



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 422478
SCH No. 2016061047

SUBJECT: SPECTRUM III & IV: A COASTAL DEVELOPMENT PERMIT (CDP), a SITE DEVELOPMENT PERMIT (SDP) to amend CDP/Hillside Review Permit No. 96-7939, and a Vesting Tentative Map (VTM) are being requested to modernize and expand the two existing research and development buildings. The project would include demolition of the existing 79,759-square-foot building located at 3115 Merryfield Row and the existing 76,894-square-foot building located at 3215 Merryfield Row. Construction on 3115 Merryfield Row would include a new 57,372-square-foot Research and Development (R&D) building with 148 subterranean parking spaces and 65 surface stalls (Building A). Construction on 3215 Merryfield Row would include a new 145,828-square-foot R&D building with 290 subterranean parking spaces and 122 surface stalls (Building B). Associated improvements include a central plant for each of the buildings. The plants would include chilling towers, boiler and chiller rooms, and loading docks. The project would also construct associated site improvements (i.e. hardscape, site utilities, drainage improvements, landscaping). The project is also requesting a Multi-Habitat Planning Area Boundary (MHPA) Line Correction to correct the MHPA boundary where legal grading and construction of surface parking occurred prior to the implementation of the City's Multiple Species Conservation Plan (MSCP). In addition, the project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification in conformance with Council Policy 900-14. The developed 14.2 13.77-acre project site is located at 3115 and 3215 Merryfield Road. The parcel is designated Industrial (Scientific Research) pursuant to the University Community Plan and is zoned IP-1-1 (Industrial Park). In addition, the project site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable and Appealable areas), the Community Plan Implementation Overlay Zone (CPIOZ-B), the First Public Roadway, the Parking Impact Overlay Zone (Coastal and Campus Impact Areas), Prime Industrial Lands, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for Marine Corps Air Station [MCAS] Miramar), and Accident Potential Zone (APZ for MCAS Miramar). (LEGAL DESCRIPTION: Lot 9 (also referenced as B of Parcel Map 17873, 20) 10, 11, and 12 of the La Jolla Spectrum, Map No. 12990). Applicant: Alexandria Real Estate Equities.

UPDATE: August 12, 2016. Revisions and/or minor corrections have been made to this document when compared to the draft Mitigated Negative Declaration. In accordance with the California Environmental Quality Act, Section 15073.5(c)(4),

the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document need only be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Mitigated Negative Declaration. All revisions are shown in a ~~strike through~~ and/or underline format.

- 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(s): **BIOLOGICAL RESOURCES, PALEONTOLOGICAL RESOURCES, and CIRCULATION/TRANSPORTATION.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.
- IV. **DOCUMENTATION:** The attached Initial Study documents the reasons to support the above Determination.
- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**
 - A. **GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)**
 1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
 2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
 3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/information/standtemp.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 DSD 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 Biologist Qualified and Paleontological Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200.**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360.**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 422478 and/or Environmental Document Number 422478, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: ***Not Applicable***
4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIOLOGICAL RESOURCES (RESOURCE PROTECTION DURING CONSTRUCTION)

I. Prior to Construction

- A. **Biologist Verification** – The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** – The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), environmentally sensitive land (ESL) Ordinance, project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state, or federal requirements.
- D. **BCME** – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and U.S. Fish and Wildlife Service [USFWS] protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** – To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the

presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities.

If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow-up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. **During Construction**

- A. **Monitoring** – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to

MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

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

BIOLOGICAL RESOURCES (RAPTOR NESTING)

To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities.

If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. If Cooper Hawk is present, a 300-foot avoidance buffer shall be established around an active nest within the MHPA consistent with the City MSCP Subarea Plan and the Biology Guidelines (2012). The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.

Land Use (MSCP)

Prior to issuance of any construction permit or notice to proceed, DSD/ LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*
- D. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers** - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations,

reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

- F. **Invasives-** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** –New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. **Noise** - Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: coastal California Gnatcatcher (march 1 through August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

- 1. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

- A. A qualified biologist (possessing a valid endangered species act section 10(a)(1)(a) recovery permit) shall survey those

habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(a)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife service within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:

- I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
- II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(a) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
- III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(a) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(a) hourly average. If the noise

attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the city manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

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, but prior to the first preconstruction meeting, whichever is applicable, the 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 MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City 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, CM, and/or Grading Contractor, RE, 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 CM 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 CM 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 CSV. The CSVs 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 8 A.M. on the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Section III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. 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 CM 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.

Transportation / Circulation

Prior to issuance of occupancy of Building A, the I-5/Genesee Avenue Interchange Project shall be fully constructed and open to traffic.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

U.S. GOVERNMENT

U.S Fish & Wildlife Service (23)

STATE OF CALIFORNIA

Caltrans (31)

California Department of Fish & Wildlife (32)

State Clearinghouse (46)

California Coastal Commission, San Diego District (47)

Native American Heritage Commission (56)

CITY OF SAN DIEGO

Mayor's Office (91)

Councilmember Lightner, District 1 (MS 10A)

Development Services Department

EAS

Planning Review

Landscape

Engineering

CITY OF SAN DIEGO - CONTINUED

Transportation Development
Geology
Fire-Plan Review
PUD- Water & Sewer
DPM

Planning Department

Plan-Long Range Planning
Plan-Facilities Financing
MSCP

Library Department - Government Documents (81)
Central Library (81A)
University City Community Branch Library (81JJ)
North University Branch Library (81KK)
Historical Resources Board (87)
Environmental Services Department (93A)
Facilities Financing (MS 93B)
City Attorney's Office (93C)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS/GROUPS

Sierra Club San Diego Chapter (165)
San Diego History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution – Public Notice Only (225A-S)
University City Community Planning Group (480)
Editor, Guardian (481)
Brad Werdick, UCSD Physical & Community Planning (482)
Commanding General, Community Plans Liaison MCAS Miramar Air Station (484)
Marian Bear Natural Park Recreation Council (485)
University City Community Association (486)
Friends of Rose Canyon (487)
University City Library (488)
Chamber of Commerce (492)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS/GROUPS - CONTINUED

Alexandria Real Estate Equities, Applicant
RECON Environmental Inc., Consultant

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- (X) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

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 Entitlements Division for review, or for purchase at the cost of reproduction.



Elizabeth Shearer-Nguyen
Senior Planner
Development Services Department

June 22, 2016
Date of Draft Report

August 12, 2016
Date of Final Report

Analyst: E. Shearer-Nguyen

Attachments: Initial Study Checklist
Figure 1 – Location Map
Figure 2 – Aerial Location - Project Site
Figure 3 – Site Plan



STATE OF CALIFORNIA
 Governor's Office of Planning and Research
 State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
 Governor



Ken Alex
 Director

City staff response(s) to the State of California Governor's Office of Planning and Research,
 State Clearinghouse and Planning Unit comment(s) letter for
 Spectrum III & IV, Project No. 442478

RECEIVED

JUL 27 2016

July 22, 2016

Development Services

Elizabeth Shearer-Nguyen
 City of San Diego
 1222 First Avenue, MS-501
 San Diego, CA 92101

Subject: Spectrum III and IV
 SCH#: 2016061047

Dear Elizabeth Shearer-Nguyen:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 21, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
 Director, State Clearinghouse

Enclosures
 cc: Resources Agency

1. The City acknowledges receipt of the State Clearinghouse letter which indicates that the City has complied with the State Clearinghouse review requirements for draft environmental document pursuant to CEQA. Additionally, the attached letter was submitted by the California Department of Fish and Wildlife; please refer to response numbers 5 through 7.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016061047
Project Title Spectrum III and IV
Lead Agency San Diego, City of

Type MND Mitigated Negative Declaration
Description CDP and SDP to amend CDP/Hillside Review Permit No. 96-7939 and a VTM is being requested to modernize and expand the two existing research and development buildings. The project would include demolition of the existing 79,759 sf building located at 3115 Merryfield Row and the existing 76,894 sf building located at 3215 Merryfield Row. The project is also requesting a multi-habitat planning area boundary line correction to correct the MHPA boundary where legal grading and construction of surface parking occurred prior to the implementation of the City's multiple species conservation plan. In addition, the project would achieve a leadership in energy and environmental design silver certification in conformance with Council policy 900-14.

Lead Agency Contact

Name Elizabeth Shearer-Nguyen
Agency City of San Diego
Phone (619) 446-5369 **Fax**
email
Address 1222 First Avenue, MS-501
City San Diego **State** CA **Zip** 92101

Project Location

County San Diego
City San Diego
Region
Lat / Long
Cross Streets Science Park Rd/Torreyana/Merryfield Row
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Industrial/IP-1-1/Industrial

Project Issues Biological Resources; Traffic/Circulation; Vegetation

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Office of Emergency Services, California; Resources, Recycling and Recovery; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Native American Heritage Commission; State Lands Commission

Date Received 06/22/2016 **Start of Review** 06/22/2016 **End of Review** 07/21/2016

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Note: Blanks in data fields result from insufficient information provided by lead agency.

From: Weiss, Eric@Wildlife <Eric.Weiss@wildlife.ca.gov>
Sent: Wednesday, July 13, 2016 11:17 AM
To: DSDEAS@sandiego.gov
Cc: OPR State Clearinghouse
Subject: Spectrum III & IV Project No. 422478, SCH No. 2016061047

clear
7/21/16
E

Good morning Ms. Shearer-Nguyen

The California Department of Fish and Wildlife has reviewed the Draft Mitigated Negative Declaration (MND) Project No. 422478, State Clearinghouse No. 2016061047 for the Spectrum III and IV project and offer the following comment to assist the City of San Diego in minimizing project related biological impacts.

Given the site's suitability for Cooper's hawk (*Accipiter cooperii*) nesting, the Department recommends that the MND's area specific management directives (ASMDs) and mitigation monitoring and reporting program (MMRP) acknowledge that raptor nesting season may occur as early as January 1 (see recommended language below).

Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation (including Brush Management Zone 2, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, surveys will be conducted by a City of San Diego approved biologist with experience in conducting breeding bird surveys to detect native birds (occurring in suitable nesting habitat) within 300 feet of the disturbance area (within 500 feet for raptors). Nesting surveys will be reviewed and approved by City staff prior to any ground disturbing activities. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area.

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The Department requests an opportunity to review and comment on any response that the City has to our comment and to receive notification of the forthcoming hearing date for the project (CEQA Guidelines; §15073(e)). If you have any questions or comments regarding this letter, please feel free to contact me. Thank you for the opportunity to review the MND and provide comments.

Eric Weiss
Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife
South Coast Region, Habitat Conservation Planning
3883 Ruffin Road
San Diego, CA 92123

Phone (858) 467-4289

Every Californian should conserve water. Find out how at:

Governor's Office of Planning & Research
JUL 13 2016
STATE CLEARINGHOUSE

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



July 25, 2016

Jeff Peterson
Development Project Manager
City of San Diego, Development Services Department
1221 1st Avenue
San Diego, CA 92101

Re: Coastal Commission Staff Comments – Mitigated Negative Declaration for
Spectrum III & IV, City of San Diego Project No. 422478

Dear Mr. Peterson:

Coastal Commission staff has reviewed the Mitigated Negative Declaration (MND) for the Spectrum 3 & 4 project located at 3115 - 3215 Merryfield Road in San Diego. The proposal includes the demolition of two existing Research & Development buildings totaling 156,653 sq. ft. and the construction of two new Research & Development buildings totaling approximately 203,200 sq. ft. on a 14.2 acre site. The proposed development is located in an area where coastal development permits are appealable to the Coastal Commission.

Coastal Commission staff remains concerned about avoidable impacts from brush management that would encroach in the existing open space easement recorded by CarrAmerica in 1993, which would potentially affect Environmentally Sensitive Lands (ESL), such as steep slopes and sensitive biological resources including Tier 1 and Tier 2 vegetation communities and sensitive species.

