



THE CITY OF SAN DIEGO

## MITIGATED NEGATIVE DECLARATION

Project No. 291342

SCH No.: N/A

SUBJECT: 9455 TOWNE CENTRE DRIVE REDEVELOPMENT: COMMUNITY PLAN AMENDMENT to allow for the transfer of average daily traffic (ADT) ~~to~~ and increase the Community Plan allocated development intensity for the project site and to REDESIGNATE and REZONE an off-site parcel as open space, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT (AMENDING PLANNED INDUSTRIAL DEVELOPMENT PERMIT No. 90-0892), and ~~TRANSFER OF DEED~~ A PARCEL TO THE CITY FOR DEDICATION AS PARK LAND all associated with the demolition of an existing 47,091 square-foot office building and construction of a 150,000 square-foot office building with structured parking on a 3.9-acre site located at 9455 Towne Centre Drive in the University Community Plan area. The project site is designated Scientific Research in the Community Plan and is within the IP-1-1 Zone (Industrial-Park), University CPIOZ-A, AEOZ 60-CNEL, MCAS Miramar Influence Area 1/Transition Zone/ALUCOZ, and FAA Part 77. The General Plan designates the project site as Industrial Employment and Prime Industrial Lands. One off-site area used for the transfer of ADT is located within the Eastgate Technology Park at 9785 and 9791 Towne Centre Drive (Lots 5A, 5B and 5C) (Off-site ADT Transfer Area A); and the remaining ADT ~~is~~ are being transferred from Assessor Parcel Number (APN) 348-020-68-00 within Community Plan Subarea 37 (Off-site ADT Transfer Area B). APN 348-020-68-00 is a A-privately owned parcel and within Subarea 37 (APN 348-020-68-00) will be transferred-deeded to the City for Dedication as Park land, redesignated from Scientific Research to Open Space and rezoned from IP-1-1 (Industrial Park) to OP-2-1 (Open Space) as part of the project. A portion of this parcel is located within the City's MHPA. Applicant: Kilroy Realty, L.P.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas:

Transportation/Traffic and Paleontological Resources. Subsequent revisions in the project proposal incorporate the specific mitigation identified in Section V of this Mitigated Negative Declaration. The



project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report would not be required.

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

V. MITIGATION MONITORING AND REPORTING PROGRAM:

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: *Qualified Paleontologist*.

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.



CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division – 858-627-3200.
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call RE and MMC at 858-627-3360

- 2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) Number 421722 and/or Environmental Document Number 421722, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

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

*Not Applicable.*

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

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation or required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead and expenses for City personnel and programs to monitor qualifying projects.

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



Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontological Resources	Monitoring Report(s)	Paleontology Site Observation
Transportation/Traffic	Bond	City Engineer Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

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

#### TRANSPORTATION/TRAFFIC

Prior to issuance of a building permit, the owner/permittee shall assure by permit and bond the widening of the southbound approach and construction of a dedicated southbound to westbound right turn lane at the intersection of Towne Centre Drive and La Jolla Village Drive. Improvements must be completed and accepted by the City Engineer prior to the issuance of the Certificate of Occupancy.

#### PALEONTOLOGICAL RESOURCES

##### I. Prior to Permit Issuance

###### A. Entitlements Plan Check

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

###### B. Letters of Qualification have been submitted to ADD

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

##### II. Prior to Start of Construction

###### A. Verification of Records Search



1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from 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 such as in the case of a potential



safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a 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.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, 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 CSV and submit to MMC via fax by 8AM on the next business day.

##### b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

##### c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

##### B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

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

#### V. Post Construction

##### A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum

The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological



Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit 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.

VI. PUBLIC REVIEW DISTRIBUTION: Draft copies or notice of this Mitigated Negative Declaration were distributed to:

U.S. GOVERNMENT

MCAS Miramar

CITY OF SAN DIEGO

Mayor's Office

Councilmember Lightner, District 1

City Attorney's Office



Central Library  
University Branch Library  
Development Services  
    Development Project Manager  
    Engineering Review  
    Landscape Review  
    Fire and Life Safety  
    LDR-Planning  
    Geology  
    EAS  
Planning Department  
    Long Range Planning  
Parks and Recreation Department  
    Deputy Director – Open Space Division  
Plan-Airports

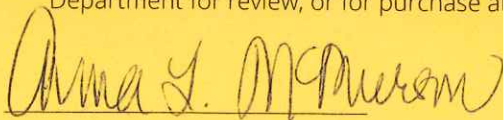
OTHER ORGANIZATIONS AND INTERESTED PARTIES

SANDAG  
San Diego Natural History Museum  
University City Community Planning Group  
Editor, The Guardian  
UCSD Physical & Community Planning  
Debby Knight  
University City Community Association  
Kim Elliott, Kilroy  
Karen Ruggels, KLR PLANNING

VII. RESULTS OF PUBLIC REVIEW:

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

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



Anna L. McPherson AICP, Senior Planner  
Development Services Department

September 2, 2016  
Date of Draft Report

January 13, 2017  
Date of Final Report

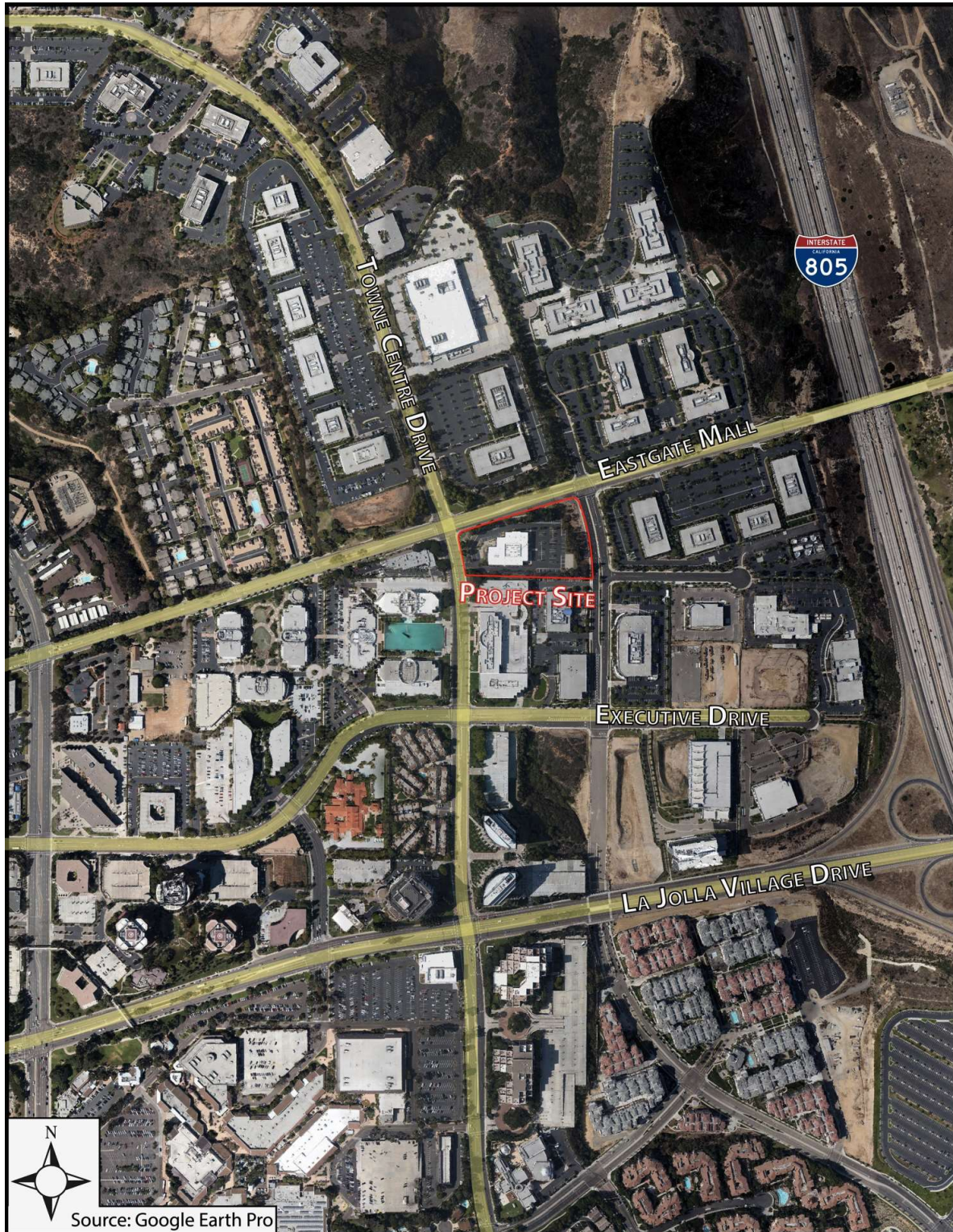


Analyst: A. McPherson

Attachments: Figure 1 – Project Location  
Figure 2 – Site Plan  
Figure 3 – Locations of Off-site ADT Transfer Areas and Parcel Proposed for Open Space and Dedication as Park Land  
Figure 4 – Off-site ADT Transfer Area B – MHPA  
Figure 5 – University Community Plan Land Use Amendment  
Figure 6 – Proposed Rezone  
Initial Study Checklist

Appendices: Appendix A – Air Quality Technical Report  
Appendix B – Geotechnical Investigation Report  
Appendix C – CAP Compliance-Consistency Checklist  
Appendix D – Airport Land Use Commission Consistency Determination  
Appendix E – Federal Aviation Regulations Part 77 Letter on Non-Obstruction  
Appendix F – Priority Development Project Storm Water Quality Management Plan  
Appendix G – Preliminary Drainage Report  
Appendix H – Noise Study  
Appendix I – Traffic Impact Analysis  
Appendix J – Waste Management Plan  
Appendix K – Biological Resources Due Diligence Assessment for APN 348-020-68  
Appendix L – Proposed Amendment to the University Community Plan Amendment

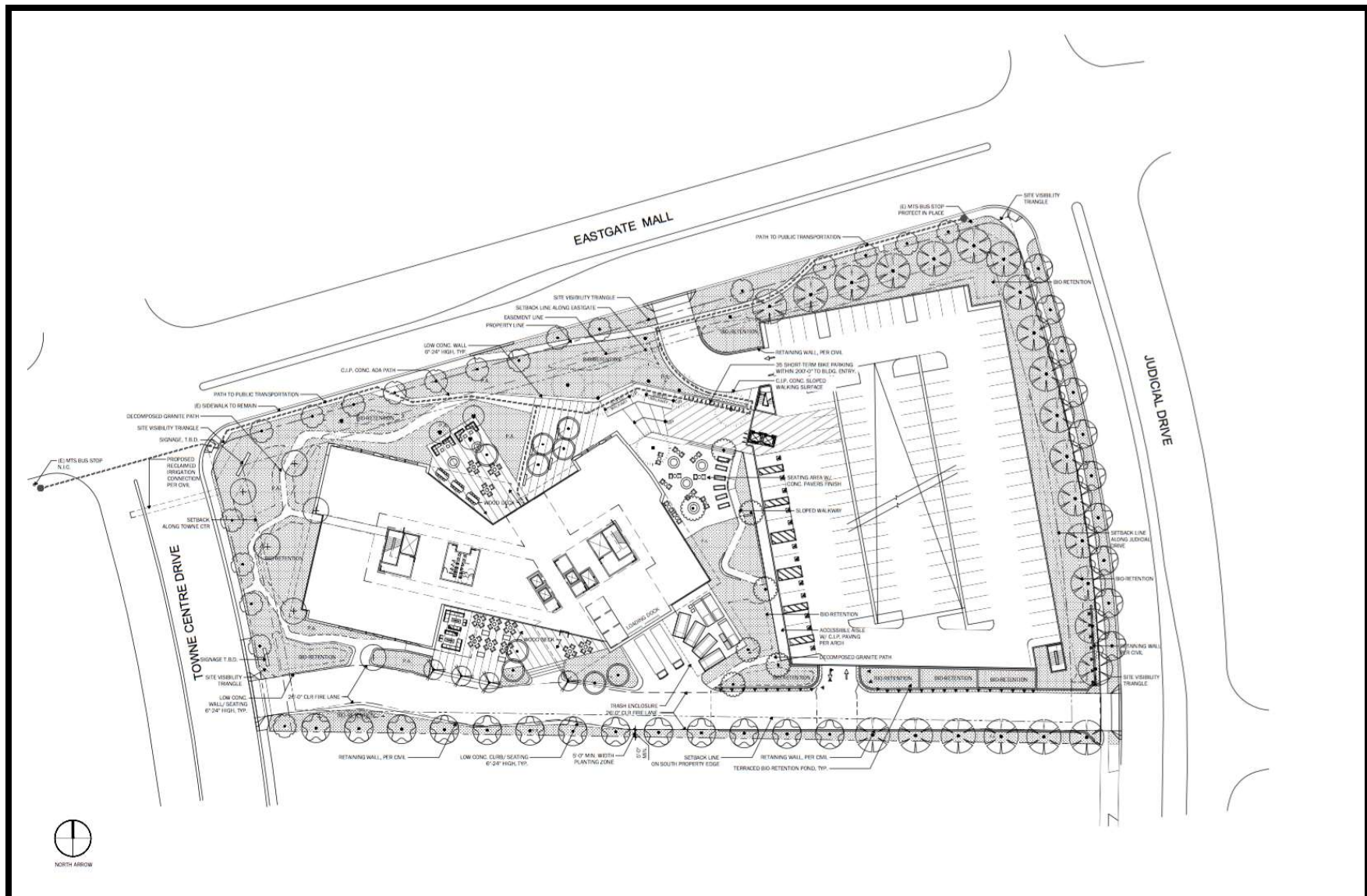




Project Location  
 9455 Towne Centre Drive / Project No. 291342  
 City of San Diego – Development Services Department

