersections and street segments would be mitigated to below a level of significance. However, if MM 5.2-3 ~~or~~ and MM 5.2-4~~5~~ are not implemented prior to the study horizon year, then the respective cumulative impacts would not be fully mitigated, thus a finding of overriding consideration is required. Therefore, ~~this~~

these impacts ~~is~~ are considered significant and unmitigated.

Under the No Project/No Build alternative, the existing 76,241 square feet of office space currently constructed on the project site would continue to operate as an office complex. Traffic associated with the existing level of development would be 1,375 ADT (cumulative and driveway trips), with 179 trips (161 inbound, 18 outbound) in the AM peak hour and 193 trips (39 inbound, 154 outbound) in the PM peak hour. Therefore, this alternative would generate 2,629 fewer driveway trips and 1,881 fewer cumulative trips than the proposed project, with 107 more AM inbound trips, 201 fewer AM outbound trips, 136 fewer PM inbound trips, and 53 more PM peak hour trips. This alternative would result in the same impacts as the proposed project, with one additional impact at the I-15 NB on-ramp/Carroll Canyon Road under PM horizon year conditions because an additional westbound right turn lane onto northbound I-15 on-ramp would not be constructed. Therefore, the No Project/No Build alternative would result in greater impacts when compared to the proposed project.

Under this alternative, the project site would remain developed with office uses; and traffic generation would be the typical workday traffic, with employees entering the site in the morning and leaving in the evening. However, this alternative would generate less AM and PM peak hour trips when compared to the proposed project. This alternative would not provide retail commercial and restaurant uses at the project site.

Visual Effects and Neighborhood Character. The proposed project would not result in significant impacts to visual quality and neighborhood character. The Carroll Canyon Mixed-Use project proposes a mixed-use project with multi-family residential units and retail and restaurant uses; surface, carport, and garage parking with car elevators; common areas and amenities to serve residents; a leasing office; and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

The No Project/No Build alternative would not result in a change in the visual quality and neighborhood character from what currently exists. Existing buildings and landscaping would remain. Given the age of the existing development, this alternative would not result in a project design that implements modern architectural design features. Additionally, this alternative would not enhance the existing landscaping for the site and would not create an active and lively gateway into the Scripps Miramar Ranch at this location. Nonetheless, the No Project/No Build alternative would not create significant adverse visual effects or neighborhood character impacts. While it could be argued that the proposed project would create a more visually pleasing development, the No Project/No Build alternative would not be regarded as a significant negative aesthetic for the neighborhood. Therefore, impacts would be the same under this alternative as with the proposed project.

Air Quality. As presented in Section 5.4, *Air Quality*, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would

not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the No Project/No Build alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be considered less under the No Project/No Build alternative. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions and less operational air quality impacts than the proposed project. Construction impacts associated with air quality would not occur under this alternative, as there would be no additional construction beyond that which already exists. Therefore, construction impacts would be avoided under this alternative.

Global Climate Change. The project would result in the generation of emissions. The project is consistent with the CAP and would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Furthermore, the project would be consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions. Impacts would therefore be less than significant.

The No Project/No Build alternative would not generate GHG emissions as a result of construction, because no new construction would occur. The No Project/No Build alternative could contribute to global climate change through the generation of greenhouse gas emissions associated with operations and vehicle trips, based on occupancy and use of the existing buildings as office uses. Less GHG emissions would be generated due to less traffic associated with this alternative. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would be consistent with the CAP by incorporating sustainable design features directed at reducing energy consumption.

The No Project/No Build alternative would also not have a significant impact on energy. Energy consumption for the No Project/No Project alternative would be less than the proposed project, because the existing development is smaller in size (76,241 square feet) than those proposed for the project (up to 260 multi-family residential units and 10,700 square feet of retail/restaurant uses). The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The No Project/No Build alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at

which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the No Project/No Build alternative would be less than the proposed project, because this alternative would generate less trips. Construction noise would be avoided under this alternative, as no new construction would occur. This alternative would also avoid the potential for indirect noise impacts associated with construction adjacent to open space areas where native habitat occurs. Therefore, indirect noise impacts associated with biological resources would be less under the No Project/No Build alternative. Overall, this alternative would result in less noise impacts than those associated with the proposed project.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The No Project/No Build alternative would not result in impacts to biological resources, as no construction would occur. Therefore, the No Project/No Build alternative would result in less impacts to biological resources than the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development. Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site.

Under the No Project/No Build alternative, impacts associated with geologic conditions on the site would not occur, as there would be no new construction. Like the proposed project, the existing development would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. Additionally, like the proposed project, the No Project/No Build alternative would also not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse and would not result in a substantial increase in wind or water erosion of soils, either on or off the site. Therefore, the No Project/No Build alternative and the proposed project would be the same relative to impacts associated with geologic conditions.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented to reduce significant impacts to below a level of significance.

The No Project/No Build alternative would not have a potential to impact paleontological resources, as no additional grading would occur. Therefore, the No Project/No Build alternative results in less impacts to paleontological resources when compared to the proposed project.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm per City standards. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The No Project/No Build alternative also would not result in significant impacts on the hydrology, drainage, or water quality. No new construction would occur, and development would continue to drain as it does today. Development of the site occurred in conformance with the applicable water quality control standards in place at the time of development, which resulted in the construction of storm drain facilities of adequate size and design to handle storm water runoff from the site. The existing development would not have implemented the same stringent standards for storm water control that are required under today's regulations. In this manner, the proposed project would have better methods for ensuring control of urban runoff and minimizing impacts to water quality. Nonetheless, impacts associated with hydrology and water quality would be similar under both the proposed project and the No Project/No Build alternative.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the No Project/No Build alternative would not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Unlike the proposed project, the No Project/No Build alternative would not expose

people in the vicinity of the project site to TACs, as no new construction would occur. In this manner, health and safety impacts would be less under this alternative.

Pubic Services and Facilities. The proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required.

The No Project/No Build alternative would have a similar impact on public services and facilities, and adequate services and facilities are available to serve both the proposed project and the No Project/No Build alternative. Similar to the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan has been prepared and would be implemented to reduce the project's contribution solid waste such that impacts would not be significant.

Similarly, the No Project/No Build alternative would be served by existing utilities, and no new or expanded utilities would be needed. The No Project/No Build alternative would not generate construction waste, as no new construction would occur. In this manner, cumulative impacts relative to solid waste generation would not occur under this alternative.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impacts to below a level of significance.

Similarly, the No Project/No Build alternative would result cumulative impacts to traffic, although at a reduced level. Therefore, the No Project/No Build alternative would result in less contributions to cumulative impacts when compared to the proposed project.

EVALUATION OF ALTERNATIVE

When compared to the proposed project, the No Project/No Build alternative would not require amendments to the community plan and General Plan and would not require a rezone. Less impacts would occur relative to air quality, GHG emissions, and noise, because less overall traffic would be generated. Because traffic volumes would be less under this alternative, the No Project/No Build alternative would result in less cumulative impacts associated with traffic. However, this alternative would result in one additional traffic impact that would not occur under the proposed project. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. Impacts to off-site biological resources and the potential to impacts unknown subsurface paleontological resources would be avoided under this alternative, as no new grading and/or construction would occur. The No Project/No Build alternative would not generate construction waste, as no new construction would occur, and cumulative impacts relative to solid waste generation not occur with this alternative. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The No Project/No Build alternative would not meet any of the project objectives. This alternative

does not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, does not create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community, does not allow for retail uses currently unavailable in the surrounding market area, does not provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips, does not maximize efficiency in use of project site, does not provide for a viable mix of commercial uses, does not utilize architecture and design elements to ensure high quality design and aesthetics, does not provide quasi-public space for community use in the form of courtyards and plazas and does not implement transportation improvements that would improve operations.

10.3.2 Alternative 2 – No Project/Development Under Existing Land Use Designation and Zoning Alternative

The project includes a proposed Community Plan Amendment to change the land use designation from Industrial Park to Residential (15-29 du/net ac) and Community Shopping and an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. While the EIR concludes that the proposed land use changes would not result in significant environmental impacts, the project would not be in strict conformation with the Scripps Miramar Ranch Community Plan and the City's General Plan. Therefore, an alternative has been developed to evaluate a business/light industrial park project that reflects the Industrial land use designation in the Scripps Miramar Ranch Community Plan, the Industrial Employment land use designation in the General Plan, and the underlying existing IP-2-1 zone.