In a previous letter to the City of San Diego from Commission staff dated April 1, 2016, staff noted, "New development must be sited and designed to avoid the impacts of fuel modification and brush clearance on native habitat." Before allowing any encroachment into ESL, project alternatives that avoid impacts must be considered, including relocating, redesigning, or revising the scale of the buildings. If any encroachment is proposed, the MND should demonstrate how it has been avoided and minimized to the maximum extent feasible. Alternatively, if the project qualifies for an exemption to standard brush management requirements, the MND should describe its qualifications.

Other information that may be received during the public review process for the proposed development will be reviewed by staff as it is made available during the coastal development permit process. Should the project be appealed to the Commission, the Coastal Commission itself will make a final determination as to the project's consistency with the Coastal Act.

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3.
4.

City staff response(s) to the California Coastal Commission comment(s) letter for
Spectrum III & IV, Project No. 442478

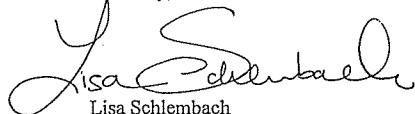
2. Comment noted.

3. Per the City of San Diego Biology Guidelines (2012, page 20) states that Brush Management Zone 2 is considered "impact neutral"; therefore, not requiring mitigation. The project would not be removing any additional habitat that was not originally permitted and disclosed as part of the La Jolla Spectrum project Final Environmental Impact Report (No. 89-0269/SCH No. 91071013; City of San Diego 1992). Therefore, there would be no new impacts to the existing coastal sage scrub outside of what was originally permitted.

4. Comment noted.

Thank you again for the opportunity to comment. If you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Schlembach". The signature is fluid and cursive, with the first name "Lisa" written in a larger, more prominent script than the last name "Schlembach".

Lisa Schlembach
Coastal Planner

cc: Deborah Lee

(G:\San Diego\LISA JOY\CDP\Spectrum 3 & 4\MND\Spectrum III & IV - CCC Response to MND.docx)

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From: Weiss, Eric@Wildlife [Eric.Weiss@wildlife.ca.gov]
Sent: Wednesday, July 13, 2016 11:17 AM
To: DSD EAS
Cc: state.clearinghouse@opr.ca.gov
Subject: Spectrum III & IV Project No. 422478, SCH No. 2016061047

Good morning Ms. Shearer-Nguyen

The California Department of Fish and Wildlife has reviewed the Draft Mitigated Negative Declaration (MND) Project No. 422478, State Clearinghouse No. 2016061047 for the Spectrum III and IV project and offer the following comment to assist the City of San Diego in minimizing project related biological impacts.

Given the site's suitability for Cooper's hawk (*Accipiter cooperii*) nesting, the Department recommends that the MND's area specific management directives (ASMDs) and mitigation monitoring and reporting program (MMRP) acknowledge that raptor nesting season may occur as early as January 1 (see recommended language below).

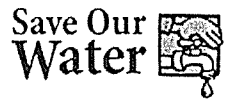
Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation (including Brush Management Zone 2, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, surveys will be conducted by a City of San Diego approved biologist with experience in conducting breeding bird surveys to detect native birds (occurring in suitable nesting habitat) within 300 feet of the disturbance area (within 500 feet for raptors). Nesting surveys will be reviewed and approved by City staff prior to any ground disturbing activities. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area.

The Department requests an opportunity to review and comment on any response that the City has to our comment and to receive notification of the forthcoming hearing date for the project (CEQA Guidelines; §15073(e)). If you have any questions or comments regarding this letter, please feel free to contact me. Thank you for the opportunity to review the MND and provide comments.

Eric Weiss
Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife
South Coast Region, Habitat Conservation Planning
3883 Ruffin Road
San Diego, CA 92123

Phone (858) 467-4289

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SaveOurWater.com · Drought.CA.gov

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5. Comment noted.

6. Comment noted. The General Nesting Bird Mitigation Measure is consistent with the City of San Diego Biology Guidelines and the MSCP Conditions of Coverage; it is the standard measure that the City relies upon to address potential impacts to raptors and/or any native/migratory birds. Additionally, the discretionary permit includes as a condition of project approval that the applicant(s) shall adhere to all state and federal laws including the federal MBTA and the California Fish and Game Code, in particular, Section 3503.

7. Comment noted.

RINCON BAND OF LUISEÑO INDIANS

Environmental Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2330 Fax:(760) 297-2339



RECEIVED

JUL 19 2016

Development Services

June 27, 2016

E. Shearer-Nguyen
The City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Spectrum III and IV Project No. 422478

Dear Ms. Shearer-Nguyen:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Spectrum III and IV Project No. 422478. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

City staff response(s) to the Rincon Band of Luiseno Indians comment(s) letter for
Spectrum III & IV, Project No. 442478

8. The requirement for Native American monitoring is included in Section V. of the Mitigated Negative Declaration, which identifies the need for the applicant to confer with appropriate persons/organizations when inadvertent discoveries occur during grading activities.

The City of San Diego provides draft environmental documents to Native American Tribes from San Diego County when a cultural resources report has been prepared and/or archaeological monitoring is required. Furthermore, the City's contact information for the Rincon Band of Luiseno Indians is consistent with the information provided in the comment letter.

Comment noted.

8.

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

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INITIAL STUDY CHECKLIST

1. Project title/Project number: **SPECTRUM III & IV / Project No. 422478**
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: E. Shearer-Nguyen / (619) 446-5369
4. Project location: 3115 and 3215 Merryfield Row, City and County of San Diego, CA
5. Project Applicant/Sponsor's name and address: Alexandria Real Estate Equities, 10996 Torreyana Road, San Diego, CA 92121
6. General/Community Plan designation: Industrial Employment / Industrial
7. Zoning: Industrial Park (IP-1-1)
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.):

A COASTAL DEVELOPMENT PERMIT (CDP), a SITE DEVELOPMENT PERMIT (SDP) to amend CDP/Hillside Review Permit No. 96-7939, and a ~~VESTING~~ TENTATIVE MAP (VTM) is being requested to modernize and expand the two existing research and development buildings. The project would include demolition of the existing 79,759-square-foot building located at 3115 Merryfield Row and the existing 76,894-square-foot building located at 3215 Merryfield Row. Construction on 3115 Merryfield Row would include a new 57,372-square-foot Research and Development (R&D) building with 148 subterranean parking spaces and 65 surface parking stalls (Building A). Construction on 3215 Merryfield Row would include a new 145,828-square-foot R&D building with 290 subterranean parking spaces and 122 surface parking stalls (Building B). Associated improvements include a central plant for each of the buildings. The plants would include chilling towers, boiler and chiller rooms, and loading docks. The project would also construct associated site improvements (i.e. hardscape, site utilities, drainage improvements, landscaping). The project is also requesting a Multi-Habitat Planning Area (MHPA) Boundary Line Correction to correct the MHPA boundary where legal grading and construction of surface parking occurred prior to the implementation of the City's Multiple Species Conservation Plan (MSCP). In addition, the project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification.

Implementation of the project would increase the total building square footage from 156,727 square feet (existing) to a maximum of 203,200 square feet with a total of 625 parking stalls at a ratio of approximately 3.07 parking spaces per 1,000 square feet (187 surface parking spaces

and 438 sub-grade parking spaces) (Figure 3, Proposed Site Plan). Primary vehicular access would occur from an existing driveway located on Science Park Road.

As previously mentioned, other site improvements proposed include site work, site utilities, drainage improvements, landscape, irrigation, and hardscape. The project landscaping would comply with all applicable City of San Diego Landscape ordinances and standards. Project landscaping utilized throughout the site would be native, non-invasive, and/or drought-tolerant plants. Drainage would be directed into appropriate storm drain systems designed to carry surface runoff. Grading operations would entail approximately 7,743 cubic yards of cut at a vertical depth of 9.5 feet with 18,250 cubic yards of fill at a vertical depth of 11.8 feet.

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

The approximate ~~44.2~~ 13.77-acre project site is at 3115 and 3215 Merryfield Row, just east of North Torrey Pines Road, west of Interstate 5, approximately 0.9 mile east of the Pacific Ocean, in the University community of the City of San Diego. (Refer to Figures 1 and 2.)

The 14.2-acre site is currently developed with two existing buildings and surface parking lots and is located at 3115 and 3215 Merryfield Row in the Torrey Pines area of San Diego, California. The project site is located just east of North Torrey Pines Road, west of Interstate 5, approximately 0.9 mile east of the Pacific Ocean, in the University community of the city of San Diego. The project site is bordered to the north by Merryfield Row, to the west by research and development facilities, and to the south and east by an urban canyon/open space. Properties in the vicinity include research and development facilities to the west, north, and east, as well as a golf course to the west of North Torrey Pines Road. The slopes on the east side of Torrey Pines Mesa are undeveloped. The developed portion of the site is flat or gently sloped. Elevations on the project site range from 230 feet above mean sea level to 366 feet above mean sea level.

The project site is designated Industrial (Scientific Research) pursuant to the University Community Plan and is zoned IP-1-1. In addition, the project site is located within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non-Appealable and Appealable Areas), the Community Plan Implementation Overlay Zone (CPIOZ-B), the First Public Roadway, the Parking Impact Overlay Zone (Coastal and Campus Impact Areas), Prime Industrials Lands, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for Marine Corps Air Station [MCAS] Miramar), and Accident Potential Zone (APZ for MCAS Miramar). The parcel is situated in a neighborhood setting of similar uses. Furthermore, the project site is located in a developed area currently served by existing public services and facilities as well as utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
None required.

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 type="checkbox"/> | Population/Housing |
| <input type="checkbox"/> | Agriculture and Forestry Resources | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Public Services |
| <input type="checkbox"/> | Air Quality | <input type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Recreation |
| <input checked="" type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Land Use/Planning | <input checked="" type="checkbox"/> | Transportation/Traffic |
| <input checked="" type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Utilities/Service System |
| <input type="checkbox"/> | Geology/Soils | <input type="checkbox"/> | Noise | <input checked="" 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 will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will 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 one 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 will 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 Analyses", 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. Impacts 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 the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe 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 substantiated.
- 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
-------	--------------------------------	--	------------------------------	-----------

I. AESTHETICS – Would the project:

- | | | | | |
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| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project site is visible from the local roadways and sidewalks, including Merryfield Row to the east, Science Park Road to the north, North Torrey Pines Road to the west, and Tower Road to the south. Views are generally limited to the area adjacent to the roadways due to topography, intervening structures, and vegetation.

The project is bounded on the west by an existing research facility, on the east by a large undeveloped drainage, and on the south by an unnamed undeveloped drainage. Sorrento Valley is located approximately 3,000 feet to the east and the undeveloped drainage adjacent to the project drains into the valley.

Local views consist of the roadways, buildings, and landscaping to the west and north of the project site. The landscaping is dominated by pine trees, eucalyptus trees, and shrubs. Views to the east and south from the cul-de-sac at Merryfield Row are of the urban canyon area of the undeveloped drainages and buildings on adjacent mesas. Significant scenic vistas as described in the University Community Plan include the ocean, coastal bluffs, canyons, or native vegetation. The urban canyon views provide scenic value but are not considered scenic corridors under the *University Community Plan*.

The project buildings would be constructed on existing developed areas and would not significantly change the existing views from any public viewing areas. The new buildings, although taller, would not exceed the height requirements for the area.

In conclusion, the project would replace existing structures and therefore would not result in a significant change to the existing visual environment and would not affect existing views. No scenic views and/or scenic corridors designated per the University Community Plan exist on the site or surrounding area. The project would not result in a substantial adverse effect on a scenic vista. Impacts of the project therefore would be less than significant.

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| 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"/> |
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The project would not adversely affect scenic resources because the project involves replacement of existing structures which are not considered scenic resources. No rock outcroppings or historic buildings are located on-site, no visually significant trees would be removed, and the project is not located in proximity to a state scenic highway. Therefore, the project would not result in a substantial adverse effect on a scenic resource.

