



THE CITY OF SAN DIEGO

ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Project No. 443731
Addendum to EIR No. 180357/SCH No. 2010091079 &
EIR No. 92-0466/SCH No. 2010091079

SUBJECT: **Watermark/MedImpact Rezone:** An application for a COMMUNITY PLAN AMENDMENT, a GENERAL PLAN AMENDMENT, a REZONE are is being requested of four contiguous parcels within the approved Watermark and Scripps Gateway/MedImpact project areas. More specifically, 0.95 acre located within the Watermark property would be redesignated in the General Plan from Regional/Commercial to Industrial/Business Park; whereas the 0.95-acre area within Scripps Gateway/MedImpact property would be redesignated in the General Plan from Industrial/Business Park to Regional/Commercial. The Community Plan Amendment would redesignated the land use from Regional Commercial to Industrial on the Watermark site and from Industrial to Regional Commercial on the Scripps Gateway/MedImpact. Additionally, the area located within the Watermark property would be rezoned from CR-2-1 to IP-2-1 and the area located within the Scripps Gateway/MedImpact property would be rezoned from IP-2-1 to CR-2-1. The combined 1.9-acre project site is located at 10137 Scripps Gateway Court (Watermark property) and 10181 Scripps Gateway Court (Scripps Gateway/ MedImpact property). The area located in the Watermark property is designated Regional/Commercial, whereas the area located in the Scripps Gateway/MedImpact property is designated Industrial/Business Park within the Miramar Ranch North Community Plan area. The Watermark property is rezoned CR-2-1 and the Scripps Gateway/MedImpact property is rezoned IP-2-1. (LEGAL DESCRIPTION: Lots 1-6, 8, 10, and 11; Scripps Gateway Unit No. 2; Map No. 14004). Applicant: Sudberry Properties.

I. PROJECT DESCRIPTION

The project is requesting a GENERAL PLAN AMENDMENT, a COMMUNITY PLAN AMENDMENT, a REZONE of four contiguous parcels within the Watermark and Scripps Ranch Gateway/MedImpact project sites to better accommodate development approved for each individual project and to allow for more efficient use of property located in each respective development area. Figure 2, *Scripps Gateway/MedImpact and Watermark Proposed Rezone*, identifies the parcels that would be affected by the proposed Rezone. Table 1, *Scripps Gateway/MedImpact and Watermark Proposed Rezone/Community Plan Amendment*, summarizes the zone and land use changes for each parcel.

**Table 1. Scripps Gateway/MedImpact and Watermark Proposed Rezone/
Community Plan Amendment**

	Project Area (acres)	Zoning		Land Use Designation	
		Existing	Proposed	Existing	Proposed
Watermark					
Parcel A	0.19	CR-2-1	IP-2-1	Regional/Commercial	Industrial/Business Park
Parcel B	0.76	CR-2-1	IP-2-1	Regional/Commercial	Industrial/Business Park
Total	0.95				
Scripps Gateway/MedImpact					
Parcel A	0.93	IP-2-1	CR-2-1	Industrial/Business Park	Regional/Commercial
Parcel B	0.02	IP-2-1	CR-2-1	Industrial/Business Park	Regional/Commercial
Total	0.95				

As shown in Table 1, Parcels A and B totaling 0.95 acre, which are currently located within the Watermark property, would be rezoned from CR-2-1 (Commercial-Regional) to IP-2-1 (Industrial-Park). The land use designation for those parcels would be changed from Regional/Commercial to Industrial/Business Park. Parcels C and D totaling 0.95 acre, which are located within the Scripps Gateway/MedImpact property, would be rezoned from IP-2-1 to CP-2-1, and the land use designation for those parcels would be changed from Industrial/Business Park to Regional/Commercial. Because the Community Plan would be amended, an Amendment to the General Plan would also be required.

The proposed project would not result in a change to the already approved development intensities for either Watermark or MedImpact. Additionally, the propose project would not result in any construction or development beyond that which has already been approved for the Watermark and MedImpact.

II. ENVIRONMENTAL SETTING

The project site is located in the southeast quadrant of I-15 and Scripps Poway Parkway. Situated south of Scripps Poway Parkway, east of I-15, a distance north of Mira Mesa Boulevard, and west of Scripps Highlands Drive, the project site encompasses 1.9 acres located within the larger Watermark and MedImpact properties, which total 34.39 acres (22.42 acres for the Watermark property and 11.97 for MedImpact property). Access to the project site is provided off Scripps Ranch Parkway. I-15 freeway ramps occur at Scripps Poway Parkway providing north- and south-bound access to the interstate.