Under the land use designation in the Scripps Miramar Ranch Community Plan and consistent with the maximum allowable floor area ratio of the underlying IP-2-1 zone (FAR 2.0), development of the project site (9.28 acres) could result in approximately 800,000[1] square feet of business park-light industrial office uses. The design of a development of that size could occur as a mid-rise building, with structured parking either as above-ground or and/or subterranean. Architecture for this alternative would be modern, with clean lines and use of wood and stucco to blend with the surrounding business parks; and landscaping would occur in accordance with the City's landscaping ordinance and the Community Plan, ensuring that this alternative would result in an aesthetically pleasing architecture and design. Access would be off an existing driveway on Carroll Canyon Road. Improvements to Carroll Canyon Road under this alternative would include adding a sidewalk and landscaped parkway. Table 10-1, *Proposed Project – No Project /Development Under Existing Land Use Designation and Zoning Alternative Comparison*, provides a comparison of this alternative with the proposed project.

Table 10-1. *Proposed Project – No Project/Development Under Existing Land Use Designation and Zoning Alternative Comparison*

	Residential Units	Commercial Space	Light Industrial Space
Proposed Project	260 Units	10,700 sq. ft.	--
No Project- Development Under Existing Land Use Designation and Zoning Alternative	--	--	800,000 sq. ft.

[1] The 800,000-square foot calculation is based on multiplying the net site area (9.28 acres) by 43,560 (square feet per acre) by the FAR (2.0), which equals 808,474 square feet. This number has been rounded to 800,000 square feet.

ENVIRONMENTAL ANALYSIS

Land Use The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping.

While not site-specific regarding preservation of industrial land, the Community Plan lists the following objective: "Protect areas designated for industrial use from encroachment by incompatible land uses." The Scripps Miramar Ranch Community Plan addresses the need to provide for a balanced mix of housing varieties. The proposed project would create additional multi-family housing located in close proximity to employment uses and in an area currently without any housing opportunities. The Community Plan also addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options and provides for retail commercial services in proximity of residents and an employment base, thereby reducing the need to travel outside the community for these services. The project also provides for an improved gateway for the southern portion of Scripps Miramar Ranch. By creating a project where buildings better address the street, the project results in an activated presence at this high-profile community entry. Additionally, the project adheres to the objectives throughout the Community Plan encouraging high standards of design for residential and commercial projects. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 dBA CNEL, as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would be consistent with the Scripps Miramar Ranch Community Plan's land use designation for the project site as Industrial Park. Similarly, the No Project/Development Under Existing Land Use Designation and Zoning alternative would be consistent with the General Plan land use designation, as well as with the underlying zone. This alternative would not result in the need for a Community Plan Amendment, General Plan Amendment, or rezone. However, the EIR determined that there are no environmental impacts associated with the project's proposed land use amendments and rezone. Therefore, both the No Project/Development Under Existing Land Use Designation and Zoning alternative and the proposed project would result in the same no impacts to land use.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, *Transportation/ Traffic Circulation/Parking*, of this EIR, the proposed project would generate 4,004 driveway ADT, with 203 AM peak hour trips (72 inbound and 131 outbound) and 336 PM peak hour trips (206 inbound and

130 outbound). The cumulative traffic volumes were calculated at 3,235 ADT with 174 AM peak hour trips (54 inbound and 120 outbound) and 274 PM peak hour trips (174 inbound and 100 outbound).

The proposed project would result in one ~~direct and~~ cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; ~~a~~ one direct and one cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramps; and ~~three~~ two horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Maya Linda Road and~~,~~ Carroll Canyon Road/I-15 southbound freeway ramps~~, Carroll Canyon Road/I-15 northbound ramps~~. Following implementation of Mitigation Measures MM 5.2-1 through MM 5.2-~~5~~4, the project's direct and cumulative impacts to intersections and street segments would be mitigated to below a level of significance. However, if MM 5.2-3 or MM 5.2-~~5~~ 4 are not implemented prior to the study horizon year, then the respective cumulative impacts would not be fully mitigated, thus a finding of overriding consideration is required. Therefore, ~~this~~ these impacts ~~is~~ are considered significant and unmitigated.

Under this alternative, a total of 800,000 square feet of business/light industrial uses could occur. The No Project/Development Under Existing Land Use Designation and Zoning Alternative 2, traffic associated with that level of development would be 8,132 ADT, with 1,057 trips (951 inbound, 106 outbound) in the AM peak hour and 1,139 PM trips (228 inbound, 911 outbound) in the PM peak hour. This alternative would generate 4,128 more cumulative ADT than the proposed project, 879 more AM inbound trips, 25 less AM outbound trips, 22 more PM inbound trips, and 781 more PM outbound trips. This alternative would result in four additional intersection impacts and one additional segment impact under the Existing and Near-term scenarios, and three additional intersection impacts and one freeway ramp impact in the Horizon Year. When compared to the proposed project, this alternative would result in greater impacts than the proposed project. Therefore, the No Project/Development Under Existing Land Use Designation and Zoning alternative would result in greater traffic impacts than the proposed project.

Under this alternative, the project site would develop with office uses, and traffic generation would be the typical workday traffic, with employees entering the site in the morning and leaving in the evening. This alternative would not provide retail commercial and restaurant uses at the project site, and neighborhood trips to those services would occur outside the community, as they do now.

Visual Effects and Neighborhood Character. The proposed project would not result in significant impacts to visual quality and neighborhood character. The Carroll Canyon Mixed-Use project proposes a mixed-use project with multi-family residential units and retail and restaurant uses; surface, carport, and garage parking with car elevators; common areas and amenities to serve residents; a leasing office; and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

Similar to the proposed project, the No Project/Development Under Existing Land Use Designation and Zoning alternative also would not result significant impacts to visual quality and neighborhood character. The No Project/Development Under Existing Land Use Designation and Zoning alternative would not provide the design details proposed for the project. Instead, this alternative would

construct a multi-tenant office building/light industrial building(a) with structured parking. Nonetheless, the No Project/Development Under Existing Land Use Designation and Zoning alternative would not create significant adverse visual effects or neighborhood character impacts as it would be required to comply with the underlying zoning regulations and the design guidelines in the Community Plan. The resulting development under this alternative would be of mid-rise (five to six stories) office buildings with structured parking, similar to other office buildings that occur within the Scripps Miramar Ranch community, as well as the adjacent Miramar Ranch North community (i.e., the MedImpact building), along the east side of I-15. Similar to those other developments, mid-rise office structures that occur along the freeway transition to low-rise light industrial developments with surface parking interior to the Scripps Miramar Ranch community. (In the case of the MedImpact, that development transitions to single family homes located at higher elevations east of MedImpact.) While it could be argued that the proposed project would create a more visually pleasing development and gateway entry into the southern portion of Scripps Miramar Ranch through the use of extensive landscaping and architectural character, the No Project/ Development Under Existing Land Use Designation and Zoning alternative would not be regarded as a significant negative aesthetic for the neighborhood.

Air Quality. As presented in Section 5.4, *Air Quality*, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the No Project/Development Under Existing Land Use Designation and Zoning alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be greater. This alternative would generate more project trips than the proposed project and, therefore, would result in more vehicular emissions and greater operational air quality impacts than the proposed project. This alternative would also have a potential to generate emissions from industrial uses that would occur with this proposed project.

Global Climate Change. The project would result in the generation of emissions. The project has been determined to be consistent with the CAP and would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Furthermore, the project would be consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions. Impacts would therefore be less than significant.

Similar to the proposed project, the No Project/Development Under Existing Land Use Designation and Zoning alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with project operations (vehicle emissions) and construction. Greater GHG emissions would be generated due to greater traffic associated with this alternative. Therefore, impacts associated with global climate change would be more under this alternative than those associated with the proposed project.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would be consistent with the CAP by incorporating sustainable design features directed at reducing energy consumption.

Like the proposed project, the No Project/Development Under Existing Land Use Designation and Zoning alternative would also not have a significant impact on energy. The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The No Project/Development Under Existing Land Use Designation and Zoning alternative would also be required to provide for sustainable/green design features in order to be consistent with the CAP. Therefore, like the proposed project, this alternative would have the potential to reduce dependency on nonrenewable resources.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the No Project/Development Under Existing Land Use Designation and Zoning alternative would be greater than the proposed project, because this alternative would generate greater traffic volumes. This alternative would not avoid the potential for indirect noise impacts associated with construction adjacent to open space areas where native habitat occurs; and mitigation measures similar to the proposed project would be required to reduce indirect noise impacts to below a level of significance.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would result in indirect impacts to biological resources similar to the proposed project and would require mitigation measures, like those required for the proposed project, in order to reduce indirect impacts to below a level of significance. Therefore, impacts would be same under this alternative as with the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development. Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site.