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| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The demolition of existing buildings and parking structure and construction of similar structures would not substantially degrade the existing visual character or quality of the site and its surroundings because the proposed structures would be consistent with the existing site conditions and surrounding land uses. The project would be consistent with the community plan, zone designations, and setback and height requirements. Therefore, the project would not result in adverse impacts to the visual character or quality of the site or its surroundings.

The primary architectural style in the project vicinity is modern office building styles. Thus, the project's modern architectural style would not be in stark contrast to the adjacent development, and the visual impact would be less than significant.

Based on the factors described above, the visual character and quality impacts of the project would be less than significant.

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| 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"/> |
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Lighting

Although the project would include exterior lighting, the project would comply with the City of San Diego Municipal Code Section 142.0701. The demolition of existing buildings and construction of similar structures would not create a new source of light or glare as lighting already exist on the site. No substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. Impacts would be less than significant.

Glare

The project would incorporate glass into some portions of the façade. As the project would comply with City regulations, the reflection of natural or artificial light off the glass would not present an adverse glare effect. Impacts would be less than significant.

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 Board. – Would the project:

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| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site consists of two research and development buildings with on-grade parking surrounded by development and open space canyons. The site would not be suitable for agricultural use, and does not contain prime farmland, unique farmland, or farmland of statewide importance (farmland) as designated by the California Department of Conservation. No farmland or agricultural land exists adjacent to the project site. Furthermore, the University Community Plan designates the project site for Industrial use. Therefore, no impact to agricultural lands would result from project implementation.

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| 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"/> |
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The project site is designated as Industrial per the community plan and zoned IP- 1-1 (Industrial Park). There are no Williamson Act Contract lands or agricultural zones on or within the vicinity of the site. No impact would result.

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| 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 defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 occur on-site or within the project area. Thus, the project would have no impact on such resources

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| 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"/> |
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No forest land or timberland exists on or near the project site. Furthermore, the project would not contribute to the conversion of any forested land to non-forest use as surrounding land uses are built out. Thus, the project would have no impact on such resources.

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| 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"/> |
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Refer to II(a), above. Neither the project site nor the surrounding area contains any farmland or forestland. Thus, the project would have no impact on farmland or forestland.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 determinations – 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"/>

The San Diego Air Basin (SDAB) is in non-attainment under federal standards for ozone (8-hour standard) and has state non-attainment status for ozone and PM₁₀. The SDAB is designated non-attainment for the State ozone standard. Accordingly, the regional air quality standards (RAQS) were developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standards for ozone. The two pollutants addressed in the RAQS are reactive organic gases (ROG) and nitrogen oxide (NOx), which are precursors to the formation of ozone. The California Air Resources Board (CARB) mobile source emission projections and San Diego Association of Governments (SANDAG) growth projections are based on population, vehicle trends, and land use plans developed in general plans. As such, projects that propose development that is consistent with the growth anticipated by SANDAG’s growth projections and/or the general plan are consistent with the RAQS. Since the project is consistent with the General Plan, University Community Plan, and the underlying zone, it would not obstruct implementation of the RAQS. As such, impacts would be 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"/>
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The project would comply with the San Diego Air Pollution Control District’s (SDAPCD) limit of 150 grams of volatile organic compounds (VOC) per liter for paints and sealants. Criteria pollutant emissions due to construction and operation of the project were calculated as a part of the Greenhouse Gas Technical Report prepared for the project by RECON (November 2015). Construction-related activities are temporary, short-term sources of air emissions resulting from dust raised during demolition and grading, emissions from construction vehicles, and chemicals used during construction would occur. Construction activities are subject to the requirements established in Regulation 4, Rules 52, 54, and 55, of the SDAPCD rules and regulations. The SDAB is in non-attainment under federal standards for ozone (8-hour standard) and has state non-attainment status for ozone and PM₁₀.

Long-term operational emissions would result from mobile and stationary sources. Mobile source emissions would originate from traffic generated by the project. Area source emissions would result from activities such as the use of natural gas and consumer products. In addition, landscaping maintenance activities associated with the proposed land uses would produce pollutant emissions.

As calculated, construction and operational emissions are projected to be less than the significance thresholds for all criteria pollutants. As a result, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. A less than significant impact would occur.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As discussed under III(b), construction and operational emissions are projected to be less than the significance thresholds for all criteria pollutants. The project is not expected to generate considerable ozone or PM₁₀ during construction or operational phases. As a result, the project would have a less than significant impact related to air quality and would not contribute to an existing or projected air quality violation.

d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would involve the use of diesel-powered construction equipment. Diesel exhaust may be noticeable temporarily at adjacent properties; however, construction activities would be temporary. Project operation would not result in the generation of odors. Impacts would be 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A field survey and a biological report were prepared by RECON Environmental (June 3, 2016) to assess the vegetation communities onsite and identify any potential impacts due to implementation of the project. The project site lies within the boundaries of the City's Multiple Species Conservation Plan (MSCP) Subarea. Furthermore, the Multi-Habitat Planning Area (MHPA) is mapped onsite and adjacent to the project. Three sensitive vegetation communities were identified on-site: 1.59 acres of maritime Chaparral (Tier I), 2.47 acres of coastal sage scrub (Tier II), 0.09 acre of disturbed coastal sage scrub (Tier II), and 10.03 acres of disturbed land (Tier IV). There are no riparian and/or wetlands occur on site. No additional permits from the Wildlife Agencies would be required.

Approximately 0.69 acre of the project site overlaps the existing MHPA. To develop the project site, a Boundary Line Correction (BLC) would be required; of the 0.69 acre of mapped MHPA approximately 0.18 acre of previously graded in conjunction with Vesting Tentative Map 89-0269, and subsequently developed, would be corrected out of the MHPA. This area contains developed lands. The proposed MHPA boundary line correction would move the MHPA boundary line east to the outer edge of the

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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southeastern edge of the parking lot (0.51 acres of MHPA would remain after the correction).

Due to the MHPA, “edge effects” could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers, and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be considered significant, but would be avoided through compliance with the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City’s (MSCP) Subarea Plan. Refer to Land Use for further details.

Biological resources were originally analyzed and mitigated through dedication of an open space easement for direct impacts to coastal sage scrub in the La Jolla Spectrum Final Environmental Impact Report 89-0269/SCH No. 91071013. Mitigation measures were implemented when the entire project site was graded. An area of Tier II habitat has since re-established within the previously entitled development footprint. The project would result in impacts to 0.19 acre of that re-established coastal sage scrub (Tier II) of which would not require mitigation since it has already been mitigated. Therefore there would be no new impacts to the existing coastal sage scrub outside of what was originally permitted. In addition, the project would impact 9.0 acres of disturbed land (Tier IV). According to the City’s Biology Guidelines impacts to Tier IV habitat, which are not considered sensitive, do not require mitigation.

A total of 0.46 acre of Tier I and Tier II habitats would be affected due to implementation of Brush Management Zone Two. Clearing within Brush Management Zone Two would consist of only pruning and/or thinning and clearing of the vegetation. Brush Management Two is impact neutral per the City’s Land Development Code and Biology Guidelines and therefore mitigation is not required.

Outside of the development footprint, the remaining 4.14 acres of habitat (1.59 acres of maritime chaparral, 2.46 acres of coastal sage scrub, and 0.09 acre of disturbed coastal sage scrub) would be conserved in a covenant of easement per Section 143.0152 of the City of San Diego Land Development Code. The easement would ensure the protection of the habitat.

Wildlife species observed onsite were typical of coastal sage scrub and chaparral communities as well as urban/disturbed areas. Species observed included those typically found in a disturbed/developed urban neighborhood, such as common birds (House European starling, Anna’s hummingbird, wren, spotted towhee, western scrubjays, and bushtit). One sensitive wildlife species, southern mule deer, was detected onsite by scat. Six sensitive species have a moderate potential to occur and/or nest in the native habitat within the MHPA, east of the site. These species include Belding’s orange-throated whiptail, coastal whiptail, red diamond rattlesnake, Cooper’s hawk, coastal California gnatcatcher, and southern California rufous-crowned sparrow.

Four sensitive plant species were observed. Three of the four species are scattered throughout the maritime chaparral: Wart-stemmed ceanothus, San Diego barrel cactus, and Nuttall’s scrub oak. Ashy spike-moss was observed along the edge of the maritime chaparral where it meets the disturbed coastal sage scrub. Impacts to these species would be avoided as they are outside of the development footprint. Three narrow endemic plant species, San Diego Ambrosia, Short-leaved dudleya, and variegated dudleya, although not observed, have the potential to occur within the native habitats. No impacts to narrow endemic species would occur as all individuals would be flagged or staked prior to implementation of brush management zone 2 activities.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site also contained Torrey pines, these trees are not naturally occurring in that they were planted. Additionally, those Torrey pines found within the maritime chaparral are subsequent recruits from the surrounding planted trees.

Direct impacts to the six sensitive wildlife species with moderate potential to occur in Diegan coastal sage scrub and chaparral on-site are anticipated through the loss of vegetation associated with the proposed project. Habitat-based mitigation for project-related sensitive species impacts would not be required as identified previously, mitigation occurred through dedication of an open space easement. Therefore, no habitat-based mitigation is required.

Area Specific Management Directives (ASMD) are measures provided in the MSCP Subarea Plan to facilitate the appropriate protection and management of covered species. Project compliance with ASMDs developed for five of six of the sensitive species would minimize and avoid indirect impacts to those species. Species-specific ASMDs are presented below, followed by a discussion of project compliance with each of these measures.

The ASMDs for Belding’s orange-throated whiptail must address edge effects. Edge effects may include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species, parasitism by cowbirds, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997).

- All of the development footprint is outside of the MHPA but is immediately adjacent to the MHPA. However, the area adjacent to the MHPA is small and immediately next to a downhill slope which would discourage entry into the MHPA. Therefore, edge effects should be limited. Implementation of the MHPA LUAG would preclude detrimental edge effects from project.

The ASMDs for Cooper’s hawk include a 300-foot impact avoidance area around active nests, and minimization of disturbance in oak woodlands and oak riparian forests.

- Should an active Cooper’s hawk, or raptor nest be detected during the pre-grading survey, appropriate construction setback of 300 feet would be implemented until the fledglings are independent of the nest.

The ASMDs for coastal California gnatcatcher must include measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. No clearing of occupied habitat within the City’s MHPA and within the County’s Biological Resource Core Areas may occur between March 1 and August 15.

- Protocol surveys would be conducted within the off-site MHPA that is immediately adjacent to the project to determine if coastal California gnatcatchers are present. If this species is present, additional measures would be required to prevent edge effects.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ASMDs for southern California rufous-crowned sparrow must include maintenance of dynamic processes, such as fire, to perpetuate some open phases of coastal sage scrub with herbaceous components.

- The project would not preclude the City's maintenance of the adjacent MHPA for fire management that may benefit the southern California rufous-crowned sparrow. Implementation of the MHPA LUAG would preclude detrimental edge effects from project.

The MSCP does not list any specific ASMD for southern mule deer as this species is not considered sensitive, although it is still an MSCP-covered species. Coastal whiptail is considered locally sensitive and the red-diamond rattlesnake is a CDFW species of special concern; but they are not covered by the MSCP. No ASMDs have been developed for these species. However, it is anticipated that indirect impacts to coastal whiptail and red-diamond rattlesnake would be avoided through the implementation of ASMDs for Belding's orange-throated whiptail and coastal California gnatcatcher which also reside in coastal sage scrub and chaparral habitats.

As previously identified, the project has the potential to result in direct impacts nesting Cooper's hawk and other raptors, within the project site. Therefore, preconstruction surveys would be required to determine presence and/or absence of nesting Cooper's hawk.