Surrounding development includes the I-15 freeway to the west and Scripps Poway Parkway to the north, with commercial retail and office developments north of Scripps Poway Parkway. Single-family residential development within the Scripps Highlands neighborhood occurs east and south of the project site at elevations above the project site. Steep slopes vegetated in native habitat and preserved through an open space easement separate the Watermark site from the Scripps Highlands residential neighborhood on the south and east.

Marine Corps Air Station Miramar (MCAS Miramar) is located approximately 4.5 miles southwest of the project site. The project site is within the MCAS Miramar Airport Influence Area (AIA).

III. PROJECT BACKGROUND

Watermark Property

The Watermark property is the location of an approved project that will construct a mixed-use commercial development. Table 2, *Watermark Development Intensity*, shows the approved development for the Watermark project. A development range has been approved for the Watermark project in order to allow flexibility in the mix of regional commercial office and/or retail uses in a manner that is reflective of market conditions for employment and retail serving uses.

Existing approvals for the Watermark property include a Planned Development Permit (PDP No. 651597) Vesting Tentative Map (VTM No. 651698), and Conditional Use Permit (CUP No. 651699). An EIR was prepared for the Watermark project and certified by the San Diego City Council on December 16, 2013.

Table 2. Watermark Development Intensity

Use	Development Intensity Range
Commercial Office	400,000 – 658,456 sq. ft.
Commercial Retail	0 – 500,000 sq. ft.
Entertainment (Theater)	0 – 45,000 sq. ft.
Hotel (130 rooms)	0 – 100,000 sq. ft.

Scripps Gateway/MedImpact Property

The MedImpact property is part of previous approvals associated with the larger Scripps Gateway project. The Scripps Gateway project was approved in 1998 (LDR No. 92-0466) and subsequently amended in 2001, granting approval for MedImpact to construct its corporate campus on the project site (LDR No. 99-1027). The Scripps Gateway EIR was certified by the San Diego City Council in 1998.

Existing project approvals for the MedImpact property include an approved CUP, PID Permit, PDP, and Extension of Time (CUP/PID No. 99-1027; and CUP No. 174323/PDP No. 174234 Extension of Time). The existing approvals allow for the construction of two Class A office buildings, totaling 350,743 square feet for MedImpact Healthcare Systems, Inc. The first of the two buildings (approximately 155,000 square feet) and parking structure have been constructed.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Watermark Environmental Impact Report (EIR) No. 180357/SCH No. 2010091079 and the Scripps Gateway EIR No. 92-0466/SCH No. 92101036. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

V. IMPACT ANALYSIS

This subsequent impact analysis is to demonstrate that environmental impacts associated with the project are consistent with the previously certified EIR. The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR relative to the proposed project.

Impact Analysis Summary

The project, as previously identified in the Project Description above, proposes a Community Plan Amendment, a General Plan Amendment, and a Rezone of four contiguous parcels with a combine acreage of 1.9 acres within the approved Watermark (0.95 acre) and Scripps Gateway/MedImpact (0.95 acre) project areas. The land use changes would occur for each area to allow consistency between the Community Plan land use designations and the rezoned areas. The analysis provided below indicates that there would be no new significant impact, which would result from the project,

and there is no information in the record or otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the EIRs. A comparison of the project to the certified EIRs is provided below in Table 3.

Table 3. Impact Assessment Comparison Summary

Environmental Issue Area	Previous EIR Finding		Impact Analysis	Project Resultant Impact (Mitigation Required)
	Impact Analysis Watermark EIR	Impact Analysis Scripps Gateway EIR		
Land Use	Less than Significant	Significant, unmitigated	No new impacts	Less than Significant (No)
Transportation/Traffic Circulation/ Parking (Traffic)	Significant, unmitigated	Significant, unmitigated	No new impacts	Significant unmitigated (Yes, same mitigation measures as required in Watermark EIR)
Air Quality	Significant, but mitigated	Significant, unmitigated	No new impacts	Significant unmitigated (Yes, same mitigation measures as required in Watermark EIR)
Greenhouse Gas Emissions	Less than Significant	N/A	No new impacts	Less than Significant (No)
Noise	Less than Significant	Significant, but mitigated	No new impacts	Less than Significant (No)
(Historical Resources-Archaeology (Cultural Resources)	Less than Significant	Significant, but mitigated	No new impacts	Less than Significant (No)
Biological Resources	Less than Significant	Significant, unmitigated	No new impacts	Less than Significant (No)
Geology/Soils	Less than Significant	Significant, but mitigated	No new impacts	Less than Significant (No)
Hazards/ Hazardous Materials	Less than Significant	N/A	No new impacts	Less than Significant (No)
Paleontology	Less than Significant	Significant, but mitigated	No new impacts	Less than Significant (No)
Visual Quality	Less than Significant	Significant, unmitigated	No new impacts	Less than Significant (No)
Hydrology/Water Quality	Less than Significant	Significant, unmitigated	No new impacts	Less than Significant (No)
Public Services and Facilities	Less than Significant	Less than significant	No new impacts	Less than Significant (No)
Public Utilities	Less than Significant	Less than significant	No new impacts	Less than Significant (No)