Under the No Project/Development Under Existing Land Use Designation and Zoning alternative, impacts associated with geologic conditions on the site would be the same as the proposed project.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigation measures would be implemented to reduce significant impacts to below a level of significance.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would have the same potential to impact paleontological resources, if grading occurs in the Lindavista Formation. This alternative would require that mitigation measures, like those required for the proposed project, be implemented to reduce impacts to below a level of significance.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm per City standards. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would result in the same level of impacts on hydrology, drainage, and water quality as the proposed project. Like the proposed project, this alternative would introduce additional impervious surfaces to the previously developed site; and an increase in runoff beyond that which has been anticipated under existing project approvals would occur. The No Project/Development Under Existing Land Use Designation and Zoning alternative would require compliance with the City's hydromodification and storm water control requirements to reduce peak runoff rates. Similar to the proposed project, this alternative would also require that LIDs and BMPs be implemented to control and treat urban runoff. In so doing, like the proposed project, this alternative would meet the State Regional Water Quality Control Board's requirements concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. Therefore, when compared with the proposed project, this alternative would have the same level of impacts

and would require that similar water quality measures be implemented to avoid impacts associated with hydrology, drainage, and water quality.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the No Project/Development Under Existing Land Use Designation and Zoning alternative would also not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Similar to the proposed project, the No Project Development Under Existing Land Use Designation and Zoning alternative would expose people in the vicinity of the project site to TACs, resulting from construction. However, TACs would not be generated under this alternative or the proposed project at levels that would result in health impacts. Therefore, health and safety impacts would be the same under this alternative as with the proposed project. However, this alternative would have a potential to generate emissions from industrial uses that would occur with this proposed project.

Pubic Services and Facilities. The proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required. The proposed project would contribute to a cumulative impact associated with solid waste.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would have a similar impact on public services and facilities such as police and fire protection, and adequate services and facilities are available to serve both the proposed project and this alternative. Because this alternative would not develop any residential uses, there would be no potential impacts to libraries, schools, and parks. The proposed project would also have no potential impacts to these population-based services and facilities.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan would be implemented to reduce the project's contribution to solid waste such that impacts would not be significant.

Similarly, the No Project/Development Under Existing Land Use Designation and Zoning alternative would be served by existing utilities, and no new or expanded utilities would be needed. Impacts to public utilities would be the same under the No Project/Development Under Existing Land Use Designation and Zoning alternative as with the proposed project. Like the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures. Cumulative impacts on solid waste would occur under this alternative; and this alternative would

require implementation of an approved Waste Management Plan. Therefore, cumulative impacts relative to solid waste generation would be the same under this alternative when compared to the proposed project.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impacts. However, if MM 5.2-5 is not implemented prior to the study horizon year, then the project's cumulative impact would not be fully mitigated. Therefore, the project's cumulative impacts to traffic is considered significant and unmitigated.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would result greater cumulative impacts to traffic, because this alternative would result in greater traffic volumes. Cumulative impacts associated with this alternative would remain significant and unmitigated, as with the proposed project.

EVALUATION OF ALTERNATIVE

When compared to the proposed project, the No Project/Development Under Existing Land Use Designation and Zoning alternative would not require amendments to the community plan and General Plan and would not require a rezone. Greater impacts would occur relative to traffic and associated environmental issue areas, such as air quality and GHG emissions. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The No Project/Development Under Existing Land Use Designation and Zoning alternative would not meet any of the project objectives. This alternative does not create a coherent and cohesive building site and design to enhance existing community character in the Scripps Miramar Ranch community, does not create a commercial retail center that will activate and enliven a primary gateway into the Scripps Miramar Ranch community, does not allow for retail uses currently unavailable in the surrounding market area, does not provide retail amenities for the adjacent employment parks and nearby residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips, does not maximize efficiency in use of project site, does not provide for a viable mix of commercial uses, does not provide quasi-public space for community use in the form of courtyards and plazas and does not implement transportation improvements that would improve operations.

10.3.3 Alternative 3 – Reduced Intensity Alternatives

The analysis in Section 5.0, *Environmental Analysis*, of this EIR concludes that the proposed Carroll Canyon Mixed-Use project would result in significant direct and cumulative impacts associated with traffic. The project includes mitigation measures which would fully mitigate direct impacts associated with traffic circulation. Two Reduced Intensity alternatives to determine if the project's traffic circulation impacts could be eliminated with a reduction in the project's overall development intensity. Alternative 3A would result in development of the project site at such a reduced intensity that all significant impacts associated with traffic could be avoided. Alternative 3B would develop the project site at a reduced intensity such that significant direct traffic impacts could be avoided, but cumulative impacts would still occur. Both of the Reduced Intensity Alternatives are summarized in Table 10-2, *Proposed Project – Reduced Intensity Project Alternatives Comparison*, and evaluated below.

Table 10-2. *Proposed Project – Reduced Intensity Project Alternatives Comparison*

	Residential Units	Commercial Space
Proposed Project	260 Units	10,700 square feet
Reduced Intensity Alternative 3A	25 Units	--
Reduced Intensity Alternative 3B	160 Units	9,200 square feet

ALTERNATIVE 3A – REDUCED INTENSITY ALTERNATIVE – AVOIDANCE OF ALL SIGNIFICANT TRAFFIC IMPACTS

In order to determine the development intensity for the Reduced Project alternative that could avoid all significant traffic-related impacts, the Carroll Canyon Mixed-Use TIA was consulted. As concluded in the TIA and Section 5.2, *Transportation/Traffic Circulation/Parking,* of this EIR, the proposed project would result in one direct and cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one significant direct impact at the intersection of Carroll Canyon Road/I-15 northbound ramps; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; and three horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Black Mountain Road, Carroll Canyon Road/I-15 southbound freeway ramps, Carroll Canyon Road/I-15 northbound ramps. Development of a 25-unit apartment project with no additional retail uses would avoid all traffic impacts associated with the proposed project.

The Reduced Intensity Alternative 3A alternative would result in the construction of a 25-unit building with surface parking. The building would be two-stories in height and would be designed in a manner compatible with surrounding buildings. Exterior materials would be earth-tones with wood accents. The surface parking area, as well as other site areas, would be landscaped in accordance with the City's Landscape regulations and the Community Plan. Access would be taken off a single driveway on Carroll Canyon Road. Improvements to Carroll Canyon Road would include installation of a sidewalk and landscaped parkway.

ENVIRONMENTAL ANALYSIS

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping. While not site-specific regarding preservation of industrial land, the Community Plan lists the following objective: "Protect areas designated for industrial use from encroachment by incompatible land uses." The Scripps Miramar Ranch Community Plan addresses the need to provide for a balanced mix of housing varieties. The proposed project would create additional multi-family housing located in close proximity to employment uses and in an area currently without any housing opportunities. The Community Plan also addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options and provides for retail commercial services in proximity of residents and an employment base, thereby reducing the need to travel outside the community for these services. The project also provides for an improved gateway for the southern portion of Scripps Miramar Ranch. By creating a project where buildings better address the street, the project results in an activated presence at this high-profile community entry. Additionally, the project adheres to the objectives throughout the Community Plan encouraging high standards of design for residential and commercial projects. The

proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 dBA CNEL, as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is a compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The Reduced Intensity Alternative 3A alternative would result in the same requirements relative to amendments to the Scripps Miramar Ranch Community Plan and General Plan. An amendment to the Scripps Miramar Ranch Community Plan would be required to change the designation of the project site from Industrial Park to Residential (0-3 du/net ac); an amendment to the General Plan would be required to change the General Plan land use designation from Industrial Employment to Residential; and a rezone to change the existing zoning from IP-2-1 to RM-1-1. Like the proposed project, this alternative would not be in conflict with the ALUCP for MCAS Miramar. As evaluated in this EIR, the project's proposed land use amendments would not result in significant impacts associated with land use. The same conclusion would apply to this alternative.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would generate 4,004 driveway ADT, with 203 AM peak hour trips (72 inbound and 131 outbound) and 336 PM peak hour trips (206 inbound and 130 outbound). The cumulative traffic volumes were calculated at 3,235 ADT with 174 AM peak hour trips (54 inbound and 120 outbound) and 274 PM peak hour trips (174 inbound and 100 outbound).