Therefore, a Mitigation Monitoring Reporting Program (MMRP), as detailed within Section V of the MND would be implemented to reduce indirect impacts related to the biological resources to below a level of significance. With implementation of the MMRP, potential biological resources impacts would be reduced to below a level of significance

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

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| 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"/> |
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No federally protected wetlands are located on-site. The project would have no impact on jurisdictional waters

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

There is a canyon in the southern portion of the site within the maritime chaparral that is connected to a larger urban canyon system south of the project site. Although it is reasonable to assume that wildlife may move locally through this canyon, the site is ultimately restricted by development and paved roads in all directions, including Interstate 5, Interstate 805, Genesee Avenue, North Torrey Pines Road, and Carmel Valley Road. The majority of the site is dominated by existing development and only a small fraction of habitat would be impacted on the fringes of the project site. While there may be some wildlife movement at the southern portion of the project boundary, the site as a whole does not provide a movement corridor for wildlife species. Furthermore, the project site is not designated as a MSCP regional wildlife corridor as it does not provide a throughway for wildlife species by connecting with major areas of off-site habitat. Thus, implementation of the project would have a less than significant impact on wildlife movement.

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"/>
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The project would not conflict with any local policies or ordinances protecting biological resources.

f) Conflict with the provisions 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. Multi-Habitat Planning Area (MHPA) Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. The City's MHPA is mapped onsite; more specifically, approximately 0.69 acre is mapped to the southeast.

To develop the project site, a Boundary Line Correction (BLC) would be required; of the 0.69 acre of mapped MHPA, approximately 0.18 acre, of previously graded in conjunction with Vesting Tentative Map 89-0269, and subsequently developed, would be corrected out of the MHPA. This area contains developed lands. The proposed MHPA boundary line correction would move the MHPA boundary line east to the outer edge of the southeastern edge of the parking lot (0.51 acres of MHPA would remain after the correction).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the presence of the MHPA, on and adjacent to the site, the project would be required to comply with the MHPA Land Use Adjacent Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA. Per the MSCP, potential indirect effects from drainage, toxics, lighting, noise, barriers, invasives, and brush management from project construction and operation must not adversely affect the MHPA. Refer to Land Use Section X(c) for further details.

The project as designed would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would not result.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is 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. Before approving discretionary projects, CEQA requires the Lead Agency to 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.

Archaeological Resources

An Archaeological Resources Report was completed by RECON Environmental, Inc. (October 2, 2015) to evaluate for the presence of archaeological resources on the project site.

Two previously recorded cultural resources were noted on the project property. CA-SDI-13241, a badly disturbed shell midden site, is mapped at the southwestern corner of the northern of the two existing buildings. The site appears to have been destroyed sometime before the existing structures were constructed. The second site recorded on the project property, CA-SDI-17391, is mapped straddling Merryfield Row and the driveway into 3115 Merryfield Row. A note dated 1975 states that the site was excavated and classified as "La Jollan." A later note states that the site had been bladed away.

In addition, a single isolated unifacial core, temporarily designated 7764-ISO-1, was found on the undeveloped southeast-facing slope in the southeastern parcel of the project area. Cultural isolates are not considered significant historical resources under the CEQA guidelines because they generally lack characteristics that would qualify them for listing on the California Register of Historical Resources (CRHR). Isolates are also not considered significant cultural resources under City of San

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Diego guidelines. Therefore, 7764-ISO-1 is not a historical resource under the CRHR or the City's inventory requirements.

Since the isolate is not a significant historical resource, and the two previously recorded sites have been destroyed, there would be no impacts on archaeological resources. Therefore, no further historical resources work (archaeological monitoring) would be required. No impact would result.

Built Environment

Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association. The existing structures on site were constructed in 1999 and do not meet the 45 years requirement. No impact would result.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to V.a. above.

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"/>
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According to the Geotechnical Investigation prepared by Geocon Incorporated (April 30, 2015), the project site is underlain by Very Old Paralic Deposits (also known as the Lindavista Formation), the Scripps Formation, and previously placed fill. Very Old Paralic Deposits (Lindavista Formation) are assigned moderate resource sensitivity for paleontological resources and the Scripps formation is assigned high resource sensitivity for paleontological resources.

Review of the grading plans associated with the project identifies approximately 71,829 cubic yards of soil cut at a vertical depth of 9.5 feet with 18,250 cubic yards of fill at a vertical depth of 11.8 feet. In accordance with the City's Significance Determination Thresholds, projects that exceed over 1,000 cubic yards of excavation and a depth greater than 10 feet into formations with a high sensitivity level and projects that exceed 2,000 cubic yards of excavation and a depth greater than 10 feet into formations with a moderate sensitivity level would constitute a significant impact. Consequently, paleontological monitoring is required during all grading and/or excavation activities.

Therefore, a mitigation monitoring and reporting program, detailed within Section V of the Mitigated Negative Declaration (MND), would be implemented to ensure that significant impacts to paleontological resources are reduced to below a level of significance.

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

There are no burial sites, formal cemeteries, or human remains known to exist on-site or in the vicinity. If any human remains are uncovered during construction, the applicant would be required to treat human remains in accordance with the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5). Thus, no impact would result.

VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Geotechnical Investigation (Geocon Incorporated April 30, 2015) prepared for the project site indicates that there are no known active or potentially active faults on the project site. The nearest mapped active faults are the Newport-Inglewood/Rose Canyon fault system approximately 2.4 miles west of the project site. The project is not located within an Alquist-Priolo Fault Zone.

The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As described in the Geotechnical Investigation (Geocon Incorporated April 30, 2015), the project site is in a seismically active region and may be subject to moderate to severe ground shaking in response to a major earthquake along the Rose Canyon Fault Zone or one of the other major regional active faults in the region. Based on the results of the geotechnical investigation conducted, the geotechnical consultant concluded that there is no geotechnical related condition at the project site that would preclude redevelopment as presently proposed, provided that the recommendations within the report are implemented.

The project would be required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to VI(a)(ii), above. The project site is underlain by Very Old Paralic Deposits, the Scripps Formation, and previously placed fill. The Geotechnical Investigation (Geocon Incorporated April 30, 2015) and a review of the State of California Seismic Hazard Zones indicate that the project site is not in an area considered susceptible to soil liquefaction during a seismic event. The project would have no impact related to seismic-related ground failure.

Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the Geotechnical Investigation (Geocon Incorporated April 30, 2015), landslides are not present on the project site due to the relatively level topography. An area approximately 0.2 mile to the southeast of the project site has been mapped as confirmed, known, or highly suspected for landslides according to the City's Seismic Safety Study (2008). Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction of the project would temporarily disturb on-site soils during grading activities, thereby increasing the potential for soil erosion to occur. However, the use of standard erosion control measures and implementation of standard storm water Best Management Practice requirements during construction would preclude impacts; therefore, impacts would be less than significant.

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"/>
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Based on the results of studies conducted, the geotechnical investigation concluded that there is no geotechnical-related condition at the project site that would impact development as presently proposed, provided that the recommendations within the report are implemented. Furthermore, implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

According to the Geotechnical Investigation (Geocon Incorporated April 30, 2015), the on-site soil possesses a low expansion potential. Furthermore, implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant.

e) Have soils incapable 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"/>
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The project site is in an area that is already developed with existing infrastructure (i.e., water and sewer lines) and it would not require a septic system. Thus, the project would have no impact.

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"/>
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The City of San Diego currently does not have adopted greenhouse gas (GHG) Thresholds of Significance for CEQA. Therefore, the City of San Diego is utilizing the California Air Pollution Control Officers Association (CAPCOA) report “CEQA & Climate Change” dated January 2008 as an interim threshold to determine whether a GHG analysis would be required. A 900 metric ton screening threshold for determining when a GHG analysis is required was chosen based on available guidance from the CAPCOA whitepaper. The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis. This emission level is based on the amount of vehicle trips, electricity generation, natural gas consumption/combustion, water usage, and solid waste generation. In addition, construction emission are calculated, amortized over 30 years then added to the project’s operational emissions. The following CAPCOA table identifies project types that are estimated to emit approximately 900 metric tons of GHG annually.

Based on these thresholds, the project was required to prepare a GHG emissions analysis in order to determine what, if any, potential cumulative impacts would result through project implementation.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Types* that require a GHG Analysis

PROJECT TYPE	PROJECT SIZE THAT GENERATES APPROXIMATELY 900 METRIC TONS OF GHGS PER YEAR
Single Family Residential	50 Units
Apartments/Condominiums	70 Units
General Commercial Office Space	35,000 square feet
Retail Space	11,000 square feet
Supermarket/Grocery Space	6,300 square feet

*For project types that do not fit the categories in this table, a determination on the need for a GHG analysis is made on a case-by-case basis, based on the whether the project could generate 900 metric tons of more of GHGs.

A GHG emissions analysis was prepared by RECON (February 23, 2016); as described in the study, in order to calculate GHG emissions due to operation of the project, emission estimates were made for the five primary sources of GHG emissions associated with additional development: vehicular traffic on area roadways, electricity generation, natural gas consumption/combustion, water usage, and solid waste generation. Emissions were calculated for two scenarios: (1) existing baseline Conditions and (2) the proposed project.

In summary, it was determined that the existing baseline conditions would generate a total of approximately 1,483 metric tons of CO₂e annually. The proposed project would generate approximately 2,023 metric tons of CO₂e annually, resulting in a net of 540 metric tons of CO₂e emission per year over the existing land uses, which is below the screening criteria. The level of impacts associated with the contribution of GHG to cumulative emissions is below the screening criteria; therefore impacts would be less than significant.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Applicable plans for the purposes of reducing GHG emissions include the City's Climate Action Plan (CAP), the City's General Plan, the University Community Plan, and the State Scoping Plan. Project design features such as the allocation of parking spaces for bicycle storage and carpool and zero emission vehicles would promote the use of alternative modes of transportation. The project would be subject to state regulations including the 2013 Energy Code and 2013 California Green Building Standards and local regulations including the City Refuse and Recyclable Materials Storage Regulations, Recycling Ordinance, and the C&D Debris Deposit Ordinance. These regulations would require the project to be energy and water efficient and reduce waste. In addition, the project would consist of infill development located in close proximity to public transit, which, by nature, would result in reduced vehicle miles travels and associated GHG emissions. As such, the proposed project would be consistent with the overall goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land development. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

The project does not propose a use that would involve the routine transport, use, or disposal of significant hazardous materials. The project construction and operational maintenance activities may involve small amounts of solvents, cleaners, paint, oils and fuel for equipment, and pesticides/herbicides. There are adequate regulations in place to protect public safety, including the Clean Air Act, Clean Water Act, Comprehensive Environmental Response, Compensation and Liability Act, and the Toxic Substances Control Act. At the local level, the City Fire Department and County Health Department screen inventories and inspect sites permitted to use or store hazardous materials regularly. The County also reviews Hazardous Materials Business Plans, and the Air Pollution Control District regulates projects with possible toxic emissions. Considering this, the project would have a less than significant impact related to hazardous materials.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response VIII(a) above. Impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no schools within 0.25 mile of the proposed site. In addition, the project construction and operation are not anticipated to result in the emission of hazardous materials that would affect residents and businesses. The project would be required to comply with all applicable federal, state, and local laws and regulations. There would be no impact.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A hazardous waste site record search was completed in May 2015, using Geotracker, an online database of hazardous site records maintained by the California State Water Resources Control Board (Table 1). The project is not on a site which is included on a list of hazardous materials

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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locations. Six sites in the immediate project vicinity (within 0.5 mile) came up during the record search. Six of the seven cases associated with these sites have been remediated and no longer pose a threat to human health or safety. One site is a cleanup program site most recently assessed in 2012. No impact related to an identified hazardous materials site is expected to occur with project implementation, due to the distance from the project site and the media affected.