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





## Site Plan

9455 Towne Centre Drive / Project No. 291342

City of San Diego – Development Services Department

FIGURE

No. 2





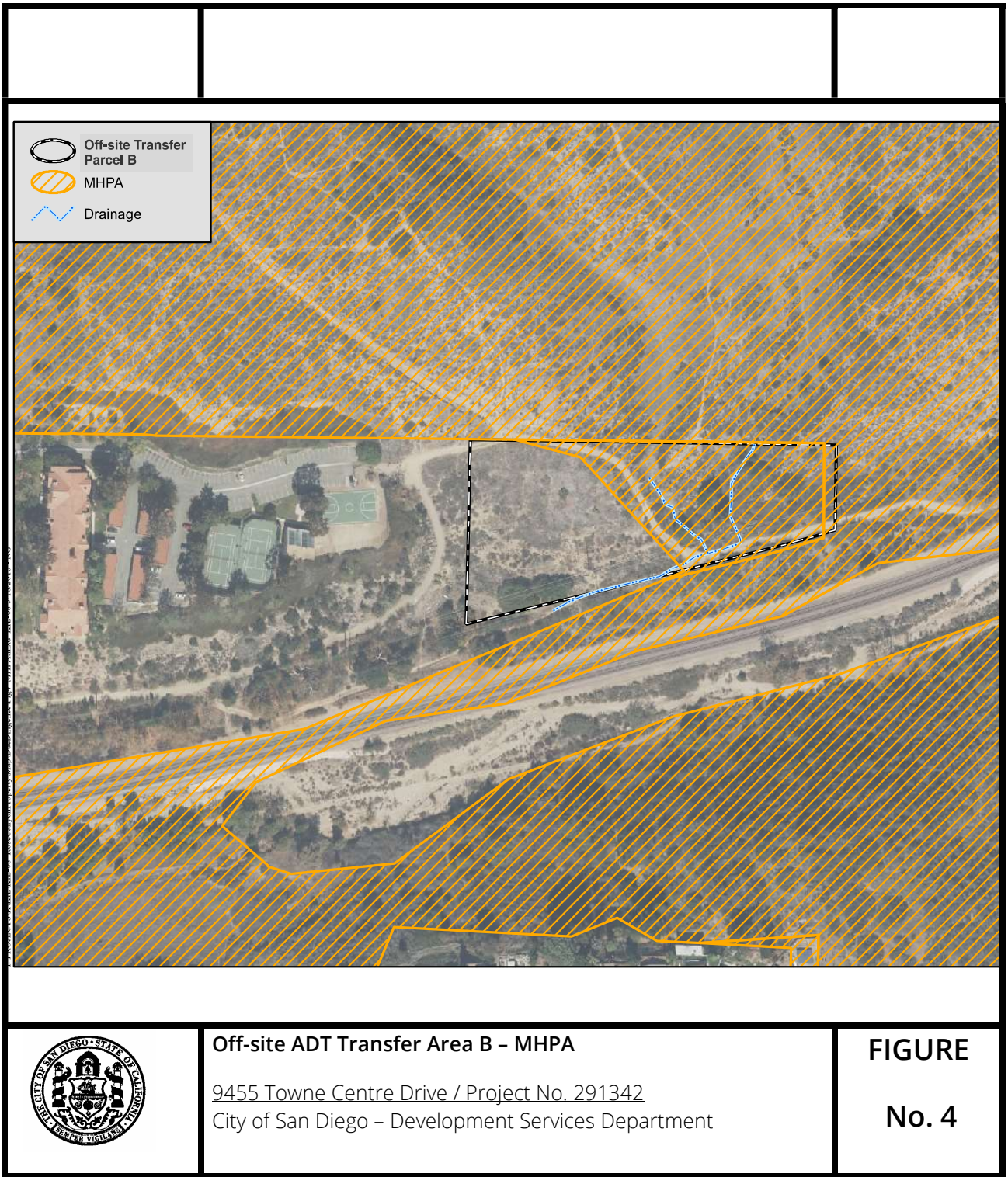
**Locations of Off-site ADT Transfer Areas and Parcel Off-site  
Proposed for Open Space and Dedication as Park Land**

9455 Towne Centre Drive / Project No. 291342  
City of San Diego – Development Services Department

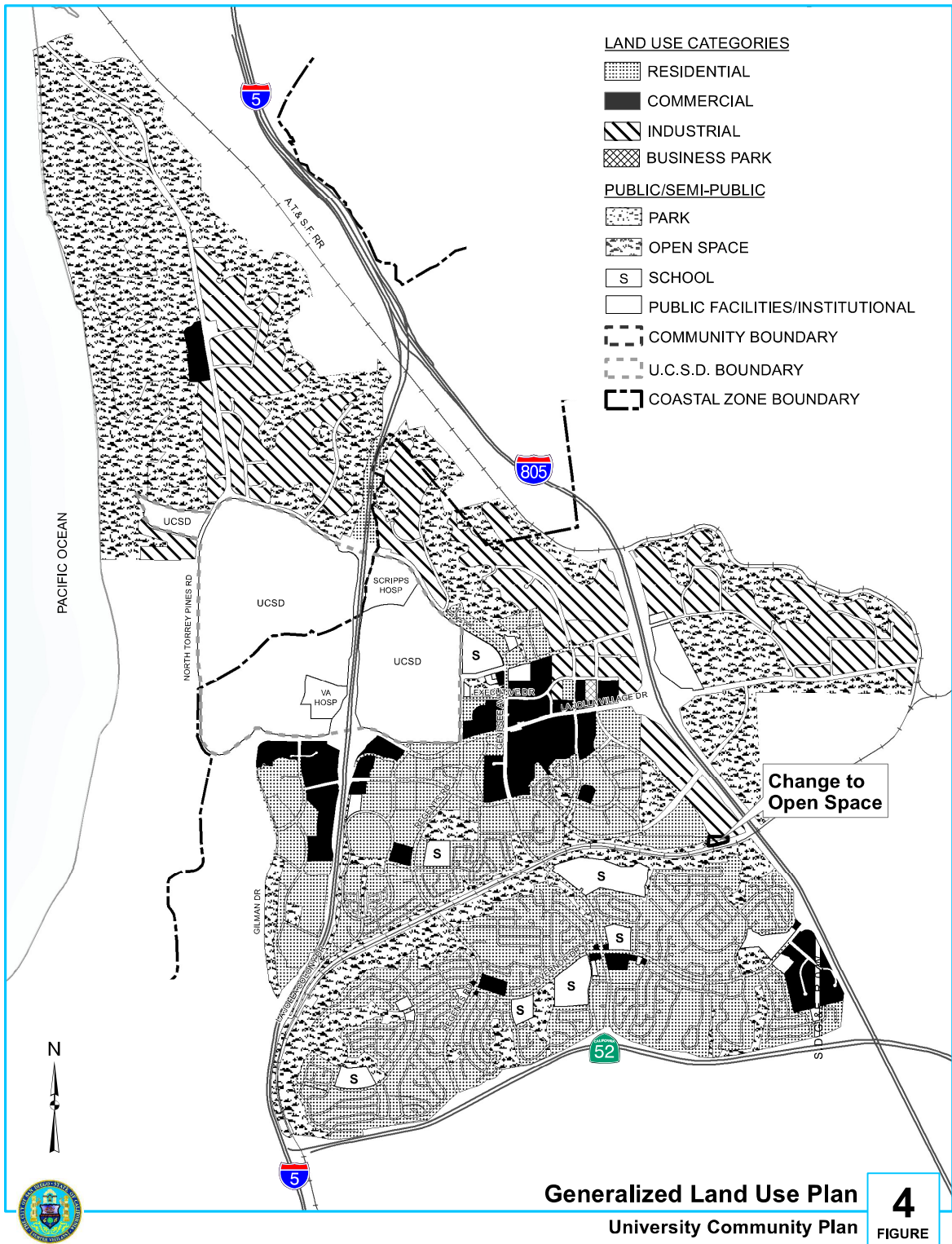
**FIGURE**

**No. 3**









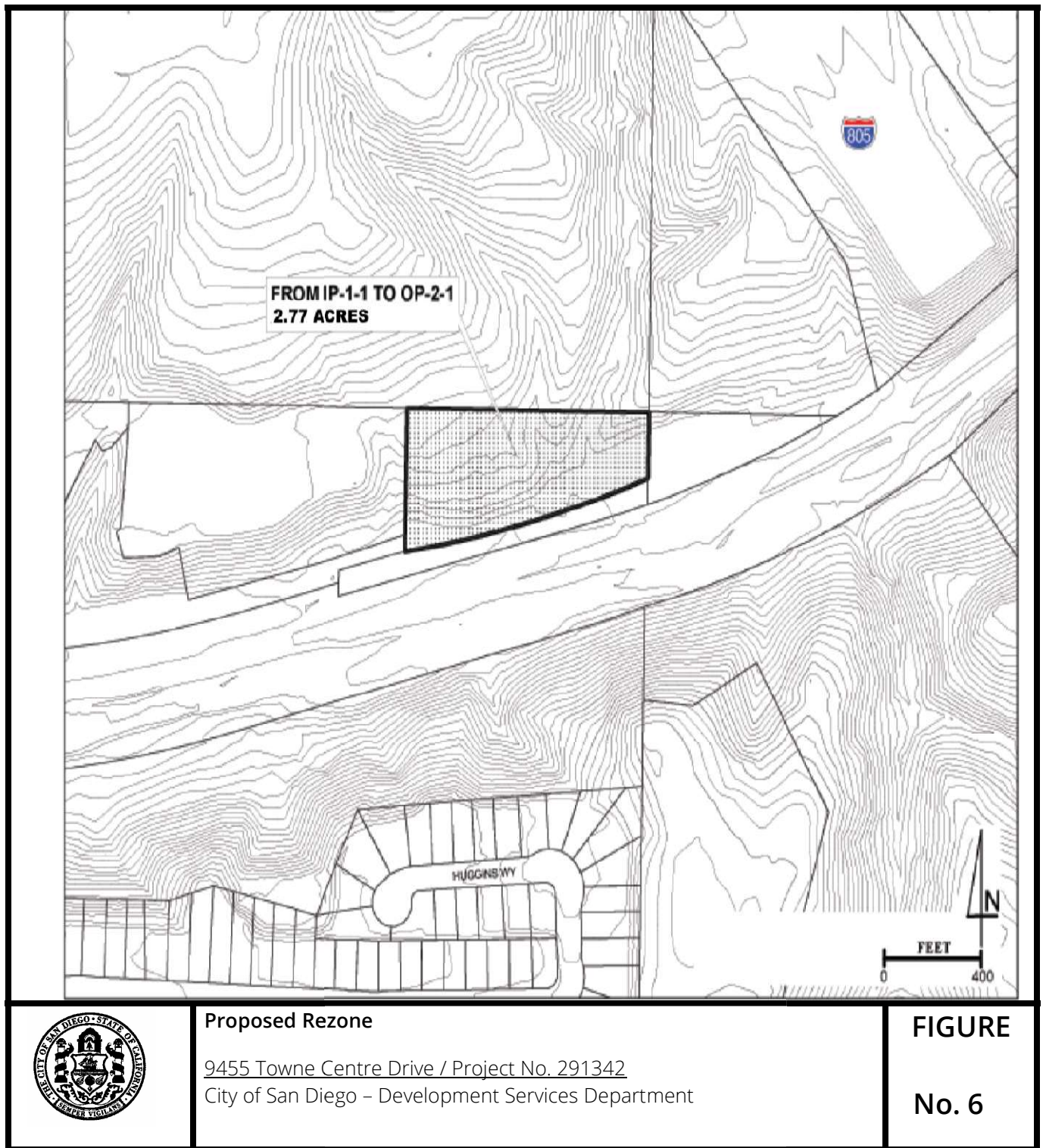
## University Community Plan Land Use Amendment

9455 Towne Centre Drive / Project No. 291342

City of San Diego – Development Services Department

**FIGURE**

**No. 5**



### Proposed Rezone

9455 Towne Centre Drive / Project No. 291342  
City of San Diego – Development Services Department

**FIGURE**

**No. 6**



## INITIAL STUDY CHECKLIST

1. ***Project Title/Project number:***

9455 Towne Centre Drive Redevelopment/291342

2. ***Lead agency name and address:***

City of San Diego  
1222 First Avenue, MS-501  
San Diego, California 92101

3. ***Contact person and phone number:***

Anna McPherson  
(619) 446-5276

4. ***Project location:***

9455 Town Centre Drive, San Diego, CA 92121

OFF-SITE ADT TRANSFER AREAS

Off-site ADT Transfer Area A:  
9785, 9791 Towne Centre Drive (Eastgate Technology Park - Lots 5A, 5B, 5C)