LAND USE

WATERMARK EIR

Potential impacts to land use were analyzed in Section 5.1 of the Watermark EIR. The EIR concluded that implementation of the Watermark project would be consistent with goals and objectives of the Miramar Ranch North Community Plan that called for development of the project area with a range of commercial uses. The Watermark project would also retain a corporate office campus on a portion of the site and would therefore be consistent with the Community Plan's recommendation for light industrial uses. The Watermark project required a Community Plan Amendment to change

the land use designation from Industrial to Regional Commercial on Area A. The Watermark project required deviations for proposed project maximum building heights. However, the height deviation for the parking garage and the height deviations for project buildings were determined to not represent a significant environmental impact, as these deviations are relatively minor and would not be out of character with adjacent and nearby developments.

The Watermark project's proposal to remove the Prime Industrial Lands identification and the Industrial land use designation from a portion of the Watermark project site was determined to not result in significant environmental impacts associated with Land Use, because the actual change to the General/Community Plan did not create a physical change to the environment; and no significant direct environmental impacts would result from the General/Community Plan Amendment. However, secondary impacts were associated with the change in land use. Secondary effects associated with the Watermark project's proposal to remove the Prime Industrial Lands identification and develop on a portion of the Watermark project site as a mix of commercial uses would result in increased traffic and associated increase air quality emissions, greenhouse gas emissions, and noise levels.

SCRIPPS GATEWAY EIR

Potential impacts to land use were analyzed in Section A of the Scripps Gateway EIR. The EIR concluded that implementation of the development project is generally consistent with the environmental goals of the Progress Guide and General Plan and Miramar Ranch North Community Plan. The EIR did identify potential land use incompatibility with the Planned Residential Development (PRD) Permit area. The PRD was to convert eight acres of designated open space to development area, which would be inconsistent with the community plan and a significant land use impact. Construction of a two lane street bisecting the center of the Scripps Gateway project site south of Scripps Poway Parkway and associated grading was also not consistent with the designation as natural open space provided for in the community plan open space system and resulted in a significant unmitigated impact.

The Scripps Gateway EIR determined that the Planned Commercial Development, (PCD), Planned Industrial Development (PID), and Planned Residential Development (PRD) would be consistent with the community plan goals for community design. While substantial landform modification would be necessary (and were determined to have an adverse visual impact) , the EIR found the project to be consistent with other development within the community plan area and would not result in adverse impacts to community character.-A street extension and the fill slope in the canyon in the center of the site however were found to have significant direct visual impacts. Visual impacts from the extension of the proposed street would be reduced by the proposed entry theme landscape concept. Visual impacts from the manufactured slopes in the canyon and along the edge of the uplands in the western portion of the site would be reduced by sensitive grading techniques. The visual impacts would still be significant and unmitigated.-The Scripps Gateway project site plan and grading and landscaping plans were determined to be consistent with the intent of the Hillside Design and Development Guidelines of the Community Plan at the time. Mitigation for inconsistency with the City's Multiple Species Conservation Program Subarea Plan and City Biology Guidelines was required. Visual impacts and the conversion of open space lands were determined to be significant and unmitigated.

PROJECT

The project proposes a rezone of approximately 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in a change in land use impacts different from those addressed in the Watermark and Scripps Gateway EIRs. No new land use impacts would occur, and no mitigation measures would be required. Therefore, the land use impacts would be less than significant

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

TRANSPORTATION/CIRCULATION

WATERMARK EIR

The Watermark EIR examined the effects of the proposed Watermark project on the existing and planned circulation system based on development of the project and build-out of the community. The EIR estimated the proposed development would be expected to generate a maximum 18,551 cumulative ADT with 583 trips in the AM peak hour and 1,726 trips in the PM peak hour. Mitigation measures were detailed in the Watermark EIR which would reduce some impacts to a less than significant level; however, impacts to street segments, intersection, and ramp meters were found to be significant after implementation of mitigation measures. Impacts to freeway operations were found to be significant and unmitigable under all scenarios.