Site	Description	Location
Health Science Properties	Cleanup program site; chlorinated hydrocarbons; completed–case closed as of 6/28/1988	10933 North Torrey Pines Road La Jolla, CA 92037
	Cleanup program site; completed–case closed as of 2/5/1994	
S-Cubed Torrey Pines	LUST cleanup site; completed–case closed as of 11/3/1993	3020 Callan Road San Diego, CA 92121
Biogen Idec	Cleanup program site; completed–case closed as of 4/12/2006	11011 Orreyana Road San Diego, CA 92121
The Scripps Research Inst.	LUST cleanup site; diesel; completed–case closed as of 5/5/1997	10466 North Torrey Pines Rd. La Jolla, CA 92037
General Atomics	LUST cleanup site; completed–case closed as of 7/16/1992	3550 General Atomics Court San Diego, CA 92121
Science Park Facility	Cleanup program site; other chlorinated hydrocarbons, other solvent or non-petroleum hydrocarbon, tetrachloroethylene (PCE); open–site assessment as of 5/17/2012	3013 Science Park Road San Diego, CA 92121

Source: Geotracker

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
-

The project site lies approximately 6 miles northwest of MCAS Miramar and is within the Airport Land Use Compatibility Overlay Zone (ALUCPOZ), the Airport Influence Area (Review Area 1), and the Accident Potential Zone (APZ-II). Project plans have been provided to MCAS Miramar for review.

The ALUCPOZ regulations in San Diego Municipal Code (SDMC) Chapter 13, Article 2, Division 15 were effective on January 2012. The Coastal Development Permit for the project site was approved prior to this date. Pursuant to Section 2.2.18 of the Miramar ALUCP, the project is considered an existing land use; as a result, the Safety Compatibility Criteria in SDMC Table 132-15F do not apply. Modifications to the site area for 3115 Merryfield Row result in a Floor Area Ratio (FAR) consistent with the City's Safety Compatibility Criteria. In addition, the project complies with the Airspace Protection Compatibility requirements in SDMC 132.1520. Specifically, the project site is not within

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Federal Aviation Authority (FAA) Part 77 Noticing Area and is not 200 feet above ground level.

This impact would be less than significant impact.

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"/>
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The project site is not within the vicinity of a private airstrip. There would be no impact.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As the project involves construction of structures consistent with the existing condition and the surrounding structures, it would not interfere with the implementation or physically interfere with an adopted emergency response plan or evacuation plan. During construction, the project would introduce temporary construction activities within the project vicinity. The project would be required to submit a traffic control plan, for review and approval by City staff, during the construction phase. The project would not significantly interfere with circulation or access, as construction would be temporary and traffic would be controlled. Impacts would be less than significant.

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"/>
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Brush management is required for development that is adjacent to any highly flammable area of native or naturalized vegetation. These fire hazard conditions currently exist for the natural vegetation to the south and southwest of the proposed structures. Where brush management is required, a comprehensive program is required to reduce fire hazards around all structures by providing an effective firebreak between structures and contiguous area of flammable vegetation. The firebreak is required to consist of two distinct brush management zones: a 35-foot-wide BMZ-1 and a 65-foot-wide BMZ-2, which are required per the Land Development Code. Per the City of San Diego's Land Development Code Section 142.0412(i), the Fire Chief may modify the requirements of this section if the following conditions exist:

1. The modification to the requirement shall achieve an equivalent level of fire protection as provided by this section, other regulations of the LDC, and the minimum standards contained in the Land Development manual; and
2. The modification to the requirements is not detrimental to the public welfare of persons residing or working in the area.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The applicant would be providing a modified brush management program. The reduction/modification of the brush management zones would not increase hazards to either of the structures from external fires nor would it increase hazards to adjacent properties. The measures cited above would allow comparable fire safety as brush management zones in the prevention of building ignition from wildfires originating away from the site. Fires within the building would be suppressed through the building's sprinkler system, which is normally not required for this type of structure. All structures would have fire resistance construction per Chapter 7A of the California Building Code.

Both the City's Landscape and Fire Review Sections have reviewed the modified brush management compliance and concluded that it adequately addresses the fire safety potentially affecting the project site. The project and the above-described project features have been designed in accordance with the City's Landscape Regulations. Compliance with the standards through the above project elements would preclude any impacts to human health and public safety.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The project is considered a "priority" project in accordance with the City's *Storm Water Requirements Applicability Checklist*. As such, demolition, construction, and post-construction activities require implementation of Best Management Practices (BMPs) to minimize impacts to receiving waters. Priority projects are required to incorporate site design source control and treatment control BMPs.

The anticipated pollutants of concern include sediment, heavy metals, organic compounds, trash and debris, oxygen-demanding substances, and oil and grease. Priority projects that are anticipated to generate pollutants of concern are required to provide storm water BMPs, which maximize pollutant removal. A Water Quality Technical Report and Hydromodification Management Plan was prepared by Rick Engineering Company (October 2, 2015). The information below summarizes the results of the technical study.

According to the Water Quality Control Plan for the San Diego Basin (9), adopted by the California Regional Water Quality Control Board San Diego Region on September 8, 1994 approved by the SWRCB on December 13, 1994 (Basin Plan), the proposed project is located in the following hydrologic basin planning area:

Hydrologic Unit – San Diego (906)
 Hydrologic Area – Lower San Diego (.1)
 Hydrologic Subarea – N/A

The receiving waters for the project site that are currently listed as impaired based on the 2010 303(d) List is Soledad Canyon and Los Peñasquitos Lagoon. The project's pollutants/stressors causing impairment are: sediments, nutrients, toxicity, metals/metalloids, pathogens, and salinity.

The following source control and site design BMPs would be incorporated into the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- outdoor material storage and trash storage areas would be designed to reduce pollution introduction;
- integrated pest management principles would be employed;
- utilization of an efficient irrigation system and landscape design;
- provision of storm water conveyance system stenciling and signage, if applicable;
- trash storage areas would be designed to reduce pollution contribution; and,
- the proposed loading dock would be designed to isolate drainage and prevent spills from discharging from the loading area.

Additional Low Impact Development design features are incorporated into the project design, such as optimize the site layout, minimize impervious footprint, disperse runoff to adjacent landscaping, design and implementation of pervious surfaces, and incorporation of construction considerations (soil amendments and use of engineered soil mix within Biofiltration BMPs). The project would also include Pollutant Control BMPs, Hydromodification Management Requirements, and an Operations and Maintenance Plan.

Development would also involve ground-disturbing activities; therefore, the project would be required to implement mandated federal, state, and local standard storm water pollution regulations to reduce any potential impacts from soil erosion during construction.

The project and the above-described project features have been designed in accordance with the City's Storm Water Standards. Compliance with the standards through the above project elements would preclude a cumulatively considerable contribution to water quality impacts. Impacts would be less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not involve groundwater wells or pumping. The project would not increase the impervious surface area and would not be great enough to affect groundwater recharge. The project would have no impact to groundwater.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Grading would be required for the project. No streams or rivers are located on-site and no such resources would be impacted through the proposed grading activities. A Drainage Study prepared by Rick Engineering (October 2, 2015) concluded that post-project drainage patterns would remain similar with the pre-project conditions.

As stated previously, the project would implement BMPs, as identified in the City of San Diego Storm Water Standards, that are intended to conserve natural areas and minimize impervious cover to maintain or reduce increases in peak flow velocities from the project site. In addition, landscaping would be installed, consistent with City landscaping design requirements, to further reduce the potential for runoff from the project site to occur; therefore, a less than significant impact 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"/>
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Refer to IX(a) and (c), above. Overall the project would not increase impervious areas compared to the existing condition because the project would replace existing structures and provide additional landscaping. Post-project drainage patterns would remain similar to the pre-project conditions. The project would not alter the existing drainage pattern, would not alter the course of a stream or river, and would not increase the rate or amount of surface water runoff onsite. Furthermore, adherence with the aforementioned BMPs and storm water requirements would preclude a cumulatively considerable impact; therefore, a less than significant impact would result.

e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to IX(a) through (d), above. The project would comply with all storm water quality standards during construction and after construction and appropriate BMPs must be utilized that would ensure that water quality is not degraded. Adherence to standards would preclude a cumulatively considerable contribution to water quality; therefore, a less than significant impact would result.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Refer to IX(a), above. The project would comply with all storm water quality standards during construction and after construction and appropriate BMPs must be utilized that would ensure that water quality is not degraded, as required by the City's Storm Water Standards. Adherence to standards would preclude a cumulatively considerable contribution to water quality; therefore, a

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant impact 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"/>
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The project does not propose housing and the site is not located within a 100-year flood hazard area. There would be no impact

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not within a 100-year flood hazard area. No structures would be placed within the 100-year floodplain. There would be no impact.

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"/>
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The project site is already developed within an area of established research and development uses. Therefore, the project would not physically divide an established community. There would be no impact.

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 avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would retain the research and development use of the site through demolition of an existing building and surface parking, selective demolition and renovation of an existing building, and construction of a new building. In addition, two levels of subterranean parking would be developed. All work would occur in substantially the same location. Thus, the project would be consistent with the existing Industrial community plan designation.

The project would be consistent with the surrounding land uses that include office and commercial. Furthermore, the project would not conflict with any 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 avoiding or mitigating an environmental effect. No Impact would result.

c) Conflict with any applicable habitat conservation plan or natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
community conservation plan?				

As previously identified, the project site lies within the boundaries of the City San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. The City's Multi-Habitat Planning Area (MHPA) is mapped onsite; more specifically, more specifically, approximately 0.69 acre is mapped to the southeast. MHPA Lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. A field survey and a biological technical report was prepared by RECON (June 3, 2016) in order to assess the vegetation communities on site and determine what impacts would result through project implementation. Refer to Section IV.a., Biological Resources discussion for further details.

To develop the project site, a Boundary Line Correction (BLC) would be required; of the 0.69 acre of mapped MHPA, approximately 0.18 acre, of previously graded under in conjunction with Vesting Tentative Map 89-0269, and subsequently developed, would be corrected out of the MHPA. This area contains developed lands. The proposed MHPA boundary line correction would move the MHPA boundary line east to the outer edge of the southeastern edge of the parking lot (0.51 acres of MHPA would remain after the correction).

Due to the presence of the MHPA, "edge effects" could result because of the potential introduction of drainage, toxics, lighting, noise, invasives, grading, barriers and brush management that can indirectly affect adjacent habitat and wildlife species. Indirect impacts to the MHPA would be avoided through implementation of the MHPA Land Use Adjacency Guidelines (LUAG) as outlined in the City's MSCP Subarea Plan (Section 1.4.3).

More specifically, drainage would be directed away from the MHPA, and/or would not drain directly into these areas. Light would be directed away from the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Landscape plantings would consist of only native plant species. Brush Management Zone One would occur outside of the MHPA and within the development footprint. Brush Management Zone Two would occur within the MHPA and comply with the requirements that only 50 percent of the existing native vegetation be thinned. In addition, no staging/storage area would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. With respect to grading, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those area delineated. Additionally, the project does not anticipate establishment of any new barriers that would affect the normal functioning of wildlife movements in the adjacent MHPA.

Lastly, due to the sites proximity to sensitive upland habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). The California Coastal gnatcatcher, a federally listed threatened species, and an MSCP covered species can typically be found within the coastal sage scrub habitat community.

With implementation of the MHPA Land Use Adjacency Guidelines indirect impacts related to Land Use/MSCP would not result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES – Would the project:

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

There are no known resources on the project site. The site is currently developed with research and development facilities as well as asphalt parking areas and, therefore, would not be suitable for a mining operation. There would be no impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The City's General Plan does not identify the project site as being within the MRZ-2 classification area. There would be no impact.