Off-site ADT Transfer Area B:  
University Community Planning Area Development Intensity Subarea 37

OFF-SITE PARCEL PROPOSED FOR OPEN SPACE AND ~~TRANSFER DEEDED TO CITY FOR~~  
DEDICATION AS PARK LAND

APN 348-020-6800

5. ***Project Applicant/Sponsor's name and address:***

Kilroy Realty, L.P.  
Kim Elliott, Vice President  
3661 Valley Centre Drive  
Suite 250  
San Diego, CA 92130

6. ***General/Community Plan designation:***

PROJECT SITE

General Plan Designation: Industrial Employment  
University Community Plan Designation: Scientific Research

OFF-SITE ADT TRANSFER AREA A

General Plan: Industrial Employment  
University Community Plan: Scientific Research

OFF-SITE ADT TRANSFER AREA B

General Plan: Industrial Employment  
University Community Plan: Scientific Research

OFF-SITE PARCEL PROPOSED FOR OPEN SPACE AND ~~TRANSFER~~ DEEDED TO CITY FOR DEDICATION AS PARK LAND

General Plan: Industrial Employment  
University Community Plan: Scientific Research

7. ***Zoning:***

PROJECT SITE

IP-1-1 (Industrial-Park)  
University CPIOZ A  
AEOZ 60-CNEL  
MCAS Miramar Influence Area 1/ Transition Zone/ALUCOZ  
FAA Part 77

OFF-SITE ADT TRANSFER AREA A

IP-1-1 (Industrial Park)  
University CPIOZ A  
AEOZ 60-CNEL  
MCAS Miramar Influence Area 1/ Transition Zone/ALUCOZ  
FAA Part 77

OFF-SITE ADT TRANSFER AREA B

IP-1-1 (Industrial-Park), ~~RS-1-14 (Residential – Single Unit)~~  
University CPIOZ A  
AEOZ 60-CNEL  
MCAS Miramar Influence Area 1/ Transition Zone/ALUCOZ  
FAA Part 77

OFF-SITE PARCEL PROPOSED FOR OPEN SPACE AND ~~TRANSFER~~ DEEDED TO CITY FOR DEDICATION AS PARK LAND

IP-1-1 Zone (Industrial-Park)  
University CPIOZ A  
AEOZ 60-CNEL  
MCAS Miramar Influence Area 1/ Transition Zone/ALUCOZ  
FAA Part 7



8. *Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):*

The project site is located at 9455 Towne Centre Drive within the University Community Plan Area and is currently regulated by the Eastgate Technology Park Planned Industrial Permit (PID 90-0892). The site is designated Scientific Research, with a Community Plan Implementation Overlay Zone (CPIOZ) Type A overlay. The main purpose of CPIOZ A is to ensure implementation of the Development Intensity Element and to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table (Table 3). The project site is designated as Industrial Employment by the General Plan and identified as Prime Industrial land.

The proposed project would demolish the existing 47,091 square foot office building and redevelop the project site with a five-story 150,000 square-foot scientific research/office building. Outdoor employee amenity space, including a lounge deck, outdoor seating area, and green space, would be provided in the north-central portion of the project site, in the northwest corner of the project site, and in the south-central portion of the project site. Project materials would include metal panels, glass windows, a glass curtain wall system, a glass storefront, an equipment screen, and an aluminum sunshade element. Materials for the parking garage would include architectural screening, composite panel with wood veneer, cable guardrail and vehicle barrier, and solar panels. The project would increase the existing landscaping on the property and would provide a variety of trees, shrubs, and groundcover around the perimeter of the site and along the interior drive-court.

Parking would be accommodated within a five-story parking garage. The project would provide 600 parking spaces, to include 12 accessible spaces; 18 parking spaces for charging electric vehicles, with nine of those spaces having electric vehicle supply equipment installed to provide active electric vehicle charging; seven motorcycle spaces; and 60 carpool/vanpool and low-emitting/fuel efficient vehicles spaces. Additionally, the project would provide 35 short-term bicycle parking spaces and 35 long-term bicycle parking spaces, for a total of 70 bicycle parking spaces.

Project access is currently provided from driveways on Towne Centre Drive and Eastgate Mall. The entry off Towne Centre Drive would be retained in its current location with the proposed project, providing access to the project site and parking garage. The access from Eastgate Mall would be shifted further to the east and would provide direct access to the parking garage. An additional driveway with direct parking garage access would be added off Judicial Drive in the southeast corner of the project site.

The project would require grading of the project site to accommodate building construction and construction of the parking garage. The project site area equals 170,145 square feet, of which approximately 169,056 square feet would be graded. Earthwork would involve approximately 52,920 cubic yards of cut at a maximum depth of 26 feet and 310 cubic yards of fill at a maximum height of two feet. Approximately 52,610 cubic yards of material would be exported to a local private facility. Maximum slopes would occur in limited locations on the project site. Height of fill slopes would be approximately zero feet, and maximum of cut slopes would be approximately 17 feet in height. A total of 903 feet of retaining walls would be required, with a maximum height of 12.5 feet. Retaining walls would be located along project drive aisles, as well



as along planting around the southern edge of the building as seat walls ranging in height between one foot and two feet.

Actions associated with the proposed project include a Community Plan Amendment (CPA) to allow for the transfer of ADT from Off-site ADT Transfer Area B ~~other areas within the University Community Plan~~ to the project site ~~in order and an~~ to increase in the development intensity allocated to the project site. The CPA would also redesignate ~~an~~ Off-site ADT Transfer Area B ~~parcel~~ from Industrial to Open Space and rezone that parcel from IP-1-1 to OP-2-1 to reflect the change in land use. That privately owned parcel will be ~~transferred~~ deeded to the City for Dedication as Park land as part of the project. Additionally, a Planned Development Permit (PDP) is proposed to amend the existing PID No. 90-0892 currently regulating development on the project site; and a Site Development Permit (SDP) is required to address the Airport Land Use Compatibility Overlay Zone (ALUCOZ) requirements.

#### COMMUNITY PLAN AMENDMENT and REZONE

The project site is located in Subarea 12. Subarea 12 is allocated a total of 2,356,990 square feet of Scientific Research use by the Community Plan's Land Use and Development Intensity table (Table 3). The Land Use and Development Intensity table is meant to ensure a balance of land uses in the community while helping to also ensure a workable circulation system. Projects that differ from the development intensities in the Land Use and Development Intensity table require a Community Plan Amendment.

The Community Plan Amendment for the 9455 Towne Centre Drive Redevelopment project proposes an increase to the allowable development intensity in Subarea 12. The project site is currently developed with 47,091 square feet. The project proposes that the site be redeveloped with a total of 150,000 square feet, for an increase of 102,909 square feet. Of that square footage increase, 36,687 square feet would be transferred from Off-site ADT Transfer Area A, and 49,482 square feet would be transferred from Off-site ADT Transfer Area B. The overall development intensity of the University Community would be increased by 16,740 square feet, and the development intensity of Subarea 12 would be increased by 66,222 square feet (49,482 square feet of which would be transferred from Off-site Transfer Area B). The Community Plan Land Use and Development Intensity table (Table 3) would be modified to show an increase in the Eastgate Technology Park Subarea (Subarea 12) from 2,356,990 square feet to 2,461,990/2,423,212 square feet. See Appendix L, to reflect the increase in development intensity for the project site from the existing 47,091 square feet to 150,000 square feet. The proposed Community Plan Amendment would transfer 293 ADT from Eastgate Technology Center Lots 5A, 5B, and 5C in Development Intensity Subarea 12 (Off-site ADT Transfer Area A) to the project site. Off-site ADT Transfer Area A is developed with scientific research uses; the project does not propose any new development or changes to the existing built conditions on that site.

Additionally, the Community Plan Amendment would also transfer 2,000/396 ADT from Subarea 37/APN 348-020-68-00 (Off-site ADT Transfer Area B) into Subarea 12. Off-site ADT Transfer Area B is located within Subarea 37, in the southeast area of the University community, south of La Jolla Village Drive, adjacent to and west of I-805 and bisected by south of Nobel Drive. The portion of Off-site ADT Transfer Area B that lies north of Nobel Drive is developed with scientific research uses. South of Nobel Drive, Off-site ADT Transfer Area B remains undeveloped and

vegetated in native and non-native habitats. The project does not propose any new development or changes to Off-site ADT Transfer Area B.

~~The Land Use and Development Intensity Table 3 would be amended to reflect the ADT transfers. (See Appendix L.)~~

The Community Plan Amendment would ~~also redesignate a parcel located within~~ Off-site ADT Transfer Area B from Industrial to Open Space and rezone that parcel from IP-1-1 to OP-2-1 to reflect the change in land use. The approximately 2.8-acre parcel is located east of the terminus for Shoreline Drive, on slopes north of Rose Canyon. This parcel is undeveloped and vegetated in native and non-native habitats similar to adjacent undeveloped areas to the north, east, and south of the parcel. Figure 5, *University Community Plan Land Use Amendment*, shows the proposed change in land use for the off-site parcel; Figure 6, *Proposed Rezone*, shows the proposed change in zoning for that parcel.

~~As a result of the ADT transfers, the project site would receive a net increase of 2,293,689 ADT. This MND includes an analysis of the environmental impacts resulting from the ADT transfers to the project site, as well as the proposed land use and zone changes for Off-site ADT Transfer Area B.~~

#### PLANNED DEVELOPMENT PERMIT

The project includes a PDP to provide site-specific development requirements for the project. The project would ~~also~~ amend the existing PID Permit No. 90-0892 currently regulating development on the project site. Specifically, PID No. 90-0892 would be amended to change Condition No. 12 to allow 45 percent lot coverage for Lot 9 (the project site) where 25 percent is currently required, and to delete the requirement for in-plant food service facilities (PID Condition No. 21).

The proposed PDP Amendment also would transfer 293 ADT from Eastgate Technology Center Lots 5A, 5B, and 5C in Development Intensity Subarea 12 (Off-site ADT Transfer Area A) to the project site. Off-site ADT Transfer Area A is developed with scientific research uses; the project does not propose any new development or changes to the existing built conditions on that site.

The PDP would also permit a deviation from the City's Landscape Regulations. San Diego Municipal Code (SDMC) Table 142.04 D (*Vehicle Use Area Requirements*) of the City's Landscape Regulations requires that one tree shall be planted within 30 feet of each parking space on the upper level of the parking structure. The project proposes the use of solar panels on the upper level of the parking structure instead of trees. The solar panels would result in the same purpose as trees in providing shade for the surface parking area of the upper deck of the parking garage.

As a result of the ADT transfers, the project site would receive a net increase of 689 ADT. This MND includes an analysis of the environmental impacts resulting from the ADT transfers to the project site, as well as the proposed land use and zone changes for Off-site ADT Transfer Area B.

#### SITE DEVELOPMENT PERMIT

The project site is located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Marine Corps Air Station (MCAS) Miramar. In accordance with Section 132.1502 of the City's



Land Development Code, because the project includes a CPA, a SDP is required to ensure that the proposed development is compatible with airport-related noise, public safety, airspace protection, and aircraft overflight areas.

TRANSFER OF A DEED PARCEL TO THE CITY FOR DEDICATION AS PARK LAND

~~A privately owned parcel within Subarea 37 (APN 348-020-68-00) Off-site ADT Transfer Area B would be transferred-deeded~~ to the City for Dedication as Park land. As described above, that parcel would be redesignated from Scientific Research to Open Space and rezoned from IP-1-1 (Industrial Park) to OP-2-1 (Open Space) as part of the project.

**9. *Surrounding land uses and setting: Briefly describe the project's surroundings:***

The project site is located in the southeast quadrant of the Eastgate Mall and Towne Centre Drive Intersection in the University Community Plan Area of the City of San Diego. The I-805 freeway is located less than one mile to the east of the project site, and I-5 is located less than two miles to the west of the project site. The 9455 Towne Centre Drive Redevelopment Project is situated within a large cluster of light industrial, scientific/clinical research, medical, and general office uses. Open space uses are located approximately 0.6 miles to the east beyond I-805. Commercial uses are immediately adjacent to the west and south. The University of California, San Diego campus is located further west. Additionally, residential uses are located approximately 0.2 mile to the southwest.

**10. *Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):***

Not applicable.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions      | <input checked="" type="checkbox"/> Paleontological Resources |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population/Housing                   |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Transportation/Traffic    |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Utilities/Service System             |
|   |  | <input type="checkbox"/> Mandatory Findings Significance      |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.



- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis", as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impact Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation measures Incorporated", described the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantial.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

l) AESTHETICS. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**No Impact.** The University Community Plan does not identify any public views, scenic corridors, and/or scenic vistas in the Community Plan area. Therefore, no scenic vistas exist on the site, in the project area, or on the off-site ADT transfer areas, or including the off-site parcel proposed for open space and Dedication as Park land. The project is consistent with applicable design recommendations of the University Community Plan and IP-1-1 zone requirements, as well as the urban design policies of the General Plan and Community Plan. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site and Off-site ADT Transfer Area A are fully developed with existing office buildings, and no scenic resources (trees, rock outcroppings, or historic buildings) or State scenic highways are located on, near, or adjacent to the project sites. No development would occur on Off-site ADT Transfer Area B ~~or the off-site parcel~~ proposed for open space and Dedication as Park land; therefore, there would not be a potential for scenic resources to be substantially damaged as a result of the project. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project proposes the demolition of the existing two-story office building and redevelopment of the project site with a five-story scientific research/office building. The project site is surrounded by industrial land uses in the form of light industrial, research and development, scientific/clinical research facilities, medical, and general office development, generally two-and three-stories in height. Buildings in excess of ten stories located to the south, southwest, and west make up a large component of the business and employment core of the University community.

The project is compatible with the surrounding neighborhood and development. The project site is zoned IP-1-1, which does not have a height limit. The proposed five-story scientific research/office building would be in compliance with the underlying zone. Retaining walls would be constructed on the southeastern corner and southern portions of the site along the property boundary and for use in constructing bioretention facilities. The retaining walls would total 903 feet in length and would range in height from one to 12.5 feet. The height of the retaining walls exceeds the City's visual impact threshold of being greater than six feet in height and 50 feet in length. However, all visible portions of the retaining walls would be screened with landscaping to include shrubs, trees, and climbing vines, which would soften the appearance of the walls and avoid visual impacts. Landscaping and location away from viewing areas ensure that the walls would not be visible from public rights-of-way. Due to limited visibility, the walls would not appear as significant visual site features. As a result, any potential impact is reduced to



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

below a level of significance. No impacts would result.

The project does not propose any changes to the existing built conditions of Off-site ADT Transfer Area A. No development would occur within Off-site ADT Transfer Area B or the off-site parcel proposed for open space and Dedication as Park land. Therefore, the project would not result in degradation of the visual character associated with the Off-site ADT Transfer Areas. No impacts would result.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** The project site is currently fully developed. Current development includes an office building and surface parking. The project area is identified as an employment core that already has several lighting sources, such as streetlights. Other sources of light in the area include light from buildings (both for wayfinding and signage), parking, and security lighting.

Project landscaping and architectural features may be illuminated. Parking structure lighting would also be provided. Additional lighting may be provided in pedestrian and parking areas to provide security. However, the project would not create a new source of substantial light that would adversely affect daytime or nighttime views in the area. Lighting would be regulated by compliance with Section 142.0740 of the City of San Diego Land Development Code. Glare would be avoided in accordance with Section 142.0730 of the City of San Diego Land Development Code. Adherence with the Land Development Code ensures that project impacts relative to lighting and glare would be less than significant.

The project does not propose any new development or additional lighting within the Off-site ADT Transfer areas ~~or including~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

II) **AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Boards. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**No Impact.** The project site is fully developed and located within a built-out urban community. Off-site ADT Transfer Area A is also fully developed. The project site and Off-site ADT Transfer Area A do not contain prime farmland, unique farmland, or farmland of Statewide Importance as designated by the California Department of Conservation. Agricultural land is not present on the project site or Off-site ADT Transfer Area A, or in the general vicinity. No impacts would result.

Based on review of California Department of Conservation data regarding Farmland Mapping, Off-site ADT Transfer Area B ~~and the off-site parcel~~ proposed for open space and Dedication as Park land ~~are is~~ not located in an area of prime farmland, unique farmland, or farmland of statewide importance. Additionally, soils occurring on Off-site ADT Transfer Area B ~~and the off-site parcel proposed for open space~~ (Huerhuero loam and Olivehain cobbly loam) are not listed by the Department of Conservations soils supporting prime farmland and farmland of statewide importance. The project does not propose development within Off-site ADT Transfer Area B ~~or the off-site parcel~~ proposed for open space and Dedication as Park land. No impacts would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** Refer to II.a. above. There are no Williamson Act Contract Lands on or within the vicinity of the project site, the Off-site ADT Transfer Areas, or the off-site parcel proposed for open space and Dedication as Park land. Furthermore, the project would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract. Agricultural land is not present on the site, the Off-site ADT Transfer Areas, including the off-site parcel proposed for open space and Dedication as Park land, or in the general vicinity of the sites; therefore, no conflict with the Williamson Act Contract would result. No impacts would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

defined by Government Code Section 51104(g))?

**No Impact.** The project would not conflict with existing zoning for or cause a rezoning of forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occurs on the project site, the Off-site ADT Transfer Areas, including the off-site parcel proposed for open space and Dedication as Park land, or in the surrounding area. No impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to II.c. above. The project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to II.a. through d., above. No impact would result.

III) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determination. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Scientific Resources Associated prepared an Air Quality Technical Report associated with the project (August 9, 2016). A copy of this report can be found in Appendix A. The proposed ADT transfer has been assumed in the Air Quality Technical Report.

The project site is located in the San Diego Air Basin (SDAB) and is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O<sub>3</sub>); nitrogen oxides (NO<sub>x</sub>); sulfur oxides (SO<sub>x</sub>); particulate matter up to 10 microns in diameter (PM<sub>10</sub>); and lead (Pb). O<sub>3</sub> (smog) is formed by a photochemical reaction between NO<sub>x</sub> and reactive organic compounds (ROCs). Thus,

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

impacts from O<sub>3</sub> are assessed by evaluating impacts from NO<sub>x</sub> and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of the proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

#### Construction Emission Thresholds

To determine whether a significant impact would occur during construction, the SDAPCD informally recommends quantifying construction emissions and comparing them to significance thresholds (pounds/day) found in the SDAPCD regulations for stationary sources (pursuant to Rule 20.1, et seq.) and shown in Table 1, *Air Quality Significance Thresholds – Per SDAPCD*. If emissions during construction exceed the thresholds that apply to stationary sources, then construction activities would have the potential to violate air quality standards or contribute to existing violations.

The proposed project is the construction of a five-story office building. The project is compatible with the surrounding commercial and industrial development. It is consistent with the designated land use in the Community Plan and permitted in the zone. The project also includes an ADT transfer, which is allowed by the Community Plan, as well as the land use redesignation and rezone of an approximately 2.8-acre parcel to open space. No new development would occur in the Off-site ADT Transfer Areas, including or ~~on~~ the off-site parcel proposed for open space and Dedication as Park land.

**Table 1. Air Quality Significance Thresholds – Per SDAPCD**

Pollutant	SDAPCD Thresholds (lbs/day) <sup>1</sup>	SDAPCD Thresholds (tons/year)
Carbon Monoxide (CO)	550	100
Oxides of Sulfur (SO <sub>x</sub> )	250	40
Volatile Organic Compounds (VOCs) <sup>2</sup>	751	40
Oxides of Nitrogen (NO <sub>x</sub> )	250	40
Particulate Matter (PM <sub>10</sub> )	100	15
Notes: <sup>1</sup> County of San Diego Land use and Environmental Group, Development Planning and Land use, Draft Guidelines for Determining Significance and Report Format and Content Guidance Requirements Air Quality, 2007. <sup>2</sup> Alternatively referred to as Reactive Organic Compounds  Source: SDAPCD Rule 1501, 20.2(d)(2), 1995.		

The proposed project would construct a 150,000-square foot scientific research/office building, parking garage, and associated amenities. Construction would occur in one phase. Construction activities required for the project would generate minor pollutant emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. It is assumed that the project would require site preparation (including utility installation); paving and slab laying; and construction of the office building (including architectural coatings); however, construction activities would be temporary and would cease upon completion.



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Total projected construction maximum daily emission levels for each criteria pollutant are anticipated to be below the established significance thresholds for all construction stages of the proposed development for the associated pollutants. In addition, all architectural coatings used for construction of the new office building would be compliant with the SDAPCD Rule 67.0, which limits VOC content. Thus, emissions associated with project construction would not result in a significant impact on ambient air quality. Additionally, because emissions are anticipated to be less than significant, the project would not conflict with or obstruct the implementation of the San Diego County Regional Air Quality Standards (RAQS) or applicable portions of the State Implementation Plan (SIP).

As applicable, standard design and operational measures (such as minimize the idling of construction vehicles on-site, properly maintain mobile and other construction equipment, replace ground cover in disturbed areas quickly, cover stock piles with tarps, etc.) would be implemented, as appropriate, during the construction phase to reduce potential emissions (e.g., fugitive dust). Additionally, the project is consistent with applicable City requirements aimed at protecting air quality.

Operational activities associated with the project would be typical of an office building and would not be anticipated to produce significant levels of emissions due to the nature of such uses. For the above reasons, project impacts are considered less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

#### Less Than Significant Impact.

##### Short-Term (Construction) Emissions

Project construction activities could potentially generate combustion emissions from on-site heavy-duty construction vehicles and motor vehicles transporting the construction crew and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. It is anticipated that construction equipment would be used on-site for four to eight hours per day; however, construction would be short-term and impacts to neighboring uses would be minimal and temporary.

Fugitive dust emissions are generally associated with land clearing and grading operations. Due to the nature and location of the project, construction activities are expected to create minimal fugitive dust, as a result of the disturbance associated with demolition and grading. Construction operations would include standard measures as required by City of San Diego grading permit to reduce potential air quality impacts to less than significant. Estimated maximum daily construction emissions are shown in Table 2,

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

*Estimated Maximum Daily Construction Emissions*, below. These measures include, but are not limited to, compliance with SDMC 142.0710, which prohibits airborne contaminants from emanating beyond the boundaries of the premises upon which the use emitting the contaminants is located. Therefore, impacts associated with fugitive dust are considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

#### Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions. Mobile source emissions would decrease from 2018 (first year of full occupancy) on due to the phase-out of higher polluting vehicles and the implementation of more stringent emission standards for vehicles. Operational impacts from vehicular traffic would not be significant.

**Table 2. Estimated Maximum Daily Construction Emissions**

Emission Source	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Demolition</i>						
Fugitive Dust	-	-	-	-	0.27	0.04
Offroad Equipment	4.29	45.66	35.03	0.04	2.29	2.14
Onroad Vehicles	0.06	0.87	0.62	0.002	0.07	0.03
Worker Trips	0.05	0.06	0.67	0.002	0.12	0.03
<b>Subtotal</b>	<b>4.40</b>	<b>46.59</b>	<b>36.32</b>	<b>0.04</b>	<b>2.75</b>	<b>2.24</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<i>Grading</i>						
Fugitive Dust	-	-	-	-	2.38	1.30
Offroad Equipment	3.46	35.98	25.38	0.03	2.04	1.88
Onroad Vehicles	0.46	6.25	4.77	0.02	0.52	0.20
Worker Trips	0.05	0.06	0.61	0.002	0.12	0.03
<b>Subtotal</b>	<b>3.97</b>	<b>42.29</b>	<b>30.76</b>	<b>0.05</b>	<b>5.06</b>	<b>3.41</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<i>Paving/Foundations</i>						
Offroad Equipment	1.66	16.80	12.48	0.02	1.01	0.93
Asphalt Offgassing	0.02	-	-	-	-	-
Worker Trips	0.06	0.07	0.81	0.002	0.17	0.04
<b>Subtotal</b>	<b>1.74</b>	<b>16.87</b>	<b>13.29</b>	<b>0.02</b>	<b>1.18</b>	<b>0.97</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<i>Building Construction</i>						
Offroad Equipment	6.25	42.30	33.33	0.05	2.89	2.78
Vendor Trips	0.61	5.42	6.68	0.02	0.50	0.19
Worker Trips	0.47	0.56	6.03	0.02	1.23	0.33
<b>Subtotal</b>	<b>7.33</b>	<b>48.28</b>	<b>46.04</b>	<b>0.09</b>	<b>4.62</b>	<b>3.30</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>



Issue		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
Architectural Coatings Application						
Architectural Coatings	17.12	-	-	-	-	
Offroad Equipment	0.33	2.19	1.87	0.003	0.17	
Worker Trips	0.10	0.11	1.21	0.003	0.25	
Subtotal	17.55	2.30	3.08	0.01	0.42	
Significance Criteria	137	250	550	250	100	
Significant?	No	No	No	No	No	
Maximum Daily Emissions <sup>a</sup>	26.62	67.45	62.41	0.11	6.22	
Significance Criteria	137	250	550	250	100	
Significant?	No	No	No	No	No	

<sup>a</sup>Maximum emissions occur during simultaneous building contraction, paving, and architectural coatings application.

Source: Air Quality Technical Report, Scientific Resources Associated, July 18, 2016

Operational impacts associated with vehicular traffic (including the trips transferred from the Off-site ADT Transfer Areas to the project site) and area sources including energy use, landscaping, and architectural coatings used for maintenance purposes are shown in Table 3, *Operational Emissions*, below. Once construction of the office building is complete, long-term air emissions could potentially result from such sources as heating, ventilation, and cooling (HVAC) systems and other motorized equipment typically associated with office building uses. Project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to any existing or projected air quality violations. Impacts would be less than significant.