SCRIPPS GATEWAY EIR

The Scripps Gateway EIR analyzed traffic impacts for build-out of the entire Scripps Gateway project area based on the construction of 309 single-family homes, 135 multi-family homes, a 25.9-acre business park, and 12.8 acres of retail commercial. The EIR estimated Scripps Gateway would generate 19,510 primary trips and 6,450 pass-by trips. Mitigation measures were detailed in the EIR which would reduce some impacts to a less than significant level; however, impacts to certain roadways and intersections were found to be significant and unmitigable. Mitigation measures would reduce project impacts to below a level of significance in all segments except the cumulative impacts on Mira Mesa Boulevard or I-15, as these roadways operated at LOS E or worse even without project build out.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in impacts related to transportation and traffic circulation different from those addressed in the Watermark and Scripps Gateway EIRs. The Watermark EIR identified measures required to mitigate significant direct and cumulative impacts to street

segments and intersections, although not to below a level of significance (specifically to street segments). As identified, the project would not result in impacts beyond those that were identified and would be required to implement the mitigation measures outlined in the final Watermark EIR.

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

AIR QUALITY

WATERMARK EIR

Impacts to air quality were analyzed in Section 5.4 of the EIR, which determined that the Watermark project would not exceed significance thresholds. However, the Watermark EIR determined that air quality impacts associated with construction, albeit temporary and for a short duration, would be significant, requiring mitigation in the form of standard dust control measures.

SCRIPPS GATEWAY EIR

Impacts to air quality were analyzed in Section J of the EIR, which determined that the entire Scripps Gateway project area would result in significant cumulative air quality impacts in operations-related emissions from vehicle traffic.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in a change in air quality impacts different from those addressed in the Watermark and Scripps Gateway EIRs. As presented in the Watermark EIR, significant air quality impacts would occur during construction. Mitigation measures presented in Section VI of this Addendum would be required for the proposed project. This mitigation measure, detailed in the MMRP, would reduce the potentially significant impact to below a level of significance

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

BIOLOGICAL RESOURCES

WATERMARK EIR

Biological resources were addressed in Section 5.8 of the EIR. The Watermark project site was previously graded in accordance with the approved Scripps Gateway project, leaving the project site essentially void of native habitats and sensitive species. Biological resources occurring on the project site were addressed as part of the EIR for the original Scripps Gateway project; and required mitigation measures were implemented with the Scripps Gateway project, fully mitigating impacts to biological resources that occurred on the Watermark project site. No impacts to biological resources were identified with the Watermark project.

SCRIPPS GATEWAY EIR

Biological resources within the Scripps Gateway project area were addressed in Section C of the EIR. The EIR identified Impacts to coastal sage scrub, southern mixed chaparral, non-native grassland and mule fat/southern willow scrub. Mitigation measures were identified to reduce direct impacts to biological resources to below a level of significance. These measures would also reduce to below a level of significance the project's incremental contribution to loss of upland habitats and biological resources. However, cumulatively significant impacts associated with the loss of wetlands and non-native grassland habitats when considered on a regional level, were found not be mitigated to below a level of significance. Mitigation for impacts to coastal sage scrub and other sensitive habitats were to be provided by conservation like-quality off-site habitat at ratios specified in the City Biology Guidelines at the time.

The Scripps Gateway project site included one parcel in the northeast corner of the project site designated as being within the City's Multiple Habitat Planning Area. This parcel was designated as open space and was dedicated to the City of San Diego. Sensitive habitat within this parcel was included as a portion of the biological mitigation for uplands, discussed above.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in impacts to biological resources. As stated in the Watermark EIR, project site has been previously graded in accordance with the approved Scripps Gateway project, leaving the project site essentially void of native habitats and sensitive species. No impacts associated with biological resources would occur, and no mitigation measures would be required.

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

GEOLOGY/SOILS

WATERMARK EIR

Impacts to geology and from geologic hazards were analyzed in Section 5.10 of the EIR. The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The EIR states that the Watermark project site is underlain by compacted fill and Santiago Peak Volcanics. The project site has been graded in accordance with the approvals for the Scripps Gateway project. Previous mass grading of the Watermark site alleviated any unfavorable conditions, resulting in stable slopes and suitable conditions for the construction and support of the proposed development. The EIR determined the Watermark project would not expose people or property to potentially substantial effects including the risk of life, injury, or death due to hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard. No significant environmental impacts would occur.