XII. NOISE – Would the project result in:

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

The project would generate noise from additional traffic on area roadways; heating, ventilation, and air conditioning (HVAC) units; loading dock; and construction activities. The Noise Report prepared by RECON (November 17, 2015) evaluated potential noise impacts from construction and operation of the project. Impacts related to the noise/land use compatibility guidelines established in the General Plan as well as the operational standards established in the Noise Abatement and Control Ordinance are discussed below.

On-Site Generated Noise

Stationary on-site generated noise sources are regulated by the City's Noise Abatement and Control Ordinance. The applicable noise limits between the project site and the neighboring industrial uses is a one-hour average sound level of 75 A-weighted decibels [dB(A)] L_{eq} any time of the day. Project noise sources would be typical of the surrounding properties, which include office and research buildings. The primary noise sources on-site would include parking activities, loading dock activities, mechanical equipment such as boilers and chilling towers, and HVAC units. Noise levels were conservatively modeled with all equipment and HVAC operating at peak capacity and all loading bays simultaneously active.

According to the Noise Report prepared for the project, noise levels due to normal operation of the project would range from 33 to 63 dB(A) L_{eq} at the project boundaries. Therefore, project noise levels would comply with applicable noise level limits (75 dB[A] L_{eq}) from the City Noise Abatement and Control Ordinance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise/Land Use Compatibility

The Noise Element of the City’s General Plan specifies compatibility standards for different categories of land use. Research and development land uses are compatible with exterior noise levels up to 65 community noise equivalent level (CNEL), conditionally compatible with noise levels up to 75 CNEL, and incompatible with exterior noise levels above 75 CNEL. Additionally, the interior noise standard for research and development land uses is 50 CNEL.

Noise levels at the project site were modeled using SoundPLAN. Exterior noise levels due to vehicle traffic on local roadways would result in noise levels between 40 and 54 CNEL across the project site. Based on the City noise compatibility criteria, the project would be compatible with the ambient noise levels providing interior noise levels do not exceed an interior noise standard of 50 CNEL.

Project buildings would be constructed using standard commercial construction techniques typical of the area including masonry exterior façades and dual glazed windows. According to the FHWA’s Highway Traffic Noise Analysis and Abatement Guidance, these standard construction techniques would result in an exterior-to-interior noise reduction of 35 dB(A) (FHWA 2011). Noise levels along the building façades are projected to reach up to 54 CNEL. Therefore, interior noise levels would be attenuated to 34 CNEL or less. As interior noise levels would not exceed 50 CNEL, the project would comply with City compatibility standards. Impacts would be less than significant.

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

As described in to XII.d., below, potential effects from construction noise would be reduced through compliance with City restrictions. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. As such, the project would not result in the exposure of persons to excessive ground borne vibration or noise, and impacts would be less than significant. No mitigation measures are required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project would increase traffic volumes on local roadways. Noise level increases would be greatest nearest the project site, as this location would represent the greatest concentration of project-related traffic. The project would not substantially alter the vehicle classifications mix on local or regional roadways, nor would the project alter the speed on an existing roadway or create a new roadway; thus, the primary factor affecting off-site noise levels would be increased traffic volumes. Based on the City CEQA Guidelines, a 3 dB(A) increase in the noise level is considered a potentially significant impact in locations with existing high ambient noise levels. Therefore, for the purposes of this analysis, a noise impact would be considered significant if project implementation would expose off-site uses to a traffic noise level of 3 dB or greater over existing noise levels.

The project traffic would contribute to less than 1 dB increase in the noise levels of adjacent

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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roadways. Thus, the project would result in a less than perceptible change in traffic noise levels. As a result, the increase in ambient noise levels would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Construction noise levels at residential receivers are regulated by the City's Noise Abatement and Control Ordinance which restricts construction activity from 7 p.m. to 7 a.m. of the following day, and on specified holidays and requires that construction noise not exceed an average sound level greater than 75 decibels (dB) during the 12-hour period from 7:00 a.m. to 7:00 p.m. at or beyond the property lines of any residential zoned property. Based on the Noise Report, construction noise levels at the nearest property line of a residentially zoned area would reach up to 48 dB(A) L_{eq} . Further, the project would be required to comply with the City Noise Ordinance, and construction noise impacts would be less than significant. The area surrounding the project site is non-residential and consists of offices for research and development. The project would generate temporary noise levels during grading and construction and the project would comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Therefore, construction noise impacts at residential receivers would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site lies approximately 6 miles northwest of MCAS Miramar. The project site is located within the ALUCPOZ, the Airport Influence Area (Review Area 1 for MCAS Miramar), and the Accident Potential Zone (APZ-2 for MCAS Miramar); however, the project site is not located within the airport ALUCP noise contours. Therefore, the project would not expose people residing or working in the area to excessive noise levels according to the MCAS Miramar ALUCP (2011). No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of a private airstrip. There would be no impact.

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 extension of | <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
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roads or other infrastructure)?

The project site is located in an urban area developed with non-residential uses; and is surrounded by similar development. The site currently receives water and sewer service from the City, and no extension of infrastructure to new areas would be required. The project would include demolition of an existing building and surface parking, selective demolition and renovation of an existing building, and construction of a new building. In addition, two levels of subterranean parking would be developed. The project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is developed with established research and development uses. There are no existing residential uses; therefore, no replacement housing would be necessary. 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to XIII(b).

XIV. PUBLIC SERVICES

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project 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 performance objectives for any of the public services: | | | | |
| i) Fire Protection | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project would not affect the City's existing ability to provide fire protection services because the project would demolish existing structures and construct new structures that are similar to the current use. Implementing the project would not result in a significant increase in demand for fire services, and no fire station expansion or new fire station would be required. No physical impacts on fire service facilities would occur as a result of project implementation. Impacts related to fire protection would be less than significant.

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

The project would not affect existing levels of police services because the project would demolish existing structures and construct new structures that are similar to the current use. Implementing the project would not result in a significant increase in demand for police services, and no police station expansion or new police station would be required. No physical impacts on police service facilities would occur as a result of project implementation. Impacts related to police protection would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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iii) Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not propose housing nor would it alter any such facilities. Implementing the project would not result in any student generation, and would not result in a need for new or improved schools. No physical impacts on school facilities would occur as a result of project implementation. No impact would result.

v) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located in an urbanized and developed area where City-operated parks are available. The project does not propose housing, but rather an office/commercial structure. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over which presently exist. Lastly, the project proposes to include recreational open space amenities on-site for use by employees. Therefore, the project would not result in an increase demand for parks or other off-site recreational facilities. No impacts related to parks would occur.

vi) Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public facilities and would not require the construction or expansion of an existing government facility. Impacts related to other public facilities would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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As noted in XIV(a)(v), the project would not result in a need for additional park facilities.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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See XV(a). No significant impacts related to recreational facilities would occur.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
system, taking into account all modes of transportation including 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?				

A Transportation Access Analysis was completed for the project by Urban Systems Associates (May 5, 2016), the results of which are summarized below.

Vehicle Trip Generation and Distribution

The existing uses on site generate 1,253 ADT with 200 AM (180 in/ 20 out) peak hour trips and 175 PM (18 in /157 out) peak hour trips. The proposed new uses would generate 1,456 average daily trips with 233 AM (210 in/ 23 out) peak hour trips and 204 PM (20 in/184 out) peak hour trips. Therefore, the net new trips expected to be generated by the proposed project is 203 ADT with 33 AM (30 in / 3 out) peak hour trips and 29 PM (2 in / 27 out) peak hour trips. The majority, 67 percent, of traffic would be expected to travel southbound, either on North Torrey Pines Road (10 percent) or on Genesee Avenue towards the Interstate 5 freeway (57 percent). The I-5/Genesee Avenue Interchange Project is fully funded and anticipated to be completed in 2017.

Roadway Segments Analysis

Eight roadway segments and two ramp meters were evaluated for LOS and potential project impacts. The segments include the following:

- Merryfield Row east of Torreyana Road;
- Science Park Road – N. Torrey Pines Road to Torreyana Road;
- N. Torrey Pines Road – Science Park Road to John J. Hopkins Drive;
- N. Torrey Pines Road – John J. Hopkins Drive to Genesee Avenue;
- Genesee Avenue – N. Torrey Pines Road to John J. Hopkins Drive;
- Genesee Avenue – John J. Hopkins Drive to Science center Drive;
- Genesee Avenue – Science Center Drive to Interstate 5 Ramps; and
- Genesee Avenue – Interstate 5 Southbound Ramps to Interstate-5 Northbound Ramps.

Two Ramp meters at the I-5/Genesee Avenue interchange. These do not currently exist, but will be implemented as part of the I-5/Genesee Avenue Interchange Project; therefore they were analyzed in the Near Term Without and With Project conditions.

Four conditions were evaluated:

- Existing
- Existing + Project
- Near Term Without Project (Existing + Other Approved Projects)
- Near Term With Project (Existing + Other Approved Projects + Project).

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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City CEQA Significance Thresholds identify a significant impact would occur where roadway segments would operate at LOS E or F and the project increase to the volume to capacity ratio (V/C) is greater than 0.02 at LOS E, or 0.01 at LOS F.

The analysis shows that under all conditions evaluated, all study streets operate at a LOS D or better with the exception of Genesee Avenue between the Interstate 5 southbound ramps and the Interstate 5 northbound ramps under the existing condition. This segment operates at LOS E for both the existing and existing plus project conditions, however, the change in volume to capacity ratio is less than .02 when comparing existing and existing plus project conditions. Therefore, the project does not cause a significant direct impact at this segment. Therefore, impacts relative to street segments would be less than significant.

Intersection Analysis

Eight intersections were evaluated, including the following:

- N. Torrey Pines Road and Science Park Road;
- Science Park Road and Torreyana Road and Merryfield Row;
- N. Torrey Pines Road and John J. Hopkins Drive;
- N. Torrey Pines Road and Genesee Avenue;
- Genesee Avenue and John J. Hopkins Drive;
- Genesee Avenue and Science Center Drive;
- Genesee Avenue and Interstate 5 Southbound Ramps; and
- Genesee Avenue and Interstate 5 Northbound Ramps.

The same four conditions were evaluated as for street segments: Existing, Existing + Project, Near Term Without Project (Existing + Other Approved Projects), and Near Term With Project (Existing + Other Approved Projects + Project). Under all scenarios, these intersections would operate at LOS D or better, except Genesee Avenue at Interstate 5 southbound ramps and Genesee at the Interstate 5 northbound ramps. The change in delay at the Genesee Avenue/I-5 NB ramps is less than two seconds, and is considered less than significant. However, the direct impacts at Genesee Avenue and I-5 SB Ramps in the PM peak hour would be significant for the Existing with Project condition. This condition would be improved to LOS D or better once the I-5/Genesee Avenue Interchange Project project is completed prior to project completion. However, as the project causes an exceedance of the threshold for the Genesee Avenue/I-5 SB ramps without the I-5/Genesee Avenue Interchange Project, the impact would be considered significant if the project's second phase were to open prior to completion of the Caltrans project (anticipated in summer of 2017).

Summary

As detailed above, the project would result in less than significant impacts to the roadway segments and intersections evaluated for this project once the I-5/Genesee Avenue Interchange Project is completed prior to project completion. However, to ensure that the project's second phase is not generating any trips which would significantly impact the impact at Genesee Avenue/I-5 SB ramps, a mitigation measure shall be included which would require that no Certificate of Occupancy (CoO) is granted for the second phase until the I-5/Genesee Avenue Interchange Project is complete. This mitigation measure would reduce this impact to below a level of significance.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would remain a research and development use and the proposed structures would not interfere with any policies related to mass transit or non-motorized travel.

- 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no congestion management program applicable to this project. As discussed for XVI(a) above, no significant impacts would result and no mitigation is required.

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

The proposed structures would not result in a change to air traffic pattern because they would not exceed 30 feet in height above grade and would be similar to structures in the surrounding area. As such, the project would not create a safety risk; therefore, no impact would occur.