**Table 3. Operation Emissions**

	ROG	NOx	CO	SOx	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions						
Summer Day, Lbs/day						
Area Sources	10.71	0.00	0.08	0.00	0.00	0.00
Energy Use	0.09	0.85	0.71	0.00	0.06	0.06
Vehicular Emissions	2.56	4.96	23.51	0.06	3.89	1.08
<b>TOTAL</b>	<b>13.36</b>	<b>5.80</b>	<b>24.30</b>	<b>0.06</b>	<b>3.96</b>	<b>1.15</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Winter Day, Lbs/day						
Area Sources	10.71	0.00	0.08	0.00	0.00	0.00
Energy Use	0.09	0.85	0.71	0.00	0.06	0.06
Vehicular Emissions	2.74	5.26	25.29	0.05	3.89	1.08
<b>TOTAL</b>	<b>13.54</b>	<b>6.11</b>	<b>26.08</b>	<b>0.06</b>	<b>3.96</b>	<b>1.15</b>
Significance Criteria	137	250	550	250	100	55
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Air Quality Technical Report, Scientific Resources Associated, July 18, 2016

- c) Result in a cumulatively ☐ ☐ ☐ ☒ considerable net increase of any criteria pollutant for which the project region is

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone protection)?

**No Impact.** The SDAB is considered non-attainment under Federal standards for O<sub>3</sub> (8-hour standard). The project would not create considerable ozone or PM<sub>10</sub> from construction and operation; therefore, no impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or on~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** Project construction could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. These compounds would be emitted in various amounts and at various locations during construction. Sensitive receptors located in the vicinity of the construction site include the residences 0.2 mile to the south of the site. Odors are highest near the source and would quickly dissipate offsite; any odors associated with construction would be temporary. The project is an office building and would not include land uses that would be sources of nuisance odors. Thus, the potential for odor impacts associated with the project is less than significant.

#### IV) BIOLOGICAL RESOURCES. Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**No Impact.** The project site is fully developed, with no natural habitat occurring on-site. Additionally, the project site is located within the urbanized commercial core of the University community, likewise devoid of natural habitat. As such, the proposed project would not directly or through habitat modification affect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFW). The project site is located within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan, but outside the boundaries of the Coastal Overlay Zone and Multi-Habitat Planning Area (MHPA). No impacts to biological resources would occur as a result of redevelopment of the project site.

Off-site ADT Transfer Area A is fully developed with scientific research uses. ~~Off-site ADT Transfer Area B is developed with scientific research uses north of Nobel Drive. The portion of Off-site Transfer Area B is located south of Nobel Drive and is undeveloped and vegetated in native and non-native plant species.~~ The project does not propose any new development within the Off-site ADT Transfer Areas. No impacts would result.

~~Off-site ADT Transfer Area B is. The off-site parcel~~ proposed for open space and Dedication as Park land. The parcel is undeveloped and vegetated with native and non-native habitats similar to adjacent undeveloped areas to the north, east, and south of the parcel. *A Biological Resources Due Diligence Assessment for APN 348-020-68* (Biological Assessment) was prepared for the parcel. The report, which is included as Appendix K to this Initial Study, indicates that the parcel contains biological resources that are considered sensitive by the City of San Diego and/or regulatory agencies. Habitat includes mule fat scrub, coastal live oak woodland, Diegan coastal sage scrub, non-native grassland, and disturbed habitat. The parcel is contiguous with large habitat blocks and supports habitat for sensitive species and jurisdictional resources. Additionally, the eastern portion of this parcel is located within the MHPA; and the western portion of the parcel is surrounded by MHPA to the north, east, and south (see Figure 4). Although relatively small in size (approximately 2.8 acres), the Biological Assessment concludes that the parcel has important biological value. The project proposes that it be designated and zoned as open space and ~~Dedication-Dedicated~~ as Park land to assist with protection of its biological value. The project proposes no development on the off-site parcel proposed for open space. No impacts would result.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** Refer to IV.a. above. The project would not directly or indirectly adversely impact any riparian habitat or other plant community. Proposed redesignation of the off-site parcel from Scientific Research to Open Space and the associated rezone would protect important biological resources located on that

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

parcel. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site ~~and~~, Off-site ADT Transfer Area A, ~~and the portion of Off-site ADT Transfer Area B located north of Nobel Drive~~ are fully developed and do not contain any Federally protected wetlands as defined by Section 404 of the Clean Water Act. ~~The southern portion of Off-site Transfer Area B could contain Federally protected wetlands.~~ However, the project does not propose any development within the Off-site ADT Transfer Areas. No impacts would occur.

Based on the *Biological Resources Due Diligence Assessment for APN 348-020-68*, the parcel contains ephemeral drainage features that are tributary to Rose Creek located south of the parcel, which could be considered jurisdictional waters subject to regulations of the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and CDFW. The project's proposed redesignation of that parcel and Dedication as Park land would protect wetland resources located on that parcel. Thus, no impacts would result. Also, refer to IV.a. above.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** No formal and/or informal wildlife corridors or native wildlife nursery sites exist on or near the project, as the site is located within a fully urbanized area. Similarly, Off-site ADT Transfer Area A ~~and the northern portion of Off-site ADT Transfer Area B (north of Nobel Drive)~~ are fully developed and located in an urbanized setting. ~~The southern portion of Off-site Transfer Area B could support sensitive habitat and/or provide suitable habitat for nesting birds protected under the Migratory Bird Treaty Act and the California Fish and Game Code.~~ However, the project does not propose any development within the Off-site ADT Transfer Areas. No impacts would occur.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Based on the *Biological Resources Due Diligence Assessment for APN 348-020-68* (Appendix K), the off-site parcel proposed for open space and Dedication as Park land supports sensitive habitat and provides suitable habitat for nesting birds protected under the Migratory Bird Treaty Act and the California Fish and Game Code. Additionally, the eastern portion of the parcel is within the MHPA. The project would protect sensitive biological resources and native wildlife nursery sites located on that parcel. This would also improve this parcel's ability to provide habitat for migratory birds and benefit wildlife movement in the area and the MHPA.

No adverse impacts to the movement of any native resident or migratory fish or wildlife species or to established native resident or migratory wildlife corridors would occur as a result of the proposed project. Also, refer to IV.a. above.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to IV.a. above. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to IV.a and IV.e. above. The project site is located within the boundaries of the City of San Diego MSCP Subarea Plan, but outside the boundaries of the MHPA. The project site is fully developed and surrounded by urban development. The closest MHPA is located approximately 0.5-mile east of the project site.

Off-site ADT Transfer Area A is also a developed site located in an urban setting. The MHPA occurs on the steep slopes located adjacent to Off-site ADT Transfer Area A to the east and north. The project does not propose any new development on Off-site ADT Transfer Area A, and the MHPA will not be altered. Thus, no impacts would result.

The southern portion of Off-site ADT Transfer Area B located south of Nobel Drive (including the eastern portion of Off-site ADT Transfer Area B (the parcel proposed for open space and Dedication as Park land) is located within the MHPA. The project does not propose any development for Off-site Transfer Area B, and the MHPA would not be altered. Redesignating the off-site parcel proposed for



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

open space and Dedication as Park land would protect sensitive resources located on that parcel and would add a buffer between mapped MHPA lands and residential development to the west of the parcel. Thus, no impacts would result.

V) CULTURAL RESOURCES. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2)* are to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Built Environment

**No Impact.** The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. In addition, projects requiring the demolition of structures that are 45 years or older are also reviewed for historic significance in compliance with CEQA. CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of a historical resource is a project that may cause a significant effect on the environment." Development on the project site was built in 1989/1990, which makes it 26 years old. Because the existing development is less than 45 years of age, no impact to historical resources would result.

Off-site ADT Transfer Area A and the northern portion of Off-site ADT Transfer Area B are developed with scientific research buildings which are less than 45 years old. The southern portion of Off-site ADT Transfer Area B, as well as the off-site parcel which is proposed for open space and Dedication as Park land, are vacant. Thus, no historic resources would be impacted.

Archaeological Resources

**No Impact.** The project area is not located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps. Furthermore, both the geology report and the site photos indicate that the project site has been previously disturbed through past development of the site. Based upon

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

these factors, impacts to Historical Resources in the form of archeological resources are not anticipated.

Off-site ADT Transfer Area A and the northern portion of Off-site ADT Transfer Area B are fully developed. The southern portion of Off-site ADT Transfer Area B, and the off-site parcel proposed for open space and Dedication as Park land, are vacant. The project does not propose any new development in the Off-site ADT Transfer Areas or within the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

In summary, the proposed project would not affect historical or archeological resources. Thus, the project would not cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to V(a).

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Less Than Significant With Mitigation Incorporated.** The *Report of Observation of Regrading and Testing of Compacted Fill Building Pad Area Eastgate Technology Park, Lot 9 San Diego, California* was prepared by URS Corporation (Woodward-Clyde Consultants at time of original investigation) on May 9, 1989. URS Corporation provided an update on all geologic conditions on December 28, 2000. A copy of both reports can be found in Appendix B.

The project geological investigation update indicates that the project site is underlain by compacted fill soils with the northwest corner of the lot cut to grade into the Linda Vista Formation. This formation represents a moderate potential for the presence of paleontological resources. Projects in moderate potential formations that excavate more than 2,000 cubic yards to a depth of ten feet or more require paleontological monitoring during construction to mitigate for potential effects on paleontological resources. The proposed 9455 Towne Centre Drive Redevelopment project would result in approximately 52,920 cubic yards of cut at a maximum depth of 26 feet; therefore, paleontological monitoring would be required during excavation activities. Mitigation monitoring activities would reduce impacts to less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas. Therefore, there is no potential for impacts to paleontological resources or unique geologic features.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact with mitigation incorporated.** No cemeteries, formal or informal, have been identified on the project site ~~or, the Off-site ADT Transfer Areas, including or~~ the off-site parcel proposed for open space and Dedication as Park land. Furthermore, should human remains be discovered during ground-disturbing activities associated with redevelopment of the project site, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and Native American representative, as required. Therefore, impacts would be less than significant.

VI) **GEOLOGY AND SOILS.** Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, and death involving:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) 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? Refer to Division of Mines and Geology Special Publication 42. |                          |                          |                                     |                          |

**Less Than Significant Impact.** The project site is not located within an active earthquake fault zone as delineated on the Alquist-Priolo Earthquake Fault Zone Map. Within the general site area, there is one recognized area of active faulting – the Rose Canyon Fault located approximately five miles to the southwest of the project site. No other active faults are mapped near the site. The site is not located within a State of California Earthquake Fault Zone (EFZ). Therefore, the risk of fault rupture is considered low.

Like the project site, the Off-site ADT Transfer Areas are not located within an active earthquake fault zone as delineated on the Alquist-Priolo Earthquake Fault Zone Map and are not located within a State of



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

California EFZ. The Rose Canyon Fault is located to the southwest of the Off-site ADT Transfer Areas. No other active faults are mapped near the Off-site ADT Transfer Areas. No development would occur in the Off-site ADT Transfer Areas.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** The project site and the Off-site ADT Transfer Areas, including and the off-site parcel proposed for open space and Dedication as Park land can be considered to lie within a seismically active region, as can all of Southern California. As mentioned above, the Rose Canyon Fault Zone is in the project vicinity, located approximately five miles to the southwest. However, the effect of seismic shaking may be diminished to below a level of significance by adhering to the California Building Code and current seismic design practice. The proposed project would redevelop the project site with a new scientific research office building, parking garage, and associated amenities; no development would occur within the Off-site ADT Transfer Areas, including or the off-site parcel proposed for open space and Dedication as Park land. Construction of the proposed project is required to follow the Building Code. Impacts relative to seismic ground shaking are considered less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including or the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** No faults are mapped transecting the project site or the Off-site ADT Transfer Areas. Additionally, neither the project site or the Off-site ADT Transfer Areas are located within an active EFZ. Therefore, surface rupture hazard due to faulting is considered very low. Surface ground rupture due to shaking from distant seismic events is not considered a significant hazard.

Liquefaction and dynamic settlement of soils can be caused by strong vibratory motion due to earthquakes. Granular soils tend to densify when subjected to shear strains induced by ground shaking during earthquakes. Research and historical data indicate that loose granular soils underlain by a near surface ground water table are most susceptible to liquefaction, while the most clayey materials are not susceptible to liquefaction. Liquefaction is characterized by a loss of shear strength in the affected soil layer, thereby causing the soil to behave as a viscous liquid. This effect may be manifested at the ground surface by settlement and, possibly, sand boils where insufficient confining overburden is present over liquefied layers. Where sloping ground conditions are present, liquefaction-induced instability can result.