The proposed project would result in one ~~direct and~~ cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; one direct and one cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound freeway ramps; and ~~three~~ two horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/~~Black Mountain~~Maya Linda Road and ~~,~~ Carroll Canyon Road/I-15 southbound freeway ramps~~, Carroll Canyon Road/I-15 northbound ramps~~. Following implementation of Mitigation Measures MM 5.2-1 through MM 5.2-~~5~~4, the project's direct and cumulative impacts to intersections and street segments would be mitigated to below a level of significance. However, if MM 5.2-3 and 5.2-~~4~~5 ~~is~~ are not implemented prior to the study horizon year, then the respective cumulative impacts would not be fully mitigated, thus a finding of overriding consideration is required. Therefore, ~~this~~ these impacts ~~is~~ are considered significant and unmitigated.

Under this alternative, a total of 25 multifamily units would be constructed. Traffic associated with that level of development would be 150 ADT, with 12 trips (2 inbound, 10 outbound) in the AM peak hour and 13 trips (9 inbound, 4 outbound) in the PM peak hour. Therefore, this alternative would

generate 3,854 less ADT than the proposed project, with 191 fewer AM peak hour trips and 323 fewer PM peak hour trips. Traffic volumes under this alternative would result in no direct segment and no direct intersection impacts under near-term conditions. This alternative would eliminate impacts at the intersections of Carroll Canyon Road/ Maya Linda; Carroll Canyon Road/I-15 SB Ramps; Carroll Canyon Road/I-15 NB Ramps, and impacts to street segments when compared to the proposed project.

Visual Effects and Neighborhood Character. The Carroll Canyon Mixed-Use project proposes a mixed-use project with multi-family residential units and retail and restaurant uses; surface, carport, and garage parking with car elevators; common areas and amenities to serve residents; a leasing office; and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

Similar to the proposed project, the Reduced Intensity Alternative 3A alternative also would not result significant impacts to visual quality and neighborhood character. However, the intensity of development that could occur under this alternative would not provide the pedestrian courtyards/plazas proposed by the project and would not create the lively gateway into the community with visual interest and pedestrian focus. Additionally, parking for this alternative would be in surface parking lots that would become a predominant site feature.

Air Quality. As presented in Section 5.4, *Air Quality*, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the Reduced Intensity Alternative 3A alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be less. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions less operational air quality impacts than the proposed project. Construction impacts associated with air quality would also be less, as less development would occur on-site.

Global Climate Change. The project would result in the generation of emissions. The project has been determined to be consistent with the CAP and would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Furthermore, the project would be consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions. Impacts would therefore be less than significant.

Similar to the proposed project, the Reduced Intensity Alternative 3A alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with project operations (vehicle emissions) and construction. Less GHG emissions would be generated due to

less traffic associated with this alternative. The Reduced Intensity alternative would generate less GHG emissions as a result of construction, because less development would occur. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project. However, neither the proposed project nor this alternative would result in significant impacts to global climate change.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would be consistent with the CAP by incorporating sustainable design features directed at reducing energy consumption.

Like the proposed project, the Reduced Intensity Alternative 3A alternative would also not have a significant impact on energy. The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The Reduced Intensity alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the Reduced Intensity Alternative 3A alternative would be less than the proposed project, because this alternative would generate less trips. Construction noise would also be reduced, as construction would be less under this alternative. Additionally, because of the reduced amount of residential units that could be constructed on the project site under this alternative, location of units could occur in a manner that minimizes noise impacts from adjacent roadways through the use of increase setbacks, thus potentially avoiding the need for additional interior noise attenuation and a sound wall along I-15.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The Reduced Intensity Alternative 3A alternative would result in indirect impacts to biological resources similar to the proposed project and would require mitigation measures, like those required for the proposed project, in order to reduce indirect impacts to below a level of significance. Therefore, impacts would be same under this alternative as with the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development.

Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. Under the Reduced Intensity Alternative 3A alternative, impacts associated with geologic conditions on the site would be the same as the proposed project.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented to reduce significant impacts to below a level of significance.

The Reduced Intensity Alternative 3A alternative would have the same potential to impact paleontological resources, if grading occurs in the Lindavista Formation. This alternative would require that mitigation measures, like those required for the opposed project, be implemented to reduce impacts to below a level of significance.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm per City standards. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The Reduced Intensity Alternative 3A alternative would result in the same level of impacts on hydrology, drainage, and water quality as the proposed project. Like the proposed project, this alternative would introduce additional impervious surfaces to the previously developed site; and an increase in runoff beyond that which has been anticipated under existing project approvals would occur. The Reduced Intensity alternative would require compliance with the City's hydromodification and storm water control requirements to reduce peak runoff rates. Similar to the proposed project, this alternative would also require that LIDs and BMPs be implemented to control and treat urban runoff. In so doing, like the proposed project, this alternative would meet the State Regional Water

Quality Control Board's requirements concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. Therefore, when compared with the proposed project, this alternative would have the same level of impacts and would require that similar water quality measures be implemented to avoid impacts associated with hydrology, drainage, and water quality.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the Reduced Intensity Alternative 3A alternative would also not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Similar to the proposed project, the Reduced Intensity alternative would expose people in the vicinity of the project site to TACs, resulting from construction. However, TACs would not be generated at a level to result in health impacts. Therefore, health and safety impacts would be the same under this alternative as with the proposed project.

Pubic Services and Facilities. The proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required. The Reduced Intensity Alternative 3A alternative would have less impacts on public services and facilities, as less development would occur. Adequate services and facilities are available to serve both the proposed project and this alternative.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan would be implemented such that impacts would not be significant.

Similarly, the Reduced Intensity Alternative 3A alternative would be served by existing utilities, and no new or expanded utilities would be needed. Impacts would be the same under the Reduced Intensity Alternative 3A alternative as with the proposed project. Like the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures. Also similar to the proposed project, cumulative impacts on solid waste would occur under this alternative; and this alternative would require implementation of a Waste Management Plan, which would avoid cumulatively significant impacts associated with solid waste.

Cumulative Effects. The proposed project would result in cumulative impacts associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative

impacts. However, if MM 5.2-5 is not implemented prior to the study horizon year, then the project's cumulative impacts would not be fully mitigated. Therefore, cumulative traffic impacts associated with the proposed project would be considered significant and unmitigated.

The Reduced Intensity Alternative 3A alternative would not result cumulative impacts to traffic. Therefore, this alternative would result in less cumulative impacts associated with traffic than the proposed project.

EVALUATION OF ALTERNATIVE

When compared to the proposed project, the Reduced Intensity alternative would require amendments to the Community Plan and General Plan and would require a rezone, like the proposed project. Less impacts would occur relative to traffic and associated environmental issue areas, such as air quality and GHG emissions. The Reduced Intensity Alternative 3A alternative would avoid direct and cumulative impacts associated with traffic. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The Reduced Intensity Alternative 3A alternative would not meet the majority of the project objectives. While this alternative could result in creating a coherent and cohesive building site and project design that is compatible in scale and character and enhances the existing community character in the Scripps Miramar Ranch community and could utilize architecture and design elements to ensure high quality design and aesthetics, it would not create a mixed-use development that will activate and enliven a primary gateway into the Scripps Miramar Ranch community. This alternative would not provide for retail uses currently limited in availability in the surrounding market area and would not result in retail amenities for the adjacent employment parks and integrated residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips. Additionally, this alternative would not provide for efficient use of the project site with a viable mix of residential and commercial uses as an in-fill development of an underutilized site within an urban area where amenities are readily available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian. Because no traffic impacts would occur with this alternative, there would not be a need to implement roadway improvements to improve circulation in the project area. This alternative would not result in, maximize residential development at an infill site, where public facilities, transit, and services are within walking distance as called for in the City of Villages and Smart Growth policies and would not create additional retail and job opportunities in the Scripps Miramar Ranch community.

ALTERNATIVE 3B – REDUCED INTENSITY ALTERNATIVE: AVOIDANCE OF DIRECT SIGNIFICANT TRAFFIC IMPACTS

Reduced Intensity Alternative 3B was evaluated as a project alternative that could avoid all direct impacts associated with traffic. Under this alternative, a total of 160 apartments along with 9,200 square feet of commercial space could occur. The commercial space would consist of 2,400 square feet fast food, 3,200 square feet sit down restaurant, and 3,600 square feet of retail shops.