- 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The demolition of the two existing buildings, and construction of two new buildings would occur within a developed area that is designated for industrial use. The project would not introduce any design features that could result in increased hazards; therefore, no impact would occur.

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

The project would not result in inadequate emergency access because the site would remain accessible and would not impede emergency access to other surrounding parcels. As a result, no impact would occur related to emergency access.

- 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The demolition of two existing buildings and construction of two new buildings would not conflict

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities because the project would be consistent with applicable polices established by the City. This would include 5 percent of parking spaces for bicycle storage and 8 percent of parking spaces for zero emission vehicles. No impact would occur.

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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

As a replacement of buildings for the same type of use, the project would not be expected to exceed wastewater treatment requirements. Adequate services are available to serve the site. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Adequate services are available to serve the site. The project would not require the construction of new water or wastewater treatment facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Currently the project site is developed with two buildings and associated surface parking. Construction of the project would not introduce new impervious surfaces beyond the existing developed area; the project would reconstruct two buildings and associated surface parking along with various site improvements such as driveways, streets, sidewalks, hardscape, and rooftops. The development of the property, as proposed, would not result in an increase in runoff when compared to the existing site conditions. Runoff from the development of the property, as proposed, would remain similar to the existing site conditions.

Additionally, a Drainage Study Report (Rick Engineering October 2, 2015) was prepared, which found that based on calculations of anticipated runoff from the proposed project, and the existing sizes and capacity of the existing storm drain pipes serving the site, the existing storm drain pipes are adequately sized to accommodate the runoff of the proposed development. During final engineering, detailed hydraulic analysis would be provided to verify the capacity of the existing storm drains or replace portions of them if necessary. Therefore, impacts would be less than significant. No off-site storm water facilities are proposed to be constructed, and the expansion of

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the existing facilities is not required. See also Section IX(c-f). Therefore, impacts are less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not meet the CEQA significance thresholds requiring the need for the project to prepare a water supply assessment. The existing project site currently receives water service from the City, and adequate services are available to serve the structures without requiring new or expanded entitlements. Impacts would be less than significant, and no mitigation measures are required.

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"/>
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The Point Loma Wastewater Treatment Facility currently operates with approximately 65 mgd of additional capacity. The existing sewer main available to service the project site was determined to be acceptable, and because the treatment facility has remaining capacity, no new facilities would be needed to serve the project. The project would result in similar wastewater generation as the existing condition on-site because the project involves demolition and construction of new structures for research and development. The project would not adversely affect existing wastewater treatment services and adequate services are available to serve the structures without requiring new or expanded entitlements. The project would result in less than significant impacts with respect to wastewater treatment capacity.

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"/>
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Waste would be generated from the demolition, construction, and operation of the project that would require proper disposal of at a licensed landfill or construction and demolition debris recycling facility. Projects that include the construction, demolition, or renovation of 1,000,000 square feet or more of building space may generate approximately 1,500 tons of waste or more, and are considered to have direct impacts on solid waste management. The project is proposing a combined total of 203,200-square feet and would not exceed the City's threshold; therefore, the project would not result in a direct impact. However, the project exceeds the City's significance threshold for cumulatively considered solid waste impacts of 40,000 square feet or more of building space and has therefore prepared and would implement a project-specific waste management plan.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. With preparation and implementation of the project-specific Waste Management Plan, impacts related to solid waste would be less than significant.

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

Refer to XVII(f).

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project may have the potential to degrade the quality of the environment, notably with respect to Biological Resources, and Paleontological Resources. As such, mitigation measures have been incorporated to reduce impacts to less than significant.

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

As documented in this Initial Study, the project may have the potential to degrade the environment as a result of impacts to Biological Resources and Paleontological Resources, which may have cumulatively considerable impacts. As such, mitigation measures have been proposed to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, state, and federal regulations to

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed throughout this document, it is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Where appropriate, mitigation measures have been required, but in all issue areas impacts are no impact, less than significant, or can be reduced to less than significant through mitigation. For this reason, environmental effects fall below the thresholds established by CEQA and the City of San Diego and therefore would not result in significant impacts. Impacts would be less than significant.

**INITIAL STUDY CHECKLIST
REFERENCES**

I. Aesthetics / Neighborhood Character

- City of San Diego General Plan.
- Community Plans: Pacific Highlands Ranch Community Plan

II. Agricultural Resources & 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:

IV. Biology

- 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 & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- City of San Diego Land Development Code Biology Guidelines
- Site Specific Report:
Biological Resources Report for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row Project, San Diego, California, prepared by REFON Environmental Inc., June 15, 2016.

V. Cultural Resources (includes Historical Resources)

- City of San Diego Historical Resources Guidelines
- City of San Diego Archaeology Library
- Historical Resources Board List
- Community Historical Survey:
- Site Specific Report:
Archaeological Resources Report for the Spectrum Three and Four Project, San Diego, California, prepared by RECON Environmental, Inc., October 2, 2015.

VI. Geology/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:
 - Response to Review Comments, Spectrum 3 and 4, 3115 and 3215 Merryfield Row, San Diego, California, prepared by GEOCON Incorporated, May 4, 2016.*
 - Update Geotechnical Letter, Spectrum 3 and 4, 3115 and 3215 Merryfield Row, San Diego, California, prepared by GEOCON Incorporated, April 18, 2016.*
 - Geotechnical Investigation, Spectrum 3 and 4, 3115 and 3215 Merryfield Row, San Diego, California, prepared by GEOCON Incorporated, Revised February 23, 2016.*
 - Response to Review Comments, Spectrum 3 and 4, 3115 and 3215 Merryfield Row, San Diego, California, prepared by GEOCON Incorporated, November 3, 2015.*

- VII. Greenhouse Gas Emissions**
 - Site Specific Report:
 - Greenhouse Gas Analysis for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row, San Diego, California, prepared by RECON Environmental Inc., February 23, 2016.*

- VIII. Hazards and Hazardous Materials**
 - San Diego County Hazardous Materials Environmental Assessment Listing
 - San Diego County Hazardous Materials Management Division
 - FAA Determination
 - State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
 - Airport Land Use Compatibility Plan
 - Site Specific Report:

- 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
 - Site Specific Report:
 - Drainage Study for Spectrum Project Phase 3 and Phase 4, prepared by Rick Engineering, Revised April 15, 2016.*
 - Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for Spectrum Project Phase 3 and Phase 4, prepared by Rick Engineering, Revised April 15, 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
- Brown Field Airport Master Plan CNEL Maps
- Montgomery Field CNEL Maps
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- Site Specific Report:
Noise Analysis for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row Project, San Diego, California, prepared by RECON Environmental Inc., February 23, 2016.

XIII. Paleontological Resources

- City of San Diego Paleontological Guidelines
- Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology 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 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- Site Specific Report:

XIV. Population / 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

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 / Circulation

___ City of San Diego General Plan

___ Community Plan

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

___ San Diego Region Weekday Traffic Volumes, SANDAG

___ Site Specific Report:

Transportation Access Analysis for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row Project, San Diego, California, prepared by Urban System Associates, Inc., May 5, 2016.

Transportation Demand Management (TDM) for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row Project, San Diego, California, prepared by Urban System Associates, Inc., April 28, 2016.

XVIII. Utilities

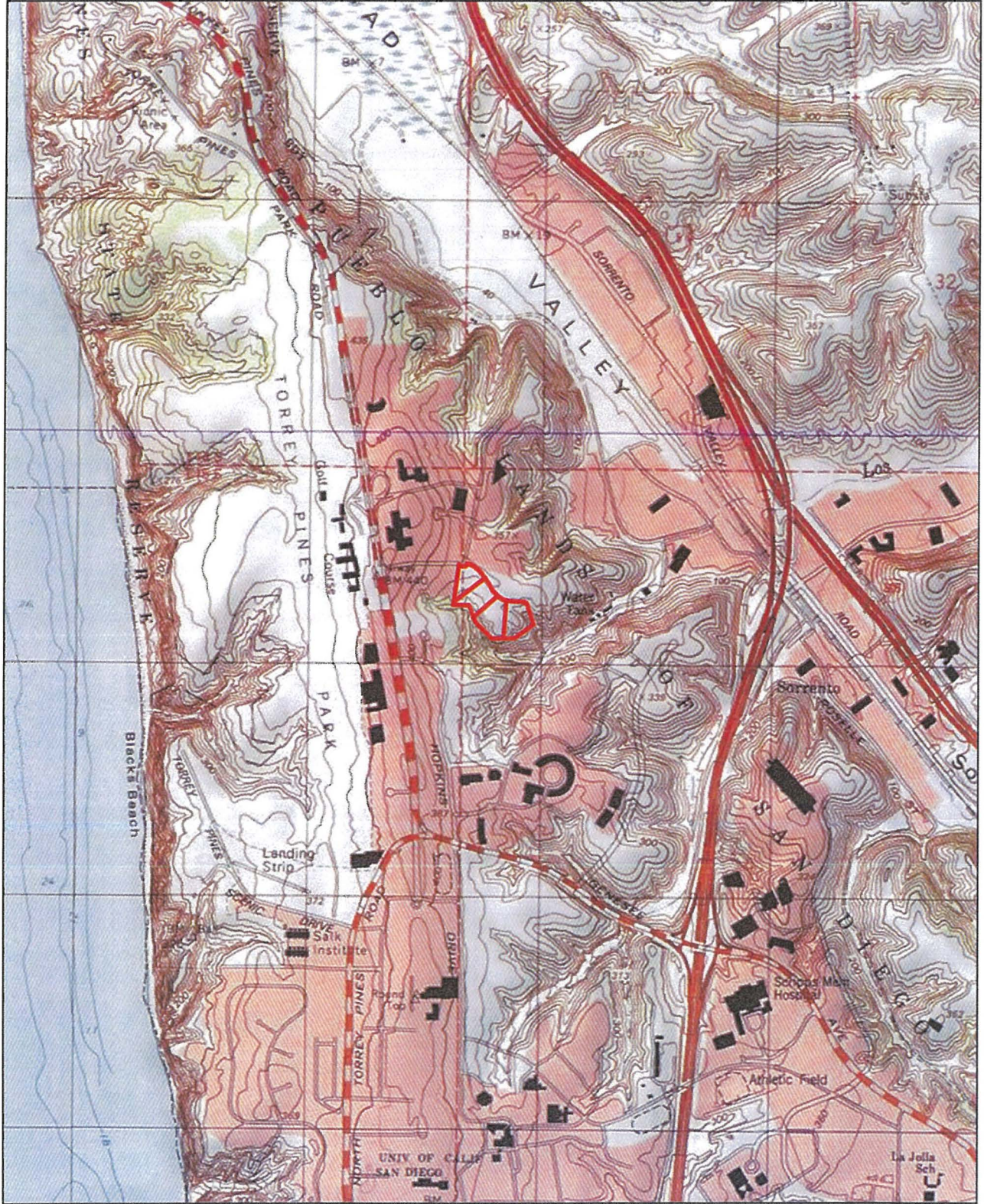
X Site Specific Report:

Waste Management Plan for the Spectrum 3 and 4, 3115 and 3215 Merryfield Row Project, San Diego, California, prepared by RECON Environmental Inc., October 23, 2015.