The project site is underlain by silty to clayey sands. Based on the seismic history of the project site and the surrounding area, the likelihood of an event of the necessary magnitude with the cyclic stress characteristics necessary for liquefaction to cause significant structural damage is considered low. Coupled with the underlying dense character of the on-site formational deposits and the lack of a shallow ground water table, there is no potential for liquefaction and seismic related settlement. No

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

impact will result.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** Based on the geotechnical investigation, there are no known or suspected ancient landslides located on the project site. Therefore, there is very low potential for landslides to impact the project site. As such, the risk associated with landslides at the site is negligible.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** Construction of the project would temporarily disturb on-site soils during grading activities on the project site, thereby increasing the potential for soil erosion to occur. However, the use of standard erosion control measures and implementation of storm water best management practices requirements during construction would preclude impacts. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including or~~ the off-site parcel proposed for open space. Thus, no impacts would result.

c) 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** Please see VI.a.iv and VI.a.iii. Due to the dense nature of the silty to clayey sands of the Linda Vista Formation, the soils underlying the project site are generally not anticipated to be compressible in their current state, with the exception of minor amounts of fill material associated with existing improvements. As such, the potential for collapsible soils is low. Additionally, the highly expansive materials were removed from the building areas during the 1989 grading of the project site in conjunction with the existing development.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

The Geotechnical Investigation includes recommendations to address the potential for localized more expansive soils that may be encountered during grading. The project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that potential impacts from geologic hazards would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Refer to VI.c. The project would be constructed consistent with proper engineering design, in accordance with the California Building Code. Utilization of appropriate engineering design measures and standard construction practices, to be verified at the building permit stage, would ensure that the project would not result in substantial risks to life or property. The impact would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils capable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site will be served by a public sewer system. The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would occur.

#### VII) GREENHOUSE GAS EMISSIONS. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**Less Than Significant Impact.** In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. In July 2016, the City adopted the CAP Consistency Checklist (Checklist) to provide a streamlined review process for the analysis of potential GHG impacts from proposed new development.

The proposed project has been found to be consistent with the Checklist. The following summarizes that determination based on the various items included on the Checklist. The 9455 Town Centre Drive Redevelopment Project CAP Consistency Checklist will become part of Exhibit A on file with the City as the project approvals. Compliance with the Checklist will be assured as a condition of approval of the discretionary permit. A copy of the project's completed Checklist can be found in Appendix C to this MND.

#### Land Use Consistency

1. The project is consistent with the land use designations in the City's General Plan (Industrial) and the University Community Plan (Scientific Research). The project is consistent with the underlying zone (IP-1-1). The project involves a Community Plan Amendment to allow an increase in the allowable development intensity for the project site; however, no change in land use or zone is required for development of the project site.

#### CAP Strategies Consistency

##### STRATEGY 1: ENERGY & WATER EFFICIENT BUILDINGS

1. Cool/Green Roofs – The project will include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Building Standards Code.
2. Plumbing fixtures and fittings – The project will use low-flow fixtures and appliances that are consistent with the following:
  - Plumbing fixtures and fittings will not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code.
  - Appliances and fixtures will meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards.

##### STRATEGY 2: CLEAN & RENEWABLE ENERGY

3. Clean & Renewable Energy – The project is designed to have an energy budget that shows a 10% improvement when compared to Title 24 (2013), Part 6 Energy Budget for Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission, for both indoor lighting and mechanical systems. (See the project's Energy Budget on-file with the City of San Diego.)



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

#### STRATEGY 3: BICYCLE, WALKING, TRANSIT & LAND USE

4. Electric Vehicle Charging – A total of 18 parking spaces (3% of the total parking spaces required for the project) will be provided with a listed cabinet, box, or enclosure connected to a conduit linking the parking spaces with electrical service in a manner approved by the building and safety official. Of those 18 parking spaces, 9 parking spaces (50%) will have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use.
5. Bicycle Parking Spaces – The project will provide 35 short-term and 35 long-term parking spaces, which exceeds the City's Municipal Code (Chapter 14, Article 2, Division 5) of 30 short-term and 30 long-term bicycle parking spaces.
6. Shower Facilities – The project will provide 3 shower stalls and 12, 2-tiered personal effects lockers (24 total) in accordance with the voluntary measures under the California Green Building Standards Code.
7. Designated Parking Spaces – The project will provide 60 spaces (more than 10% of total required parking not including electric vehicle charging stations/parking) as parking designated for a combination of low-emitting, fuel efficient, and carpool/vanpool vehicles.
8. Transportation Demand Management Program – The project will accommodate over 50 tenant-occupants (employees). The project will implement a Transportation Demand Management Program for the 9455 Towne Centre Drive Redevelopment Project on-file with the City of San Diego Development Services Department. In accordance with the CAP Strategies, the project's Transportation Demand Management Program specifically addresses the following:
  - Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools.
  - Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees.
  - Allowing employees to work flexible or alternative hours in order to reduce the number of employees commuting during the peak hours.
  - Located in an area where services are within 1,320 feet (1/4 mile) from the project site in order to reduce the need to drive to these services. Figure 1 of the CAP Compliance Checklist included in Appendix C shows services which are available within 1,320-foot radius of the project site.

Therefore, the project's incremental contribution to a cumulative GHG emissions effect is determined not to be cumulatively considerable. The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with the City's Climate Action Plan or another applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. Refer to VII.a. above.

#### VIII) HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than Significant Impact.** During project construction, small amounts of solvents and petroleum products could be utilized; and although minimal amounts of such substances may be present during construction, they are not anticipated to result in a significant hazard to the public. During the operational phase of the project, the routine transport, use or disposal of hazardous materials is not anticipated. Although small amounts of hazardous materials may be used for cleaning and maintenance, standard best management practices (BMPs) would be applied to ensure that all hazardous materials are handled and disposed of properly and that no hazards would result during the long-term operation of the project. Hazardous materials and waste would be managed and used in accordance with all applicable federal, state, and local laws and regulations; the project would not be a significant hazard to the public or environment. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including~~ or the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than Significant Impact.** Refer to VIII.a. above. The proposed project would develop a scientific research/office building and parking garage. As such, the project could require the routine transport, use, or disposal of hazardous material. The transport of such materials, however, would comply with all

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

regulations. Further, the project location does not present any reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project would not emit hazardous emissions but future employees may handle hazardous materials, substances, or waste The project site is not located within one-quarter mile of an existing or proposed school. No impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) 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, would it create a significant hazard to the public or environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site and the, Off-site ADT Transfer Areas, and including the off-site parcel proposed for open space and Dedication as Park land, are not identified as a hazardous materials site pursuant to Government Code Section 65962.5. Therefore, the proposed project would not create a significant hazard to the public or the environment relative to known hazardous materials sites.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project result in a safety hazard for people residing or working in the project area?				

**No Impact.** The basic function of an Airport Land Use Compatibility Plan (ALUCP or Compatibility Plan) is to promote compatibility between airports and the land uses that surround them to the extent that these areas are not already devoted to incompatible uses. With limited exception, California law requires preparation of a compatibility plan for each public-use and military airport in the state. Most counties have established an airport land use commission (ALUC), as provided for by law, to prepare compatibility plans for the airports in that county and to review land use plans and development proposals, as well as certain airport development plans, for consistency with the compatibility plans. In San Diego County, the ALUC function rests with the San Diego County Regional Airport Authority (SDCRAA), as provided in Section 21670.3 of the California Public Utilities Code.

The project site, the Off-site ADT Transfer Areas, and the off-site parcel proposed for open space and Dedication as Park land are within the Airport Influence Area (AIA), the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) Noise Contour, Federal Aviation Administration (FAA) Part 77 Noticing Area, partially located in the Transition Zone (TZ), and within the Airspace Protection Compatibility Zone for the MCAS Miramar ALUCP.

The project site ~~and~~, the Off-site ADT Transfer Areas, ~~and including~~ the off-site parcel proposed for open space and Dedication as Park land, are 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 ~~and~~, the Off-site ADT Transfer Areas, ~~including and~~ the off-site parcel proposed for open space and Dedication as Park land are 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. Specifically, Review Area 1 encompasses locations exposed to noise levels of community noise level equivalent (CNEL) 60 decibels (dB) or greater together with all of the safety zones depicted on the associated maps in this chapter. Within Review Area 1, certain types of land use actions, including rezones and plan amendments, are to be submitted to the ALUC for review and consistency determination with the ALUCP for MCAS Miramar.

The project site is located within the 60 to 65 a-weighted dBA CNEL, within the Safety Transition Zone, and within the Airspace Protection Compatibility Zone. Off-site ADT Transfer Area A is also within the 60 to 65 a-weighted dBA CNEL, within Accident Potential Zone (APZ) II, and within the Airspace Protection Compatibility Zone. Off-site ADT Transfer Area B, ~~which is and~~ the off-site parcel proposed for open space and Dedication as Park land, ~~is are~~ located within the 65 to 70 a-weighted dBA CNEL, within the Safety Transition Zone, and within the Airspace Protection Compatibility Zone.

The SDCRAA prepared an Airport Land Use Commission Consistency Determination Letter (June 3, 2013) for the proposed project (A copy of this letter can be found in Appendix D). The Consistency



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Determination letter indicated the proposed project would be consistent with the MCAS Miramar ALUCP. No impacts would result. The project site is within FAA Part 77 Noticing Area for MCAS Miramar ALUCP and is required to obtain an FAA Part 77 Notice of Determination Letter. The FAA sent a letter of determination (May 10, 2013) stating that the project is not a hazard to air navigation. A copy of this letter is attached as Appendix E. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including~~ ~~or on~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site ~~and~~ the Off-site ADT Transfer Areas, ~~and including~~ the off-site parcel proposed for open space and Dedication as Park land, are not located within the vicinity of a private airstrip. No impact would result.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** The project proposes development within a fully urbanized portion of the community on a site that is already fully developed. No change to the existing circulation network would occur. The proposed project would not impair or physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan. The project would not significantly interfere with circulation or access. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including~~ ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**No Impact.** The project site is located within an urbanized developed area and is not located adjacent to wildlands or adjacent to an area where residences are intermixed with wildlands. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

#### IX) HYDROLOGY AND WATER QUALITY. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** The project is located in the Miramar Hydrologic Area (906.40) within the Penasquitos Hydrologic Unit (906.00) according to the San Diego Regional Water Quality Control Board's (SDRWQCB) Water Quality Control Plan for the San Diego Basin. The total drainage area of the Los Penasquitos watershed covers approximately 100 square miles so the project is a very small portion of the watershed. Storm water from the project eventually discharges to Rose Creek, Mission Bay, and the Pacific Ocean. The primary pollutants of concern are nutrients and heavy metals. Rose Creek is impaired for selenium and toxicity pursuant to the 2010 303(d) list of water quality limited segments. In addition, Mission Bay at the mouth of Rose Creek is 303(d) listed for eutrophic and lead.

The proposed project meets the criteria of four Priority Development Project requirements: Commercial Development and Similar Non-Residential Development greater than one acre; Parking Lot with a minimum area of 5,000 square feet or a minimum of 15 parking spaces; Street, Road, Highway or Freeway; and Significant Redevelopment. Because the project is identified as a "priority" project, a *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP)*, prepared by Kettler Leweck Engineering (August 17, 2016) was required. A copy of this report can be found in Appendix F. The project will be required to comply with the hydromodification flow control requirements consistent with the current City Storm Water Standards.

The project would provide low impact development (LIDs) and best management practices (BMPs) as required by the City's Storm Water Standards during construction and post-construction, and outlined in the *Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP)* (August 17, 2016) for the proposed project. These requirements have been reviewed and approved by qualified staff and would be re-verified during the ministerial process. Adherence with the standards would preclude a cumulatively considerable contribution to water quality. Project impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

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 or planned uses for which permits have been granted)?

**No Impact.** The project proposes redevelopment of a fully developed site. The project does not require the construction of wells or the use of groundwater and is not located in an area where well water is used. The project would not substantially interfere with groundwater recharge. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** Storm runoff from the majority of the project would be conveyed by proposed private on-site storm drain systems directly to the Judicial Drive storm drain system. The on-site storm drains would connect to the Judicial Drive storm drain at three locations east of the site. A reduced amount of site runoff would continue to be conveyed to the existing storm drain lateral in Eastgate Mall. This runoff would also reach the Judicial Drive storm drain. Storm runoff would no longer be directed onto Towne Centre Drive or onto Eastgate Mall. The project includes a series of bioretention basins at various locations throughout the site to meet treatment control and hydromodification requirements.

The project would provide flow capacity benefits to some surrounding areas, and would reduce the flow rate to the Eastgate Mall storm drain lateral. The flow to the Judicial Drive storm drain would increase by 4.2 cubic feet per second (cfs). This increase is not excessive, and City staff determined that the project would not exceed the capacity of the existing system. The project would not result in a change in the existing drainage pattern, as the project would drain into the currently provided drainage system. As stated in IX.a., the project would implement BMPs as required by the City's Storm Water Standards Manual. Adherence with the standards would preclude a cumulatively considerable contribution to

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

erosion or siltation on- or off-site. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** While the project would slightly increase flow to the Judicial Drive storm drain, it would not significantly alter the overall drainage scheme for the site or area in a manner that would result in a substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** Refer to IX.a. through IX.d. above. Project review by City staff determined that the project would not exceed the capacity of the existing storm water drainage system. The project would implement LID and source control and treatment control BMPs as required by the City's Storm Water Standards. These requirements have been reviewed by City staff and would be re-verified during the ministerial process. Adherence with the standards would preclude a cumulatively considerable contribution to water quality. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Refer to IX.a. above. The project would implement LID and source control and treatment control BMPs as required by the City's Storm Water Standards. These requirements have been reviewed by City staff and would be re-verified during the ministerial building permit process. Adherence to the standards would preclude a cumulatively considerable contribution to water quality. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project does not propose any housing on the project site or within the Off-site ADT Transfer Areas, ~~including and~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The site is not located within an identified flood hazard area. The potential for flooding on the site is considered very low. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, ~~including or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to IX.h. above. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Tsunamis are long wavelength seismic sea waves (long compared to the ocean depth) generated by sudden movements of the ocean bottom during submarine earthquakes, landslides, or volcanic activity. A seiche is an oscillation (wave) of a body of water in an enclosed or semi-enclosed basin that varies in period, depending on the physical dimensions of the basin, from a few minutes to several hours, and in height from several inches to several feet. A seiche is caused chiefly by local changes in atmospheric pressure, aided by winds, tidal currents, and occasionally earthquakes.