The design for this alternative would be similar to the proposed project but at a reduced scale. Parking would be provided in surface parking lots, as well as garages. The project site would be

landscaped similar to the proposed project. Access would be provided in the same locations as the proposed project, and improvements to Carroll Canyon Road would be the same as those proposed as part of the project.

ENVIRONMENTAL ANALYSIS

Land Use. The project site is situated on an industrially-designated area of the Scripps Miramar Ranch Community Plan. The project proposes to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping. While not site-specific regarding preservation of industrial land, the Community Plan lists the following objective: "Protect areas designated for industrial use from encroachment by incompatible land uses." The Scripps Miramar Ranch Community Plan addresses the need to provide for a balanced mix of housing varieties. The proposed project would create additional multi-family housing located in close proximity to employment uses and in an area currently without any housing opportunities. The Community Plan also addresses the development of community commercial uses to meet community needs. The proposed project would create additional community-serving commercial options and provides for retail commercial services in proximity of residents and an employment base, thereby reducing the need to travel outside the community for these services. The project also provides for an improved gateway for the southern portion of Scripps Miramar Ranch. By creating a project where buildings better address the street, the project results in an activated presence at this high-profile community entry. Additionally, the project adheres to the objectives throughout the Community Plan encouraging high standards of design for residential and commercial projects. The proposed project would not result in significant environmental impacts associated with land use recommendations of the Scripps Miramar Ranch Community Plan.

The proposed project conflicts with the General Plan identification of the project site as Industrial Employment and proposes an amendment to the General Plan to change the General Plan land use designation from Industrial Employment to Multiple Use. The removal of this site from Industrial Employment would not result in significant environmental impacts.

The project site is located within MCAS Miramar's AIA and is within the 60 to 65 dBA CNEL, as shown in Figure 5.1-4 (*MCAS Miramar Compatibility Policy Map: Noise).* As discussed in Section 5.7, the proposed community-serving commercial retail project is a compatible with the ALUCP noise regulations and no impacts would result due to aircraft noise from operations at MCAS Miramar. As shown in Figure 5.1-5, *MCAS Miramar Compatibility Policy Map: Safety*, the project site is not located within any safety zones.

The Reduced Intensity Alternative 3B alternative would result in the same requirements relative to amendments to the Scripps Miramar Ranch Community Plan and General Plan. An amendment to the Scripps Miramar Ranch Community Plan would be required to change the designation of the project site from Industrial Park to Residential (15-29 du/net ac) and Community Shopping; an amendment to the General Plan would be required to change the General Plan land use designation from Industrial Employment to Multiple Use; and a rezone to change the existing zoning from IP-2-1 to RM-1-2 and CC-2-3. Like the proposed project, this alternative would not be in conflict with the ALUCP for MCAS Miramar. As evaluated in this EIR, the project's proposed land use amendments would not result in significant impacts associated with land use. The same conclusion would apply to this alternative.

Transportation/Traffic/Circulation/Parking. As presented in Section 5.2, Transportation/ Traffic Circulation/Parking, of this EIR, the proposed project would generate 4,004 driveway ADT, with 203 AM peak hour trips (72 inbound and 131 outbound) and 336 PM peak hour trips (206 inbound and 130 outbound). The cumulative traffic volumes were calculated at 3,235 ADT with 174 AM peak hour trips (54 inbound and 120 outbound) and 274 PM peak hour trips (174 inbound and 100 outbound).

The proposed project would result in one ~~direct and~~ cumulative impact to the segment of Carroll Canyon Road, from I-15 to the signalized project access; one cumulative impact to the segment of Carroll Canyon Road, between the project access and Businesspark Avenue; a direct and a cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramps; and ~~three~~ two horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/Maya Linda Road and ~~,~~ Carroll Canyon Road/I-15 southbound freeway ramps~~, Carroll Canyon Road/I-15 northbound ramps~~. Following implementation of Mitigation Measures MM 5.2-1 through MM 5.2-~~5~~4, the project's direct and cumulative impacts to intersections and street segments would be mitigated to below a level of significance. However, if MM 5.2-3 and 5.2-~~5~~ 4 ~~is~~ are not implemented prior to the study horizon year, then the respective cumulative impacts would not be fully mitigated, thus a finding of overriding consideration is required. Therefore, ~~this~~ these impacts ~~is~~ are considered significant and unmitigated.

Under this alternative, a total of 160 apartments along with 9,200 square feet of commercial space could occur. The commercial would consist of 2,400 square feet fast food, 3,200 square feet sit down restaurant, and 3,600 square feet of retail shops. The driveway rate traffic associated with that level of development would be 3,104 ADT, with 152 trips in the AM peak hour (61 inbound, 91 outbound) and 259 trips in the PM peak hour (152 inbound, 107 outbound). Therefore, this alternative would generate 900 less ADT than the proposed project, with 51 less AM peak hour trips and 77 less PM peak hour trips. Traffic volumes under this alternative would result in no direct segment and no direct intersection impacts under near-term conditions. Under Horizon Year conditions, cumulative impacts would continue to occur at the intersections of Carroll Canyon Road/Maya Linda; Carroll Canyon Road/I-15 SB Ramps; Carroll Canyon Road/I-15 NB Ramps, and to the street segments of Carroll Canyon Road from I-15 to Businesspark Avenue. This alternative would result in the elimination of direct impacts, but would not eliminate the cumulative impacts.

Visual Effects and Neighborhood Character. The Carroll Canyon Mixed-Use project proposes a mixed-use project with multi-family residential units and retail and restaurant uses; surface, carport, and garage parking with car elevators; common areas and amenities to serve residents; a leasing office; and hardscape and landscape areas. As concluded in Section 5.3, *Visual Effects and Neighborhood Character*, of this EIR, the proposed project would be in conformance with the Community Plan's goals and guidelines for aesthetic development at this location in the Scripps Miramar Ranch community.

Similar to the proposed project, the Reduced Intensity Alternative 3B alternative also would not result significant impacts to visual quality and neighborhood character. However, the intensity of development that could occur under this alternative would not provide the pedestrian courtyards/plazas proposed by the project and would not create the lively gateway into the community with visual interest and pedestrian focus. Additionally, parking for this alternative would be in surface parking lots that would become a predominant site feature.

Air Quality. As presented in Section 5.4, *Air Quality*, of this EIR, the proposed project is consistent with air quality control plans, including the RAQS, SIP, and SANDAG's Transportation Control Measures. Operational emissions would be below the significance thresholds for all pollutants. Additionally, CO impacts would be less than significant because no CO "hot spots" would result from the project. Impacts during construction would be less than significant. The proposed project would not result in impacts that are considered cumulatively considerable. Therefore, air quality impacts associated with project operations would not be significant. Additionally, the proposed project does not include land uses that would be sources of nuisance odors.

Under the Reduced Intensity Alternative 3B alternative, air quality impacts associated with project operations (i.e., vehicle trips) would be less. This alternative would generate less project trips than the proposed project and, therefore, would result in less vehicular emissions less operational air quality impacts than the proposed project. Construction impacts associated with air quality would also be less, as less development would occur on-site.

Global Climate Change. The project would result in the generation of emissions. The project has been determined to be consistent with the CAP and would not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Furthermore, the project would be consistent with the goals and policies of the City of San Diego General Plan. The proposed project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions. Impacts would therefore be less than significant.

Similar to the proposed project, the Reduced Intensity Alternative 3B alternative would contribute to global climate change through the generation of greenhouse gas emissions associated with project operations (vehicle emissions) and construction. Less GHG emissions would be generated due to less traffic associated with this alternative. The Reduced Intensity alternative would generate less GHG emissions as a result of construction, because less development would occur. Therefore, impacts associated with global climate change would be less under this alternative than those associated with the proposed project. However, neither the proposed project nor this alternative would result in significant impacts to global climate change.

Energy. The proposed project would increase demand for energy in the project area and SDG&E's service area. However, no adverse effects on non-renewable resources are anticipated. The project would follow UBC and Title 24 requirements for energy efficiency and would be consistent with the CAP by incorporating sustainable design features directed at reducing energy consumption.

Like the proposed project, the Reduced Intensity Alternative 3B alternative would also not have a significant impact on energy. The proposed project would implement sustainable/green design measures which would help to reduce its consumption of energy. The Reduced Intensity alternative would not provide for sustainable/green design features. Therefore, this alternative would not have the potential to reduce dependency on nonrenewable resources to the extent that the proposed project does.