SCRIPPS GATEWAY EIR

Impacts to geology and from geologic hazards were analyzed in Section E of the EIR. The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The EIR states that the Scripps Gateway project site is underlain by the Cretaceous-aged granitic rock, Jurassic-aged rock of the Santiago Peak Volcanics, the Eocene-aged Stadium Conglomerate and Pomerado Conglomerate, and Quaternary-aged surficial landslides, alluvium, slopewash, topsoil, undocumented fill and compacted fills. The site is considered to have a low potential for liquefaction and seismically induced settlement. The four surficial landslides found on the property are within proposed fill areas and are not considered to pose a significant risk because of anticipated remedial grading as recommended in the mitigation section. Implementation of site-specific grading recommendations and proper engineering design of new structures would ensure that the potential for geologic impacts from regional hazards would be reduced to below a level of significance.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in a change in impacts associated with geology and soils different from those addressed in the Watermark and Scripps Gateway EIRs. No geology and soils impacts would occur, and no mitigation measures would be required.

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

GREENHOUSE GASES

WATERMARK EIR

The Watermark EIR discussed Greenhouse Gas Emissions (GHG) within Section 5.5. GHG emissions associated with the Watermark project were estimated separately for five categories of emissions: (1) construction; (2) energy use, including electricity and natural gas usage; (3) water consumption; (4) solid waste handling; and (5) transportation.

Emissions of GHGs were quantified for both construction and operation of the Watermark Project. Operational emissions were calculated assuming a "business as usual" operational scenario as well as an operational scenario with GHG reduction measures employed. The EIR found that emissions would be reduced by more than 28.3% below "business as usual" levels. The Watermark project would, therefore, be consistent with the goals of AB 32. Additionally, the project was found to be consistent with the goal and policies of the City of San Diego General Plan. The Watermark project would not result in a significant impact relative to plans, policies, or regulations aimed at reducing GHG emissions.

SCRIPPS GATEWAY EIR

The environmental issue of greenhouse gas (GHG) emissions was not analyzed in the Scripps Gateway EIR pursuant to the CEQA Guidelines in effect at the time that the EIR was prepared.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in greenhouse emissions different from what is addressed in the Watermark EIR. No greenhouse gas impacts would occur, and no mitigation measures would be required.

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

HAZARDS AND HAZARDOUS MATERIALS

WATERMARK EIR

Hazards and hazardous materials impacts were analyzed in Section 5.13 of the EIR. The EIR found the Watermark project site was not located on a list of hazardous materials sites. There were no sources of toxic or hazardous air contaminants, or toxic or hazardous substances within one-quarter mile of the project site. No significant impacts would result.

SCRIPPS GATEWAY EIR

Hazards and hazardous materials impacts were not analyzed in the Scripps Gateway EIR pursuant to the CEQA Guidelines in effect at the time the EIR was prepared. Human Health and Safety was discussed in the Effects Found Not to be significant section of the EIR. The EIR stated that the Scripps Gateway project site is not located adjacent to any exposed high-energy transmissions facilities nor are there any land uses within a quarter mile that would endanger future residents is upsets were to occur.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in changes to hazards or hazardous materials different from those addressed in the Watermark and Scripps Gateway EIRs. No impacts would occur, and no mitigation measures would be required.

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

HISTORICAL RESOURCES/ARCHAEOLOGY (CULTURAL RESOURCES)

WATERMARK EIR

Cultural resources were analyzed in the EIR in Section 5.9. The Watermark project site is a completely graded site. Grading has occurred in accordance with approvals associated with the original Scripps Gateway project. No historic or prehistoric resources have been encountered on the Watermark project site. The records searches conducted for the original Scripps Gateway project did not reveal any resources on the project site; and cultural resources that occurred in the project area have been adequately mitigated with the original Scripps Gateway project. Therefore, significant impacts associated with historical resources (archeological resources and historic resources) would not occur.

SCRIPPS GATEWAY EIR

Cultural resources were analyzed in the CIRP FEIR in Section F. Two previously recorded cultural resources (CA-SDI-10,780 and CA-SDI-13,186) were identified in the records search as being located on the Scripps Gateway project site. CA-SDI-10, 780 was described as two milling stations and possibly an associated camp. CA-SDI-13,186 consists of two loci: a rock feature in the form of a hunting blind and a bedrock milling slick. Mitigation of site CA-SDI-10,780 due to impacts from development of Miramar Ranch North was accomplished through excavations in 1989. The location of the site currently lies beneath Scripps Poway Parkway. Site CA-SDI-13,186 has added supportive evidence for existing regional settlement and subsistence theories. However, CA-SDI-13,186 is not a significant resource as defined by CEQA Section 21083.2. The site has been tested without results and the site's research potential is therefore, exhausted and no further work is required. If additional cultural resources exist in areas that were not adequately surveyed, grading in those areas could result in significant impacts to those resources. Implementation of mitigation measures reduced the potential archaeological impacts to below a level of significance.