Southern California is oriented obliquely (i.e., not directly in line) with the major originating tsunami zones, and it has a relatively wide (about 220 kilometers) and rugged continental shelf (or borderland) that acts as a diffuser and reflector of remotely generated tsunami wave energy. These conditions, in addition to the geologic and seismic conditions (such as the strike-slip fault regime and the infrequent large submarine earthquakes) along the coastline, minimize the likelihood of a large tsunami at the project site and the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land.

The risk of a tsunami affecting the project site is considered low as the site is at an elevation of approximately 405 feet above Mean Sea Level (MSL). The project site and Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land are not near lakes or other enclosed or partially enclosed bodies of water; therefore, is at no risk of being affected by a seiche associated with the proposed project. Thus, no impacts would result.

**X) LAND USE AND PLANNING. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project would utilize existing right-of-way and roadways. The project would not physically divide the community. No Impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

avoiding or mitigating an environmental effect?

**Less Than Significant Impact.** The project is proposing demolition of an existing 47,091-square foot building and redevelopment of the project site with a 150,000 square-foot scientific research/office building. The project is consistent with the surrounding industrial and commercial developments. Construction of the proposed project would be consistent with the Community Plan's land use designation of Industrial – Scientific Research and with the IP-1-1 zone, which allows for research and development uses with some limited manufacturing.

A Community Plan Amendment is required to increase the allowable development intensity in Subarea 12. The project site is currently developed with 47,091 square feet. The project proposes that the site be redeveloped with a total of 150,000 square feet, for an increase of 102,909 square feet. Of that square footage increase, 36,687 square feet would be transferred from Off-site ADT Transfer Area A and 49,482 square feet would be transferred from Off-site ADT Transfer Area B. The overall development intensity of the University Community would be increased by 16,740 square feet, and the development intensity of Subarea 12 would be increased by 66,222 square feet (49,482 square feet of which would be transferred from Off-site ADT Transfer Areas B). The Community Plan's Land Use and Development Intensity table (Table 3) would be modified to show an increase in the Eastgate Technology Park Subarea (Subarea 12) from 2,356,990 square feet to 2,423,212 square feet. See Appendix L.

The Community Plan Amendment proposed PDP Amendment would transfer 293 ADT from Off-site ADT Transfer Area A in Subarea 12 to the project site. In addition, the Community Plan Amendment would transfer 396 ADT from Off-site Transfer Area B in Subarea 37 to Subarea 12. As a result of the ADT transfers, the project site would receive a net increase of 2,293,689 ADT. The Land Use and Development Intensity table (Table 3) would be amended to reflect these changes (see Appendix L).

The proposed project would ~~transfer deed~~ a privately-owned parcel located within Subarea 37 (~~APN 348-020-68-00~~ Off-site ADT Transfer Area B) to the City for Dedication as Park land. The Community Plan Amendment would include redesignation of ~~that the approximately 2.8-acre off-site parcel~~ from Industrial to Open Space (see Figure 5). In addition, that parcel would be rezoned from IP-1-1 to OP-2-1 to reflect the change in land use (see Figure 6).

The project is also proposing a PDP and an amendment to the existing PID No. 90-0892 currently regulating development on the project site. The PDP would provide development regulations pertinent to the project site and would not result in significant land use impacts. Additionally, the PDP would allow for a deviation from the City's Landscape Regulations. San Diego Municipal Code (SDMC) Table 142.04 D (*Vehicle Use Area Requirements*) of the City's Landscape Regulations requires that one tree shall be planted within 30 feet of each parking space on the upper level of the parking structure. The project proposes the use of shade structures and/or trellises on the upper level of the parking structure instead of trees. The shade structure and/or trellises would result in the same purpose as trees in providing shade for the surface parking area of the upper deck of the parking garage. The deviation would not result in significant environmental effects.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

PID No. 90-0892 would be amended to change Condition No. 12 to allow 45 percent lot coverage for Lot 9 (the project site) where 25 percent is currently required, and to delete the requirement for in-plant food service facilities (PID Condition No. 21). The increase in lot coverage would allow for the proposed development of the project site and associated structured parking. The requirement for in-plant food service facilities was intended to provide an amenity for employees that would not require automobile travel a distance from the project site. Since the time of the PID, the University community has built out and now provides a variety of food service and other amenities within a short walk from the project site. The proposed changes to PID 90-0892 would not result in significant impacts.

Because the project site is located within the City's ALUCOZ, approval of a SDP is required. The project has received a letter of determination from the FAA (Appendix E) stating that the project is not a hazard to air navigation, and the SDCRAA has issued an Airport Land Use Commission Consistency Determination Letter (Appendix D) for the proposed project. The Consistency Determination letter indicated the proposed project would be consistent with the MCAS Miramar ALUCP.

The project would not conflict with any applicable land use plan, regulation or policy. Impacts are less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** The project site is a developed parcel located in an urbanized area of the University community. The site is surrounded by urban development, and there are no MHPA lands at or adjacent to the project site. There are no sensitive habitats on the project site. As such there is no conflict with the MSCP Subarea Plan.

Off-site ADT Transfer Area A is also a developed site located in an urban setting. The MHPA occurs on the steep slopes located adjacent to Off-site ADT Transfer Area A to the east and north. The project does not propose any new development on Off-site ADT Transfer Area A. Thus, no impacts would result.

~~The southern-eastern portion of Off-site ADT Transfer Area B and the eastern portion of the off-site parcel proposed for open space and Dedication as Park land (see Figure 4) are~~ is located within the MHPA. No development would occur within Off-site Transfer Area B ~~or the off-site parcel proposed for open space and Dedication as Park land.~~ No impacts would result.

Although relatively small in size (approximately 2.8 acres), the *Biological Resources Due Diligence Assessment for APN 348-020-68* (Appendix K) concludes that the off-site parcel proposed for open space and Dedication as Park land has important biological value. Redesignating and rezoning this parcel as open space and Dedication as Park land would protect its biological value and would be beneficial to the protection of important biological resources located on that parcel.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

XI) MINERAL RESOURCES. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region of the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project site is fully developed with scientific research uses. There are no known mineral resources located on the project site. The urbanized and developed nature of the site and vicinity would preclude the extraction of any such resources. The project site is not currently being utilized for mineral extraction and does not contain any known mineral resources that would be of value to the region. No impact would result.

The Off-site ADT Transfer Areas, ~~including and~~ the off-site parcel proposed for open space and Dedication as Park land, are not identified as located with a Mineral Resource Zone. The project does not propose any new development within the Off-site ADT Transfer Areas ~~or the off-site parcel proposed for open space and Dedication as Park land~~. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Refer to XI.a. above. The project area ~~and the~~ Off-site ADT Transfer Areas, ~~Areas, including and~~ the off-site parcel proposed for open space and Dedication as Park land, have not been delineated on the City's General Plan, a specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. No impacts would result.

XII) NOISE. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standard of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** dBF Associates, Inc. prepared an *Exterior Noise Analysis Report* for the project (March 11, 2016). A copy of this report can be found in Appendix H.



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------------	---	------------------------------------	-----------

Construction of the project would generate a temporary increase in noise in the project area. Short-term noise impacts would be associated with on-site demolition, grading, and construction activities of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Construction activity would occur during allowable times and would generate sound levels below 75 A-weighted decibels (dBA) Equivalent Sound Level (Leq) (12 hours), in compliance with Section 59.5.404 of the San Diego Municipal Code. The San Diego Municipal Code states that construction noise in residential zones should not reach an average sound level greater than 75 dBA Leq during the 12-hour period from 7:00 a.m. to 7:00 p.m. Construction of the project is expected to comply with the City's 75 dBA Leq (12 hour) noise limit. Project construction would not result in a significant noise impact.

The project building would be initially constructed as a “cold shell” with minimal mechanical equipment. Depending on the tenant, the building would be fully developed as scientific research facility and/or corporate headquarters. Use as a scientific research facility with laboratory, which would require more mechanical equipment, was evaluated in the Noise Analysis as a worst-case condition. On-site project mechanical equipment would generate noise levels at the south project property line as high as approximately 65 dBA Leq between 7 a.m. to 7 p.m. and as high as 51 dBA Leq between 7 p.m. to 7 a.m. Project operation would comply with the City's General Plan noise level limits for office use up to 65 weighted dBA CNEL and conditionally compatible up to 75 dBA CNEL. The project would result in no operational noise impacts.

The proposed project would generate additional traffic along existing roads in the project area. An analysis was conducted of the project's effect on traffic noise conditions. The addition of project traffic would increase the existing noise levels by less than 3 dBA CNEL along all affected roadway segments. Project-generated traffic noise would not exceed the City of San Diego traffic noise significance threshold of a 3-dB increase. The project would not result in traffic noise impacts.

The project would comply with the City of San Diego traffic noise significance threshold for office use, which allows office as a compatible use within in areas of up to 70 dBA CNEL. As a condition of the project approval, an interior noise analysis would be required to ensure that interior noise levels in offices meet the City of San Diego General Plan Noise Compatibility requirement of 50 dBA CNEL or less.

The proposed project is within the MCAS Miramar over flight area, just within the 60 dBA CNEL noise contours and outside the 65 dBA CNEL contour. The project site is predicted to be exposed to a future MCAS Miramar noise level of 62-63 dBA CNEL. Noise from MCAS Miramar would not exceed 65 dBA CNEL; therefore, no mitigation to any structures or sensitive land uses is required due to aircraft noise. Impacts would be less than significant.

The proposed project includes an outdoor employee eating and use area. The predicted future exterior traffic noise levels were added to the projected future exterior airport noise levels. The resultant future composite exterior transportation noise levels at the proposed building façades would range from approximately 63 dBA CNEL at the south project building façade to approximately 70 dBA CNEL at the northwest project building façade corner. Exterior traffic noise levels at the project outdoor usable spaces would not exceed the City of San Diego traffic noise significance threshold of 70 dBA CNEL for

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

offices. The project would not result in an exterior noise impact.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** This project would implement conventional construction techniques and equipment. Standard equipment such as scrapers, graders, backhoes, loaders, tractors, cranes, and miscellaneous trucks would be used for construction of most project facilities. As described in response XII(a) above, potential effects from construction noise would be addressed through compliance with City restrictions. Therefore, the vibration impact from construction activities would be considered less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** The project would not significantly increase long-term noise levels. Post-construction noise levels and traffic would be generally unchanged as compared to noise associated with existing land uses. Therefore, no substantial increase in ambient noise levels is anticipated. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Refer to XII.a.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

~~No Impact~~ **Less Than Significant Impact.** The proposed project is within the MCAS Miramar over flight area, just within the 60 dBA CNEL noise contours and outside the 65 dBA CNEL contour. The project site is predicted to be exposed to a future MCAS Miramar noise level of 62-63 dBA CNEL. Noise from MCAS Miramar would not exceed 65 dBA CNEL and therefore would not expose people residing or working in the area to excessive noise levels due to aircraft noise. Less than significant impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** The project site, the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land are not located within the vicinity of a private airstrip. No impacts would result.

### XIII) POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**No Impact.** The project does not propose new homes nor does it provide for the extension of roads or other infrastructure. The project proposes an increase in square feet over what currently exists on the project site. It is expected that this increase in intensity would result in an increase in employees. The increase would be accommodated by the Community Plan Amendment, the PDP Amendment, and the ADT transfers from two off-site areas located within the University community to the project site. As such, the project would not result in ~~an~~ a substantial increase in the overall development intensity of the community. Therefore, the project would not induce substantial growth in the area. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** There is no existing housing within the project site or the ~~on~~ Off-site ADT Transfer Areas, including or the off-site parcel proposed for open space and Dedication as Park land. No housing would be displaced by the project. No impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** There is no existing housing within the project site or, the on Off-site ADT Transfer Areas Areas, including or the off-site parcel proposed for open space and Dedication as Park land. No population would be displaced by the project. No impacts would result.

**XIV) PUBLIC SERVICES. Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times, or other | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

performance objectives for any of the public services:

i) Fire Protection?

**Less Than Significant Impact.** The project site is located in an urbanized area where fire protection services are already provided. The project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expanded governmental facilities. Impacts to fire protection would be less than significant.