Noise. The proposed project would not result in the exposure of people to noise levels that exceed the City's adopted noise ordinance or are incompatible with the City's noise guidelines. The project would not cause exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan. Therefore, no significant

noise impacts would result. While the proposed project is near the MCAS Miramar over flight areas, it is not within any of the noise contours due to infrequent aircraft over flights and the altitude at which the aircraft are operating when passing near the site. Noise from MCAS Miramar would not be expected to exceed 60 dBA CNEL at the project site no mitigation to any structures or sensitive land uses due to aircraft are required. The project's direct contributions to off-site roadway noise increases associated with project generated traffic would not cause any significant impacts to any existing or future noise sensitive land uses. Noise levels associated with project construction would not exceed City standards, and no impacts would occur.

Operational noise generated from the Reduced Intensity Alternative 3B alternative would be less than the proposed project, because this alternative would generate less trips. Construction noise would also be reduced, as construction would be less under this alternative.

Biological Resources. The proposed project would not result in direct significant impacts to biological resources, as the proposed project would not impact native habitat or sensitive plant or wildlife species. The project could result in indirect impacts to raptors, if raptors are nesting in surrounding eucalyptus trees during construction for the project. This would be regarded as a potentially significant indirect impact. The proposed project would incorporate mitigation measures to reduce indirect impacts to below a level of significance.

The Reduced Intensity Alternative 3B alternative would result in indirect impacts to biological resources similar to the proposed project and would require mitigation measures, like those required for the proposed project, in order to reduce indirect impacts to below a level of significance. Therefore, impacts would be same under this alternative as with the proposed project.

Geologic Conditions. The proposed project would not have any significant impacts associated with the site's geologic conditions. The proposed project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. The project would include appropriate grading measures to ensure stability of soils for the proposed development.

Additionally, the project would not create unstable soils that could potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not result in a substantial increase in wind or water erosion of soils, either on or off the site. Under the Reduced Intensity Alternative 3B alternative, impacts associated with geologic conditions on the site would be the same as the proposed project.

Paleontological Resources. The proposed project would result in grading that could potentially affect the Lindavista Formation, a formation that exhibits moderate potential for paleontological resources, if grading occurs in this formation. Therefore, the proposed project could potentially result significant impacts to paleontological resources. Mitigations measures would be implemented to reduce significant impacts to below a level of significance.

The Reduced Intensity Alternative 3B alternative would have the same potential to impact paleontological resources, if grading occurs in the Lindavista Formation. This alternative would require that mitigation measures, like those required for the opposed project, be implemented to reduce impacts to below a level of significance.

Hydrology/Water Quality. The proposed project would introduce additional impervious surfaces to a previously developed site. An increase in runoff beyond that which has been anticipated under existing project approvals would occur. A detention system would be implemented to provide hydromodification management and reduce the peak runoff rates for the design storm per City standards. The project would also implement LIDs and BMPs to control and treat urban runoff. The project complies with the requirements of the State Regional Water Quality Control Board concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. The proposed project would not have a substantial impact on groundwater. Therefore, the proposed project would not result in impacts associated with hydrology, drainage, and water quality.

The Reduced Intensity Alternative 3B alternative would result in the same level of impacts on hydrology, drainage, and water quality as the proposed project. Like the proposed project, this alternative would introduce additional impervious surfaces to the previously developed site; and an increase in runoff beyond that which has been anticipated under existing project approvals would occur. The Reduced Intensity alternative would require compliance with the City's hydromodification and storm water control requirements to reduce peak runoff rates. Similar to the proposed project, this alternative would also require that LIDs and BMPs be implemented to control and treat urban runoff. In so doing, like the proposed project, this alternative would meet the State Regional Water Quality Control Board's requirements concerning coverage under the General Construction Permit and would not violate any water quality standards or waste discharge requirements. Therefore, when compared with the proposed project, this alternative would have the same level of impacts and would require that similar water quality measures be implemented to avoid impacts associated with hydrology, drainage, and water quality.

Health and Safety. The proposed project does not include uses that would handle hazardous materials or result in hazardous emissions. The project site is not listed on a hazardous materials sites list. Sites that report hazardous waste activities within proximity of the project site do not pose a risk to visitors or employees of the Carroll Canyon Mixed-Use project. The project has the potential to expose people to toxic substances through the emission of TACs during construction. However, this exposure would be minimal and would result in a less that significant impact. Project impacts on the adopted emergency response plan would not be significant. Brush management zones incorporated into project design features would effectively minimize exposure to wildland fire risk. Therefore, the proposed project's impacts associated with health and safety would not be significant.

Similarly, the Reduced Intensity Alternative 3B alternative would also not result in impacts associated with health and safety. There are no on-site toxic soils, and hazardous materials do not occur on-site or in the project vicinity. Similar to the proposed project, the Reduced Intensity alternative would expose people in the vicinity of the project site to TACs, resulting from construction. However, TACs would not be generated at a level to result in health impacts. Therefore, health and safety impacts would be the same under this alternative as with the proposed project.

Pubic Services and Facilities. The proposed project would not result in significant impacts to public services and facilities, and the construction of new facilities or expansion of existing services is not required. The Reduced Intensity Alternative 3B alternative would have a reduced impact on public

services and facilities because less development would occur on the site. Adequate services and facilities are available to serve both the proposed project and this alternative.

Public Utilities. Public utilities exist in the project area which would serve the proposed project, and no new or expanded facilities are required. Adequate water supplies are available to serve the proposed project. The proposed project would contribute to a cumulative impact associated with solid waste. A Waste Management Plan would be implemented such that impacts would not be significant.

Similarly, the Reduced Intensity Alternative 3B alternative would be served by existing utilities, and no new or expanded utilities would be needed. Impacts would be the same under the No Project/Business-Light Industrial alternative as with the proposed project. Like the proposed project, this alternative would be required to comply with local- and State-mandated waste reduction measures. Also similar to the proposed project, cumulative impacts on solid waste would occur under this alternative; and this alternative would require implementation of a Waste Management Plan, which would avoid cumulatively significant impacts associated with solid waste.

Cumulative Effects. The proposed project would result in cumulative impact associated with traffic circulation. Mitigation measures would be implemented to reduce the project's cumulative impact. However, if MM 5.2-5 is not implemented prior to the study horizon year, then the project's cumulative impact would not be fully mitigated. Therefore, cumulative traffic impacts associated with the proposed project would be considered significant and unmitigated.

The Reduced Intensity Alternative 3B alternative would also result cumulative impacts to traffic, albeit at a reduced level. Therefore, this alternative would result in less cumulative impacts associated with traffic than the proposed project.

EVALUATION OF ALTERNATIVE

When compared to the proposed project, the Reduced Intensity alternative would require amendments to the Community Plan and General Plan and would require a rezone, like the proposed project. Less impacts would occur relative to traffic and associated environmental issue areas, such as air quality and GHG emissions. Because traffic volumes would be less under this alternative, the Reduced Intensity Alternative 3B alternative would avoid direct traffic impacts and would result in less cumulative impacts associated with traffic. Visual effects would be different under this alternative, but – like the proposed project – would not be significant. For all other environmental issue areas addressed in this EIR, environmental effects would be the same or similar to the proposed project.

The Reduced Intensity Alternative 3B alternative would meet many of the project objectives but at a reduced scale. Create a coherent and cohesive building site and project design that is compatible in scale and character and enhances the existing community character in the Scripps Miramar Ranch community. This alternative would result in a mixed-use development that could help to activate and enliven a primary gateway into the Scripps Miramar Ranch community and would allow for retail uses currently limited in availability in the surrounding market area. This alternative would also provide retail amenities for the adjacent employment parks and integrated residential uses and capture drive-by trips, thereby reducing the amount of routine daily trips and could be designed in such a manner that it would result in an efficient use of the project site with a viable mix of

residential and commercial uses as an in-fill development of an underutilized site within an urban area where amenities are readily available and easily accessed via alternative modes of travel, including transit, bike, and pedestrian. Like the proposed project, it is assumed that this alternative would utilize architecture and design elements to ensure high quality design and aesthetics. This alternative would also result in creating additional retail and job opportunities in the Scripps Miramar Ranch community, albeit at a reduced scale from what would occur with the proposed project. Like the proposed project, however, this alternative would result in cumulative traffic impacts that may not be fully mitigated at the project level.