PROJECT

The project proposed a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. The project site has been completely graded. The proposed project would not result in impacts to historical resources, as determined in the Watermark EIR. No impacts to historical resources would occur, and no mitigation measures would be required.

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

HYDROLOGY / WATER QUALITY

WATERMARK EIR

The EIR analyzed potential impacts to Hydrology and Water Quality in Section 5.12. The evaluation of impacts associated with hydrology and water quality presented in the Watermark EIR was based on the results of the approved Drainage Study and the Preliminary Water Quality Technical Report. Additionally, the Watermark project was subject to Hydromodification Management Plan (HMP) requirements, per the City's Stormwater Standard Manual.

The Watermark EIR concluded that the Watermark project would introduce impervious surfaces to a previously graded site. However, a substantial increase in runoff beyond that which has been anticipated under existing project approvals would not occur. The storm drain system installed for the approved Scripps Gateway project would be adequate to handle runoff generated by the proposed project, with minor modifications. The Watermark project was found to not result in substantial alteration to on- and off-site drainage, runoff flow rates, or volumes. The Watermark project would not violate any water quality standards or waste discharge requirements. The project would implement LIDs and BMPs to control and treat urban runoff. No significant impacts relative to hydrology and water quality would occur.

SCRIPPS GATEWAY EIR

The EIR analyzed potential impacts to Hydrology and Water Quality in Section G. The EIR found that implementation of the Scripps Gateway project would affect the natural drainage system. The increase in on-site runoff volumes associated with the Scripps Gateway project was considered incremental and to be cumulatively significant and unmitigated. Mitigation measures were identified in order to ensure that the increased runoff and potential erosion generated from development within the Scripps Gateway Project did not adversely impact Los Penasquitos Creek. Those measures would reduce runoff and erosion impacts to less than a significant level.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. The proposed project would not result in impacts to hydrology and water quality different from those addressed in the Watermark and Scripps Gateway EIRs. No impacts would occur, and no mitigation measures would be required.

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

NOISE

WATERMARK EIR

Potential impacts from noise were addressed and disclosed in Section 5.7 of the EIR. Noise impacts were analyzed for traffic, construction, stationary, exterior, and interior noise. The EIR concluded that for the Watermark project, impacts would be less than significant and no mitigation was required for exposure to traffic noise, construction, stationary noise and exterior noise levels.

SCRIPPS GATEWAY EIR

Potential impacts from noise were addressed and disclosed in Section D of the EIR. Noise impacts were analyzed for traffic, construction, stationary, exterior, and interior noise. The EIR concluded that for the Scripps Gateway project, impacts would be less than significant using special design and construction techniques for the residential properties.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in noise impacts different from those addressed in the Watermark and Scripps Gateway EIRs. No noise impacts would occur, and no mitigation measures would be required.

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

PALEONTOLOGICAL CONDITIONS

WATERMARK EIR

Paleontological resources were analyzed in the Section 5.11 of the EIR. The EIR identified the project site as being underlain by the Compacted Fill and Santiago Peak Volcanics formation, which is comprised of metavolcanic-type rock. Both of these formations have a zero potential to produce paleontological resources. Therefore, the EIR determined there was no potential for significant impacts to paleontological resources to occur and no mitigation measures were required.

SCRIPPS GATEWAY EIR

Paleontological resources were analyzed in the Section K of the EIR. The EIR identified the project site as being underlain by the Santiago Peak Volcanics (low paleontological resource sensitivity), Southern California Batholith (no sensitivity rating), Stadium Conglomerate (high paleontological sensitivity), Pomerado Conglomerate (moderate paleontological sensitivity), Quaternary Alluvium (low paleontological sensitivity). Most of the project site has no or low paleontological sensitivity and no adverse effects are anticipated. However, exposures of Pomerado conglomerate on the hilltop in the southern portion of the site and Stadium conglomerate along the northern boundary of the site – both of which are areas outside the MedImpact property – are of moderate to high potential to

contain late Eocene vertebrates, which would be of scientific interest. These areas would be graded which could result in adverse impacts if fossils occur in the formations. Therefore, the Scripps Gateway EIR determined that impacts to paleontological resources were potentially significant, as the Stadium conglomerate and Poway conglomerate formations that occur in the larger Scripps Gateway site may contain important fossils. Mitigation measures were required to reduce potential impacts associated with paleontological resources to below a level of significance

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in impacts to paleontological resources, as the project site is underlain by formations that do not exhibit resource value. No paleontological impacts would occur, and no mitigation measures would be required.