The project does not propose any new development on ~~the~~ Off-site ADT Transfer Areas, ~~including~~ ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** The project site is located in an urbanized area where police protection services are already provided. The project would not adversely affect existing levels of police protection services to the area, and would not require the construction of new or expanded governmental facilities. Impacts to fire protection would be less than significant.

The project does not propose any new development on ~~the~~ Off-site ADT Transfer Areas, ~~including~~ ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** The project does not involve the provision of housing or an increase in student population. The project, therefore, would not result in the need for new or expanded school facilities. As such, no impact would result.

iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** The project does not involve the provision of housing or an increase in population. The project would not result in the need for new or expanded park facilities. As such, no impact would result.

v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** The project site is located in an urbanized area where City services are already provided. The project would not adversely affect existing levels of facilities to the area, and would not require the construction of new or expanded governmental facilities. Less than significant impacts would occur.

The project does not propose any new development on ~~the~~ Off-site ADT Transfer Areas, ~~including~~ ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

XV) RECREATION.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project would not increase the use of existing parks or recreational facilities, as the project would not generate new population. Although the project would provide employment opportunities, workers would typically utilize park and recreational facilities within areas where they reside. No impacts would result.

The project does not propose any new development on the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** The project involves the construction of an office building, the transfer of ADT from off-site areas to the project site, and the land use redesignation and rezone of an off-site parcel to open space and Dedication as Park land. No recreational facilities are proposed. The project would not result in the generation of new population and, therefore, would not require the construction or expansion of recreational facilities. No impact would result.

XVI) TRANSPORTATION/TRAFFIC. Would the project:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				

**Less Than Significant Impact with Mitigation Incorporated.** Urban Systems Associates, Inc. prepared a *Traffic Impact Analysis* for the proposed project (August 26, 2016). A copy of this analysis can be found in Appendix I.

The Traffic Impacts Analysis prepared for the project evaluates the project's ADT transfer. As discussed above, 293 ADT would be transferred from Off-site ADT Transfer Area A and 396 ADT would be transferred from Off-site ADT Transfer Area B to the project site. The Traffic Impact Analysis for the project is based on a worst-case analysis.

**Street Segments** - The proposed project is expected to have no direct project impacts to street segments in the Existing With Project scenario or the Near Term With Project (Opening Day 2017) scenario. The proposed project is expected to have no significant cumulative project impacts in the Horizon Year 2035 scenario.

**Intersections** - The project is expected to have no direct project impacts to intersections in the Existing with Project scenario. The project is expected to have one (1) direct project impact at the intersection of Towne Centre Drive and La Jolla Village Drive both in the AM and PM peak hours in the Near Term With Project (Opening Day 2017). The project is expected to have one (1) significant cumulative impact in Horizon Year 2035 at the intersection of Towne Centre Drive and La Jolla Village Drive in both AM and PM peak hours.

**Freeway Ramp Meters** – Ramp meters were analyzed in this study since the project contributed about 26 Regional and Corporate Headquarters project peak trips to the I-805 Southbound On-Ramp at La Jolla Village Drive. There are no significant direct or cumulative significant impacts as a result of the proposed project.

**Freeway Main Lanes** – No freeway segments were analyzed in this study since the project contributed about 26 Regional and Corporate Headquarters project PM peak trips (less than 50 required to study) to the freeway main lanes.

#### **Proposed Mitigation**

The project would have a direct and a cumulatively significant impact at the intersection of Towne Centre Drive and La Jolla Village Drive in both the AM and PM peak hour. To mitigate the direct and cumulative impact at this intersection, the following mitigation is required:

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Prior to issuance of a building permit, the owner/permittee shall assure by permit and bond the widening of the southbound approach and construction of a dedicated southbound to westbound right turn lane at the intersection of Towne Centre Drive and La Jolla Village Drive. Improvements must be completed and accepted by the City Engineer prior to the issuance of the Certificate of Occupancy.

Implementation of this mitigation would reduce the potential direct and cumulative transportation/traffic impacts below a level of significance.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

**Less Than Significant Impact.** The traffic analysis shows no direct or cumulative significant street segment or freeway ramp meter impacts. The project would have a direct and cumulative significant impact at the intersection of Towne Centre Drive and La Jolla Village Drive in both the AM and PM peak hours. To mitigate the direct and cumulative impact at this intersection, the project would implement the mitigation identified above in Section XVI(a). Therefore, the project would not adversely impact level of service standards, travel demand measures, or other established standards. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** Implementation of the project would not result in a change in air traffic patterns, as the project site and the Off-site ADT Transfer Areas, including ~~and~~ the off-site parcel proposed for open space and Dedication as Park land, are not located within the immediate vicinity of an airport or airstrip

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

and would not be constructed at a height that would impair air travel. The project site is within FAA Part 77 Noticing Area (MCAS Miramar). The FAA sent a letter of determination (Appendix E) stating that the project is not a hazard to air navigation. No impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Access points have been designed consistent with the City's engineering standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or existing the site. The project would not include any project elements that could create a hazard to the public. No impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**No Impact.** Project design was subject to City review and approval for consistency with all design requirements for emergency access. No impacts would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |  |                          |                          |                                     |
|--|--|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**No Impact.** Pedestrian and bicycle access to the project site are provided through existing sidewalks and bike lanes on Eastgate Mall. Sidewalks are also provided on Towne Centre Drive, as well as Judicial Drive.

The project would not alter the existing conditions of the site or adjacent facilities with regard to alternative transportation. The project would not result in design measure or circulation features that would conflict with existing policies, plans, or programs supporting alternative transportation. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

**XVII) UTILITIES AND SERVICE SYSTEMS. Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Implementation of the project would not interrupt existing sewer service to the site or other surrounding uses. No significant increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. In addition, because the site is located in an urbanized and developed area, adequate services are already available to serve the project site. Impact would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Refer to XVII.a. above. Implementation of the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Impact would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.



Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less Than Significant Impact.** Refer to IX.e. above. The project would not exceed the capacity of the existing storm water drainage system. Therefore, it would not require the construction of new or expanded storm water drainage facilities. The project includes a series of bioretention basins at various locations throughout the site to meet treatment control and hydromodification requirements. The project was reviewed by qualified City staff and identified that the existing facilities are adequately sized to accommodate the project. Impacts would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**No Impact.** The project does not require the preparation of a water supply assessment pursuant to Section 15155 of the CEQA Guidelines. The project site is served by existing water service from the City, and adequate services are available to serve. The proposed project is not considered as a large-scale project (defined in SB 610 as businesses employing more than 1,000 people or having more than 500,000 square feet of floor space) and would not result in a substantial increase the demand for water use. No impact would result.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

**Less Than Significant Impact.** Refer to XVII.a. above. No significant increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. Implementation of the project would not result in a substantial demand for wastewater treatment. Impact would be less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** A *Waste Management Plan* was prepared by KLR Planning for the project (August 2015). A copy of this plan can be found in Appendix J. As shown therein, significant impacts to solid waste would not occur.

Debris and waste would be generated from demolition and construction. Additionally, long-term operations of the office building would also generate waste. The project would be required to adhere to the City's waste generation reduction requirements. For example, the City's Construction and Demolition (C&D) Debris Diversion Deposit Program applies to all applicants for building, demolition, and removal permits. This ordinance requires that the applicant post a deposit. The deposit is not returned until the applicant demonstrates that a minimum amount of the material generated has been diverted from disposal in landfills. All solid waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the waste generated by the project. The project would be required to comply with the City's Recycling Ordinance (SDMC Section 66.0701 et. seq), which requires the provision of recycling service for commercial facilities.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Comply with Federal, State, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Less Than Significant Impact.** Refer to XVII.f. above.

#### XVIII) MANDATORY FINDINGS OF SIGNIFICANCE.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				

**Less Than Significant With Mitigation Incorporated.** The project proposes redevelopment of a previously developed site. The project site does not contain biological resources, and development of the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project would have the potential to result in significant impacts to paleontological resources and associated with transportation/traffic. Mitigation measures have been incorporated to reduce impacts to less than significant.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** The project may have the potential to result in significant impacts to paleontological resources and transportation/traffic. However, impacts would be fully mitigated.

Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------	--------------------------------	--	------------------------------	-----------

Therefore, the project would not result in a considerable cumulative impact. Other future projects within the surrounding area would be required to comply with applicable local, State, and Federal regulations to reduce potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute to potentially significant cumulative environmental impacts.

The project does not propose any new development within the Off-site ADT Transfer Areas, including ~~or~~ the off-site parcel proposed for open space and Dedication as Park land. Thus, no impacts would result.

c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Less Than Significant Impact.** It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. The project may have the potential to degrade the environment as a result of impacts to paleontological resources and transportation/traffic. However, impacts would be fully mitigated. The project does not propose any new development on the off-site transfer areas or the parcel proposed for open space. Thus, no impacts would result. For this reason, all environmental effects fall below the thresholds established by the City of San Diego. Impacts would be less than significant.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. Aesthetics/Neighborhood Character

- ☒ City of San Diego General Plan
- ☒ Community Plan: University Community Plan
- ☐ Local Coastal Program

#### II. Agricultural Resources and Forest Resources

- ☐ City of San Diego General Plan
- ☒ U.S. Department of Agriculture, Soil Survey – San Diego Area, California Part I and II, 1973
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:

#### III. Air Quality

- ☒ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- ☒ Regional Air Quality Strategies (RAQS) - APCD
- ☒ Site Specific Report: Air Quality Technical Report, prepared by Scientific Resources Associated, August 9, 2016

#### IV. Biological Resources

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996
- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan – Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines
- ☒ Site Specific Report:

**V. Cultural Resources**

- ☒ City of San Diego Historical Resources Guidelines
- ☐ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☐ Site Specific Report:

**VI. Geology and Soils**

- ☐ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey – San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☒ Site Specific Report:
  - Report of Preliminary Geotechnical Investigation, prepared by Geotechnical Exploration, Inc., December 15, 2015
  - Response to City Plan Check-City Project No. 465929, Geotechnical Exploration, Inc., February 8, 2016
  - Addendum Geotechnical Report Response to City Reviewer, Geotechnical Exploration, Inc., August 4, 2016
  - Report of Limited Geotechnical Investigation Proposed Storm Water Infiltration BMPs, Geotechnical Exploration, Inc., May 23, 2016

**VII. Greenhouse Gas Emissions**

- ☒ Site Specific Report:
  - Climate Action Plan Consistency Checklist

**VIII. Hazards and Hazardous Materials**

- ☐ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☒ FAA Determination
- ☐ Site Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized



☒ Airport Land Use Compatibility Plan

☐ Site Specific Report:

Phase I Environmental Site Assessment, prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants, June 5, 1998

**IX. Hydrology/Water Quality**

☐ Flood Insurance Rate Map (FIRM)

☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map

☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)

☒ Site Specific Report:

Preliminary Drainage Report, prepared by Kettler Leweck Engineering, September 4, 2015

Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP), prepared by Kettler Leweck Engineering, August 17, 2016

**X. Land Use and Planning**

☒ City of San Diego General Plan

☒ Community Plan

☒ Airport Land Use Compatibility Plan

☒ City of San Diego Zoning Maps

☒ FAA Determination

☐ Other Plans:

**XI. Mineral Resources**

☒ California Department of Conservation – Division of Mines and Geology, Mineral Land Classification

☒ Division of Mines and Geology, Special Report 153 – Significant Resources Maps

☐ Site Specific Report:

**XII. Noise**

☒ City of San Diego General Plan

☒ Community Plan

☐ San Diego International Airport – Lindbergh Field CNEL Maps

- ☒ MCAS Miramar Airport Land Use Compatibility Plan
- ☐ San Diego Association of Governments – San Diego Regional Average Weekday Traffic Volumes
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volumes Maps, SANDAG
- ☒ Site Specific Report: Exterior Noise Analysis Report, prepared by dBF Associates, Inc. March 11, 2016

### **XIII. Paleontological Resources**

- ☒ City of San Diego Paleontological Guidelines
- ☐ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology City of San Diego Natural History Museum, 1996
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW ¼ Escondido 7 ½ Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach, and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

### **XIV. Population and Housing**

- ☒ City of San Diego General Plan
- ☒ Community Plan
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

### **XV. Public Services**

- ☒ City of San Diego General Plan
- ☒ Community Plan
- ☐ Site Specific Report:

### **XVI. Recreational Resources**

- ☐ City of San Diego General Plan
- ☒ Community Plan
- ☐ Department of Park and Recreation
- ☐ City of San Diego – San Diego Regional Bicycling Map

\_\_\_ Additional Resources:

**XVII. Transportation/Traffic**

X City of San Diego General Plan

X Community Plan

\_\_\_ San Diego Regional Average Weekday Traffic Volumes, SANDAG

\_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volumes Maps, SANDAG

X Site Specific Report:

Traffic Impact Analysis, prepared by Urban System Associates, Inc. ~~August 26, 2016~~ December 19, 2016

**XVIII. Utilities**

X Site Specific Report

Waste Management Plan, prepared by KLR Planning, August 2015

Availability of Electric and Gas Service, prepared by SDG&E, May 31, 2013

**XIX. Water Conservation**

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