XIX. Water Conservation

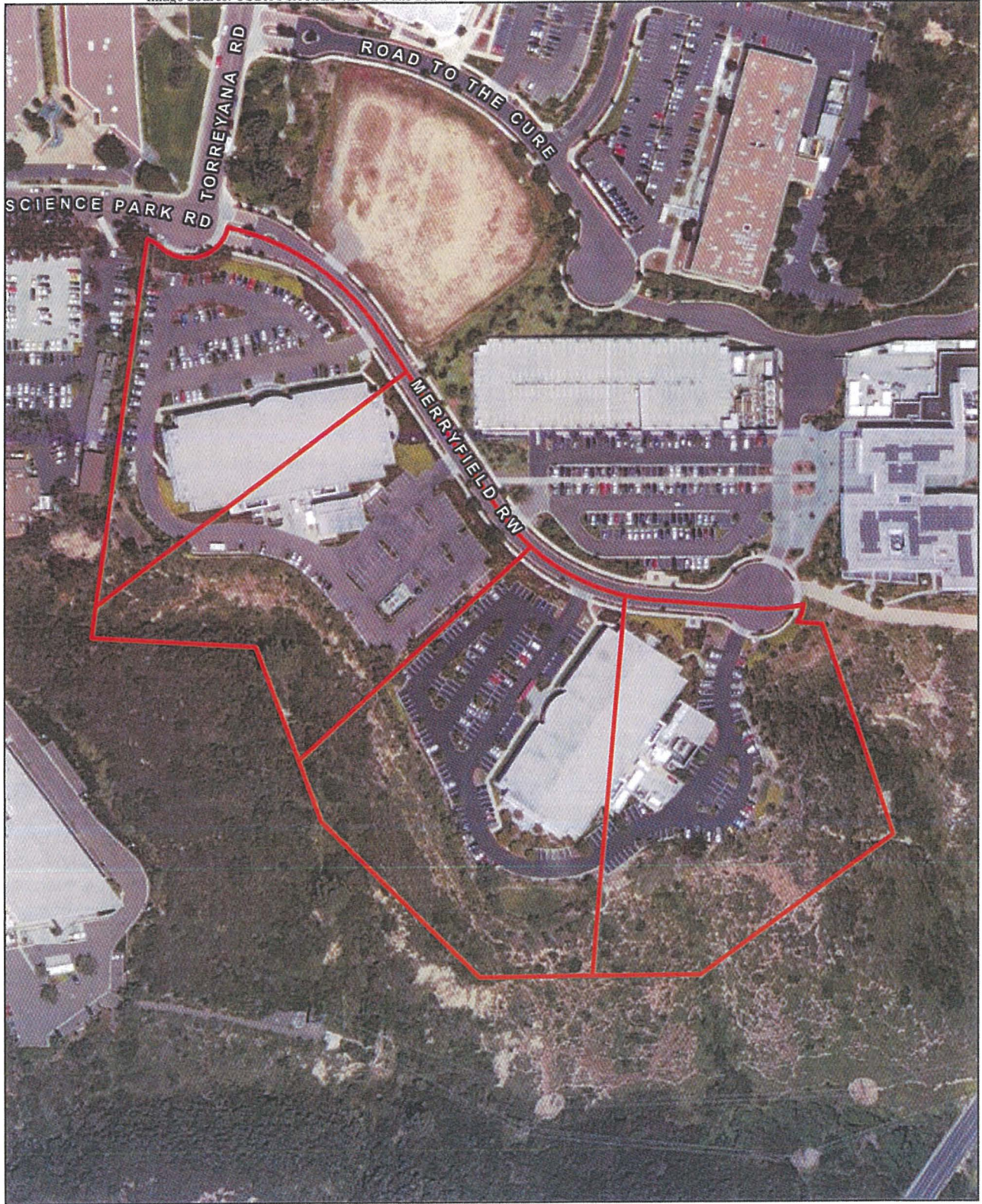
___ Sunset Magazine, New Western Garden Book, Rev. ed. Menlo Park, CA: Sunset Magazine

Map Source: USGS 7.5 minute topographic map series, DEL MAR quadrangle, PUEBLO LANDS OF SAN DIEGO Landgrant



 Project Parcels

FIGURE 1
Project Location on USGS Map




 Project Parcels

FIGURE 2
Project Location on Aerial Photograph

SPECTRUM PROJECT

TENTATIVE MAP NO. 1580380

SDP NO. 1580366, CDP NO. 1580368

SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT/TENTATIVE MAP/EASEMENT VACATION

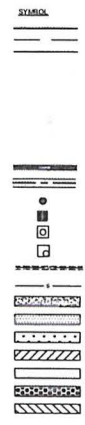
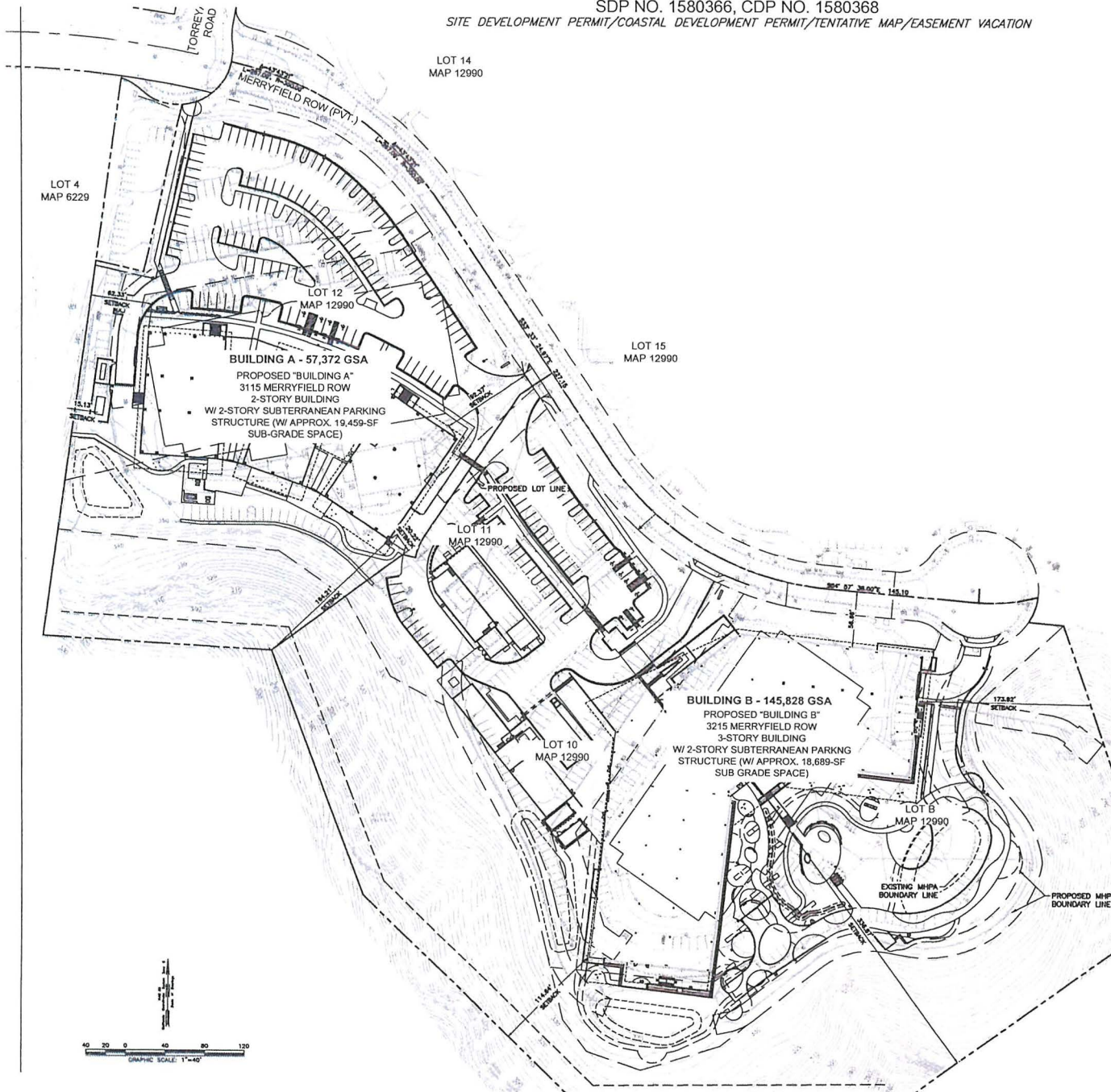
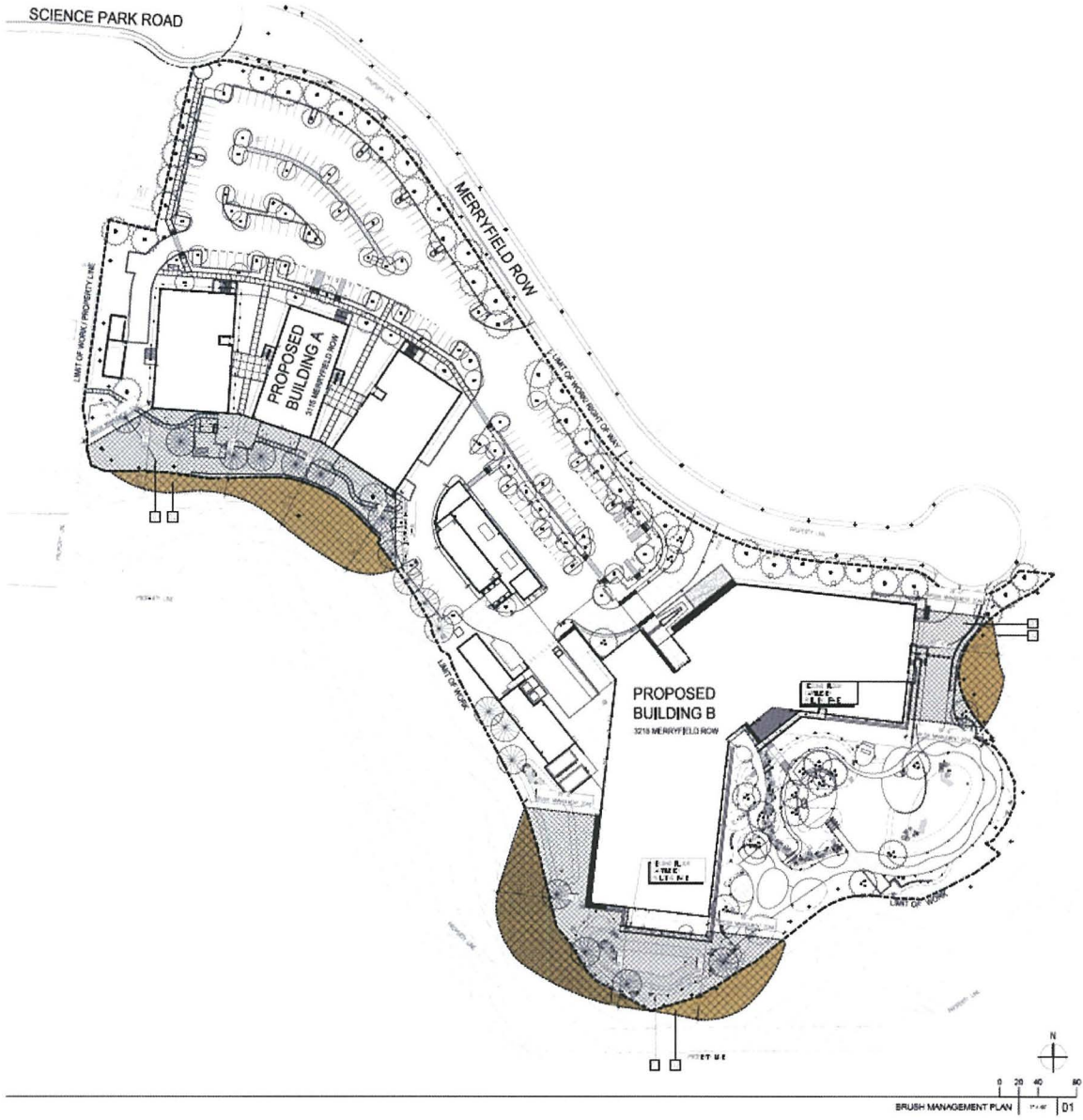




FIGURE 3
Proposed Site Plan



ZONE LEGEND

KEY NOTE	SYMBOL	DESCRIPTION
01		BRUSH MANAGEMENT ZONE 1
02		BRUSH MANAGEMENT ZONE 2

Landscape Plan
Figure 4