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

PUBLIC SERVICES AND FACILITIES

WATERMARK EIR

Impacts to public services (schools, libraries, and parks) were analyzed in Section 5.14 of the EIR. The EIR for the Watermark project focused on police protection and fire and emergency services since the project involved commercial and office uses. Other public services, such as parks and recreation, schools, and libraries would serve tenants, employees, and patrons in the communities in which they reside.

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

SCRIPPS GATEWAY EIR

Impacts to public services (schools, libraries, and parks) were analyzed in Section H of the EIR. The Scripps Gateway project site is located in the San Diego Unified School District. The EIR identified a total of four neighborhood schools that could potentially serve the development area. The EIR concluded that, based upon the current and trending capacities of these schools, redevelopment would not generate enough students to necessitate the need for new schools or altered school facilities. No significant impacts or mitigation measures were identified. The EIR also determined there would not be a need to develop a new branch library to serve to the anticipated population increase. The EIR also stated that the project is providing contributions as outlined in the Public Facilities Financing Plan (PFFP) for recreation building and general park purposes. With the additional contributions towards park acquisition, the community will have adequate park facilities thus no significant impacts or mitigation measures were identified.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not affect public services and facilities and would not result in impacts different from those addressed in the Watermark and Scripps Gateway EIRs. No impacts to public services and facilities would occur, and no mitigation measures would be required.

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

PUBLIC UTILITIES

WATERMARK EIR

Impacts to public utilities (water, sewer, storm water drainage and solid waste) were analyzed in Section 5.15 of the EIR. The EIR found that the Watermark project would not result in significant impacts to water, sewer, and storm water drainage. Additionally, the Watermark project would not result in significant direct impacts associated with solid waste. The project would exceed the City's threshold for cumulative solid waste impacts. Implementation of the project's waste management plan was determine to avoid cumulatively significant impacts associated with solid waste. No mitigation measures were required.

SCRIPPS GATEWAY EIR

Impacts to public utilities (water, sewer, and solid waste) were analyzed in Section H of the EIR. The EIR indicated that significant solid waste impacts would potentially occur within the area due to the demolition and construction activities. These impacts were mitigated through the implementation of project-specific Waste Management Plans. Water and sewer facilities for the Scripps Gateway project would not require new or substantial changes to the existing transmission facilities, potable water storage or waste treatment facilities. Impacts were found to be less than significant.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not affect public utilities and would not result in impacts different from those addressed in the Watermark and Scripps Gateway EIRs. No impacts to public utilities would occur, and no mitigation measures would be required.

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

VISUAL EFFECTS/NEIGHBORHOOD CHARACTER/AESTHETICS

WATERMARK EIR

Potential impacts to neighborhood character and aesthetics were analyzed in Section 5.3 of the EIR. The Watermark project site is situated in the northwestern portion of the Miramar Ranch North community. The EIR determined the Watermark projects impacts on the visual character and quality of the surrounding environment to be less than significant, and that the project would not result in a substantial degradation to the existing visual character or quality of the site or its surroundings. Deviations to maximum structure height included in the Watermark project were not great enough to cause a significant environmental impact and relative to community aesthetic, these deviations would provide a greater level of architectural detail to create the community gateway recommended in the community plan.

SCRIPPS GATEWAY EIR

Potential impacts to neighborhood character and aesthetics were analyzed in Section B of the EIR. The Scripps Gateway project is located within the Miramar Ranch Community Plan and new development must be consistent with the Community Plan guidelines related to neighborhood character/aesthetics. The areas of grading are generally consistent with the Community plan. Much of the Scripps Gateway project would be visible from the southbound lanes of the I-15. As such, the visual character of the site would shift from that of generally undisturbed, steeply sloping open space to developed land with single-family homes, commercial center, and industrial buildings. While these uses would be consistent with other developed areas in the I-15 corridor, the EIR determined that the development would be highly visible from public viewing corridors and would alter the existing visual appearance of the site. The impact to visual quality was considered directly and cumulatively significant and unmitigated.