10.4 Environmentally Superior Alternative

The environmental analysis of alternatives presented above is summarized in Table 10-4, *Comparison of Alternatives to Proposed Project*. CEQA requires that the EIR identify the environmentally superior alternative among all of the alternatives considered, including the proposed project. If the No Project alternative is selected as environmentally superior, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

For the Carroll Canyon Mixed-Use Project, the No Project/No Build alternative would be selected as the environmentally superior alternative, as the No Project/No Build alternative would result in less environmental effects. Because CEQA requires that, if the No Project alternative is selected as environmentally superior, then the EIR shall also identify an environmentally superior alternative among the other alternatives, the Reduced Intensity Alternative 3B alternative would be selected as the environmentally superior alternative. The Reduced Intensity Alternative 3B alternative would result in eliminating direct traffic impacts associated with the proposed project and would reduce cumulatively significant traffic impacts. The Reduced Intensity Alternative 3B alternative would also meet most of the project objectives. The Reduced Intensity Alternative 3B alternative would result in development of 100 less residential units and a 25 percent reduction in commercial space thereby reducing the overall effect of redeveloping the project site with a mixed-use project that creates housing opportunities and retail and restaurant amenities to serve the adjacent employment uses and Scripps Miramar Ranch community.

Table 10-3. *Impact Comparison of Alternatives to Proposed Project*

Environmental Issue Area	Proposed Project	Alternative 1 – No Project/No Build	Alternative 2 – Development Under Existing Land Use Designation and Zoning	Alternative 3A – Reduced Intensity (Residential)	Alternative 3B – Reduced Intensity (Mixed-Use)
Land Use	Requires amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Requires Rezone. No significant environmental impacts.	Does not require amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Does not require Rezone. No significant direct land use impacts.	Does not require amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Does not require Rezone. No significant direct land use impacts.	Requires amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Requires Rezone. No significant direct land use impacts.	Requires amendments to the Scripps Miramar Ranch Community Plan and City General Plan. Requires Rezone. No significant direct land use impacts.
Transportation/ Traffic Circulation/ Parking	~~One direct and c~~Cumulative impacts to ~~the~~ segments of Carroll Canyon Road (from I-15 to the signalized project access and between signalized project access and Businesspark Avenue); one direct and one cumulative impact at the intersection of Carroll Canyon Road/I-15 northbound ramps; ~~one cumulative impact to the segment of Carroll Canyon Road;~~ and ~~three~~ two horizon year (2035) cumulative impacts at the intersections of Carroll Canyon Road/ ~~at~~ Maya Linda Road and at Carroll Canyon Road/~~the~~ I-15 ~~northbound and~~ southbound on-ramps.	Less impact to segments; additional impact at the I-15 NB metered on-ramp at Carroll Canyon Road.	Greater impacts than proposed project due to impacts at three additional intersections and at the I-15 NB metered on-ramp at Carroll Canyon Road.	No direct and no cumulative traffic impacts.	No direct traffic impacts. Cumulative impacts at same locations as proposed project, but less traffic.
Visual Quality/ Neighborhood Character	No significant impacts	No significant impacts.	No significant impacts.	No significant impacts.	No significant impacts.
Air Quality	No significant impacts.	Less impacts, due to less ADT.	Greater impacts, due to greater ADT.	Less impacts, due to less ADT.	Less impacts, due to less ADT.
Global Climate Change	No significant impacts.	Less impacts, due to less ADT.	Greater impacts, due to greater ADT.	Less impacts, due to less ADT.	Less impacts, due to less ADT.

Environmental Issue Area	Proposed Project	Alternative 1 – No Project/No Build	Alternative 2 – Development Under Existing Land Use Designation and Zoning	Alternative 3A – Reduced Intensity (Residential)	Alternative 3B – Reduced Intensity (Mixed-Use)
Energy	No significant impacts.	Same as proposed project.	Same as proposed project.	Less impacts, due to less ADT.	Less impacts, due to less ADT.
Noise	Indirect impacts to off-site biological resources.	No indirect impacts to off-site biological resources, due to no additional grading or construction.	Same as proposed project.	Less impacts, due to less ADT.	Less impacts, due to less ADT.
Biological Resources	Significant indirect impacts during construction.	No indirect impacts to off-site biological resources, due to no additional grading or construction.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Geologic Conditions	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Paleontological Resources	Potential impacts to unknown paleontological impacts, if grading occurs in the Lindavista Formation.	No impacts to unknown paleontological resources, due to no additional grading or construction.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Hydrology/Water Quality	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Health and Safety	No significant impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Public Services and Facilities	No significant impacts.	Same as proposed project.	Same as proposed project.	Less impacts, due to less development intensity.	Less impacts, due to less development intensity.
Public Utilities	No significant impacts.	Same as proposed project.	Same as proposed project.	Less impacts, due to less development intensity.	Less impacts, due to less development intensity.
Cumulative Effects	Cumulatively significant impacts associated with traffic.	Potentially less impacts associated with cumulative traffic.	Greater impacts associated with increase in cumulative traffic volumes.	No cumulative traffic impacts.	Less impacts associated with cumulative traffic.

11.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be adopted upon certification of an EIR to ensure that the mitigation measures are implemented. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The proposed project is described in the Carroll Canyon Mixed-Use Project EIR. The EIR, incorporated herein as referenced, focused on issues determined to be potentially significant by San Diego. The issues addressed in the EIR include land use, transportation/traffic circulation/parking, visual quality and neighborhood character, air quality, global climate change, energy, noise, biological resources, geology and soils, paleontological resources, hydrology/water quality, health and safety, public utilities, and public facilities and services.

PRC section 21081.6 requires monitoring of measures proposed to mitigate significant environmental effects. Issues related to transportation/traffic circulation/parking, noise (biology), biological resources, and paleontological resources were determined to be potentially significant and require mitigation as described in this EIR. With the exception of cumulative impacts associated with transportation/traffic engineering, all issues will be fully mitigated to below a level of significance with implementation of mitigation measures. The environmental analysis concluded that, because completion of some circulation improvements relies on funding by others, the cumulative impact may not be fully mitigated. Therefore, project approval would require adoption of a Statement of Overriding Consideration for the project.

The mitigation monitoring and reporting program for the proposed project is under the jurisdiction of San Diego and other agencies as specified in the table below. The mitigation monitoring and reporting program for the proposed project addresses only the issue areas identified above as potentially significant. The following is an overview of the mitigation monitoring and reporting program to be completed for the project.

11.1 Monitoring Activities

Monitoring activities would be accomplished by individuals identified in the attached MMRP table. While specific qualifications should be determined by San Diego, the monitoring team should possess the following capabilities:

- Interpersonal, decision-making, and management skills with demonstrated experience in working under trying field circumstances;
- Knowledge of and appreciation for the general environmental attributes and special features found in the project area;
- Knowledge of the types of environmental impacts associated with construction of cost-effective mitigation options; and
- Excellent communication skills.

11.2 Program Procedures

Prior to any construction activities, meetings should take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail would be addressed prior to any project plan approvals in follow-up meetings designed to discuss specific monitoring effects.

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those that would have a complete list of all the mitigation measures adopted by San Diego would include San Diego and its Mitigation Monitor. The Mitigation Monitor would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

In addition to the list of mitigation measures specified in the table below, the monitors would have mitigation monitoring report (MMR) forms, with each mitigation measure written out on the top of the form. Below the stated mitigation measure, the form shall have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the MMC Section following the monitoring activity. The MMC shall then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City of San Diego. This report shall describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring programs. In addition, and if appropriate, each Environmental Monitor or Environmental Specialist shall be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report would be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, shall be generated from the daily logs and compliance reports and shall include supplemental material (e.g., memoranda, telephone logs, and letters).

11.3 Summary of Project Impacts and Mitigation Measures

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/standtemp.shtml

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 consultants: **Not applicable.**

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 t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 240716 and/or Environmental Document Number 240716, 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 will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

The following table (Table 11-1, *Mitigation Monitoring and Reporting Program*) summarizes the potentially significant project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are stated herein.

Table 11-1. *Mitigation Monitoring and Reporting Program*

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Transportation/Traffic Circulation/Parking			
Impact 5.2-1. The proposed project would result in a ~~direct and~~ cumulatively significant impact to a segment of Carroll Canyon Road, from I-15 to the signalized project access.	**MM 5.2-1** Prior to the issuance of the first building permit, the owner/permittee shall assure by permit and bond the construction of a raised median along the project frontage to the satisfaction of the City Engineer and construction shall be completed and accepted by the City prior to issuance of first certificate of occupancy.	First Building Permit	City of San Diego
Impact 5.2-3. The proposed project would result in a direct and cumulatively significant impact at the intersection of Carroll Canyon Road and the I-15 northbound freeway ramps.	**MM 5.2-2~~3~~** Prior to the issuance of the first building permit, the owner/permittee shall ~~construct~~ assure by permit and bond the construction of a ~~14~~ 14-foot wide westbound right turn lane extending from the west side of the project's signalized intersection/driveway entrance westerly to the northbound freeway on-ramp to I-15, satisfactory to the City Engineer. Improvements shall be completed and accepted prior to issuance of first certificate of occupancy.	First Building Permit	City of San Diego
Impact 5.2-4. The proposed project would result in a cumulatively significant impact at the intersection of Carroll Canyon Road and the I-15 southbound freeway ramps.	**MM 5.2-3~~2~~** Prior to the issuance of the first building permit, the owner/permittee shall pay a fair share of 9.4 percent toward applicant-initiated eastbound to southbound right turn lane at the I-15/Carroll Canyon Road southbound ramp intersections, satisfactory to the City Engineer.	First Building Permit	City of San Diego
Impact 5.2-5. The proposed project would result in a cumulatively significant impact on the segment of Carroll Canyon Road between the project signalized access and Businesspark Avenue.	**MM 5.2-4** Prior to the issuance of the first building permit, the owner/permittee shall pay a fair share of 15.4 percent, toward the cost of a raised median between the signalized project access and Businesspark Avenue. During the construction of the signalized	First Building Permit	City of San Diego

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	entrance for the project, the applicant will construct the short segment of the raised median just east of the signalized project access as conceptually shown in the *Proposed Ultimate Striping Via exhibit (Prime Arterial)* by USA, Inc. 12/19/12, satisfactory to the City Engineer. The cost of constructing the short segment of a raised median just east of the signalized project access will be credited towards the applicant's fair share responsibility of 15.4 percent for the eventual raised median between the signalized project access and Businesspark Avenue.		
Biological Resources			
Impact 5.8-1. Project construction noise may result in indirect impacts to nesting raptors, which would be considered a potentially significant impact.	**MM 5.8-1~~a~~** To avoid any direct impacts to raptors and/or any native/migratory birds, 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, a 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 (precon) 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 precon survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds 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,	Grading Permit	City of San Diego

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	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 DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, 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. If nesting birds are not detected during the precon survey, no further mitigation is required.		
Paleontological Resources			
Impact 5.10-1. The proposed project could result in direct impacts to paleontological resources as a result of grading, if grading occurs within the Very Old Terrace Deposits.	**MM 5.10-1 I. Prior to Permit Issuance** A. Land Development Review (LDR) Plan Check 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents. B. Letters of Qualification have been submitted to ADD 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project	Prior to Notice to proceed for any construction permits, including but not limited to, the first Grading permit, Demolition Plans/permits, but prior to the first pre-construction meeting	San Diego

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project. 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program. **II. Prior to Start of Construction** A. Verification of Records Search 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. B. PI Shall Attend Precon Meetings 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor. a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to be Monitored Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur a. Prior to the start of any work, the PI shall also submit a construction		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	schedule to MMC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present. **III. During Construction** A. Monitor Shall be Present During Grading/Excavation/ Trenching 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.** 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC. 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. B. Discovery Notification Process 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible. C. Determination of Significance		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	1. The PI shall evaluate the significance of the resource. a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered. d. The PI shall submit a letter to MMC indicating that fossil resources will		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. **IV. Night and/or Weekend Work** A. If night and/or weekend work is included in the contract 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am on the next business day. b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction. c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. B. If night work becomes necessary during the course of construction 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify MMC immediately. C. All other procedures described above shall apply, as appropriate. **V. Post Construction** A. Submittal of Draft Monitoring Report 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Natural History Museum The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report. 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to MMC for approval. 4. MMC shall provide written verification to the PI of the approved report. 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. B. Handling of Fossil Remains 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are		

Potential Significant Impact	Mitigation Measure(s)	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	completed, as appropriate C. Curation of fossil remains: Deed of Gift and Acceptance Verification 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC. D. Final Monitoring Report(s) 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.		

12.0 REFERENCES

A list of the reference materials consulted in the course of the EIR's preparation is included in this section.

- BLUE Consulting Group. *Biological Assessment for the Carroll Canyon Mixed Use Redevelopment Project* (August 4, 2016).
- Federal Aviation Administration. *Determinations of No Hazard to Air Navigation.* (August 22, 2012).
- GEOCON, Inc. *Soil and Geologic Reconnaissance – Carroll Canyon Road Commercial Center.* (October 12, 2015).
- KLR Planning. *Collocation/Conversion Suitability Analysis.* (February 2015).
- KLR Planning. *Waste Management Plan.* (December 18, 2015)
- Lnd Consulting, Inc. *Noise Study – Carroll Canyon Mixed Use Development*. (December 2, 2015).
- LOS Engineering, *Carroll Canyon Mixed Use Transportation Impact Analysis* (January 2, 2016).
- LOS Engineering, *Carroll Canyon Mixed Use Retail Pad A Trip Generation and Parking Update* (May 26, 2016)
- Pasco Laret Suiter & Associates. *Sewer Study*. (June 2016).
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- Pasco Laret Suiter & Associates. *Storm Water Quality Management Plan*. (August 2016).
- San Diego Association of Governments. *2050 Regional Forecast – Scripps Miramar Ranch Community*. (October 2011).
- San Diego, City of. *Carroll Canyon Community Plan Amendment Environmental Impact Report.* (July 27, 1994)
- San Diego, City of. *Casa Mira View Environmental Impact Report.* (August 27, 2008)
- San Diego, City of. *Casa Mira View 2 Draft Mitigated Negative Declaration.* (August 10, 2012)
- San Diego, City of. *Environmental Impact Report Guidelines* (1992; Revised 2005).
- San Diego, City of. *Erma Road Mitigated Negative Declaration.* (July 30, 2009)
- San Diego, City of. *Fenton-Carroll Canyon Technology Center Environmental Impact Report.* (November 16, 2001)
- San Diego, City of. *General Plan.* (March 2008, as amended January 2012).
- San Diego, City of. *Development Services Department, Significance Determination Thresholds.* (January 2011).
- San Diego, City of. *Land Development Code*.

- San Diego, City of. *MSCP Subarea Plan*. (1997).
- San Diego, City of. *Scripps Miramar Ranch Community Plan.*
- San Diego, City of. *The Watermark.* (2013).
- San Diego Community College District. *Miramar College Facilities Master Plan Draft Mitigated Negative Declaration.* (October 3, 2005)
- Scientific Resources Associated. *Air Quality Technical Report for the Carroll Canyon Mixed Use Project*. (October 7, 2015).
- Scientific Resources Associated. *Global Climate Change for the Carroll Canyon Mixed Use Project*. (November 23, 2016).

13.0 INDIVIDUALS AND AGENCIES CONSULTED

Agencies and individuals contacted during preparation of the EIR are identified in this section.

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14.0 CERTIFICATION

This document has been completed by the City of San Diego's Environmental Analysis Section, under the direction of the Development Services Department Environmental Review Manager. This EIR is based on independent analysis and determination made pursuant to the San Diego Land Development Code Section 128.0103.

Provided below is a list of City of San Diego staff, as well as the environmental and technical consultants, who assisted in preparing this document.

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ARCHITECT

MVE + PARTNERS

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BIOLOGICAL SURVEY REPORT

BLUE Consulting, Inc.

- Mike Jefferson

CARROLL CANYON MIXED USE DRAFT TRANSPORTATION IMPACT ANALYSIS

LOS Engineering

- Justin Rasas, RCE, RTE

DRAINAGE STUDY

Pasco Laret Suiter & Associates

- Michael Wolfe, P.E.

GLOBAL CLIMATE CHANGE EVALUATION

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NOISE ANALYSIS

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- Bryan Smith, P.E., Q.S.D.
- Greg W. Lang, P.E.

PRELIMINARY WATER QUALITY TECHNICAL REPORT

Pasco Laret Suiter & Associates

- Michael Wolfe, P.E.

UPDATE GEOTECHNICAL INVESTIGATION

GEOCON

- Rodney Mikesell, GE