As required by the City of San Diego, a brush management plan was incorporated into the design guidelines for the Scripps Gateway project. The selective thinning of native vegetation caused by implementation of a brush management program would alter the appearance of natural slopes adjacent to development, and the fuel load requirements for brush management would limit the extent to which the appearance of manufactured slopes can be remediated with landscaping. The EIR found that as most areas within the brush management zones, which was part of the public area also within manufactured slopes, the brush management program requirements would not contribute substantial additional impacts to visual quality. Hand thinning brush in zones two and three, which was incorporated into the Scripps Gateway project would mitigate visual impacts to non-graded areas to below a level of significance. Visual impacts from graded areas within brush management zones remain significant and unmitigated.

PROJECT

The project proposes a rezone of 0.95 acre within the Watermark property from CR-2-1 to IP-2-1 and a rezone of 0.95 acre on the Scripps Gateway/MedImpact property from CR-2-1 to IP-2-1. Land use designations in the Miramar Ranch North Community Plan would be changed from Regional/Commercial to Industrial/Business Park for the Watermark property and from Industrial/Business Park to Regional/Commercial for the MedImpact property. Implementation of the proposed project would not result in impacts different from those addressed in the Watermark

and Scripps Gateway EIRs. No impacts to visual effects/neighborhood character/aesthetics would occur, and no mitigation measures would be required.

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

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

The project shall be required to comply with applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program of the previously certified EIR(s) (if applicable) and the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: **Not applicable.**

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 443731 and/or Environmental Document Number 443731, 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 Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/TRAFFIC CIRCULATION

Prior to issuance of the first construction permit, owner/permittee shall assure by permit and bond the reconfiguration to shift the westbound through lanes on Scripps Poway Parkway to the north and provide additional queuing length for westbound traffic on Scripps Poway Parkway to the interchange. The “back-to-back” left turn lanes will be eliminated and additional queuing for traffic turning left from Scripps Poway Parkway to southbound I-15 will be provided. Reduction in the width of raised median on Scripps Poway Parkway east of the interchange will be required. All work to be done to the satisfaction of the City Engineer.

Prior to issuance of the first construction permit, owner/permittee shall assure by permit and bond the provision of a triple left-turn at Scripps Poway Parkway and Scripps Highlands Drive intersection by re-striping the northbound leg to take a thru-

lane and make a shared left-thru lane. The pedestrian crossing on the west leg of the intersection will be removed. Additionally, a northbound right-turn overlap will be provided. All work to be done to the satisfaction of the City Engineer.

AIR QUALITY

Standard dust control measures would be employed during construction. These standard dust control measures include the following:

- Watering active grading sites a minimum of three times daily
- Apply soil stabilizers to inactive construction sites
- Replace ground cover in disturbed areas as soon as possible
- Control dust during equipment loading/unloading (load moist material, ensure at least 12 inches of freeboard in haul trucks)
- Reduce speeds on unpaved roads to 15 mph or less
- Water unpaved roads a minimum of three times daily

The above Mitigation Monitoring and Reporting Program shall require additional fees and/or deposits to be collected prior a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, but not limited to, to ensure the successful completion of the monitoring program.

VII. SIGNIFICANT UNMITIGATED IMPACTS

The Watermark EIR identified significant environmental impacts in the following areas: transportation/traffic circulation/parking (direct and cumulative) and air quality (direct relative to construction). The EIR concluded significant impacts to air quality would be reduced to below a level of significance with incorporation of required mitigation measures. Relative to traffic/circulation/parking, the Watermark EIR concluded impacts would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the Watermark EIR would result in significant unmitigated impacts to transportation/circulation/parking.

The Scripps Gateway EIR identified significant impacts in the following areas: land use, traffic/circulation and parking, air quality, biological resources, visual quality, hydrology/water quality, noise, cultural resources, geology and paleontological resources. The EIR concluded that impacts associated with noise, cultural resources, geology and paleontological resources would be substantially lessened or avoided with incorporation of required mitigation measures. The EIR determined that significant impacts related to land use, traffic/circulation and parking, air quality, biological resources, visual quality and hydrology/water quality would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the Scripps Gateway EIR would result in significant unmitigated impacts to land use, visual quality, biology, water quality, urban runoff, traffic and air quality.

Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the EIR(s), and (b) the impacts have been found acceptable

because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previous certified EIR, new CEQA Findings and or Statement of Overriding Considerations are not required.

The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified EIR(s).

VIII. CERTIFICATION

Copies of the addendum, the EIR(s), and associated project-specific technical appendices, if any, may be reviewed by appointment in the office of the Development Services Department, or purchased for the cost of reproduction.



Elizabeth Shearer-Nguyen
Senior Planner
Development Services Department

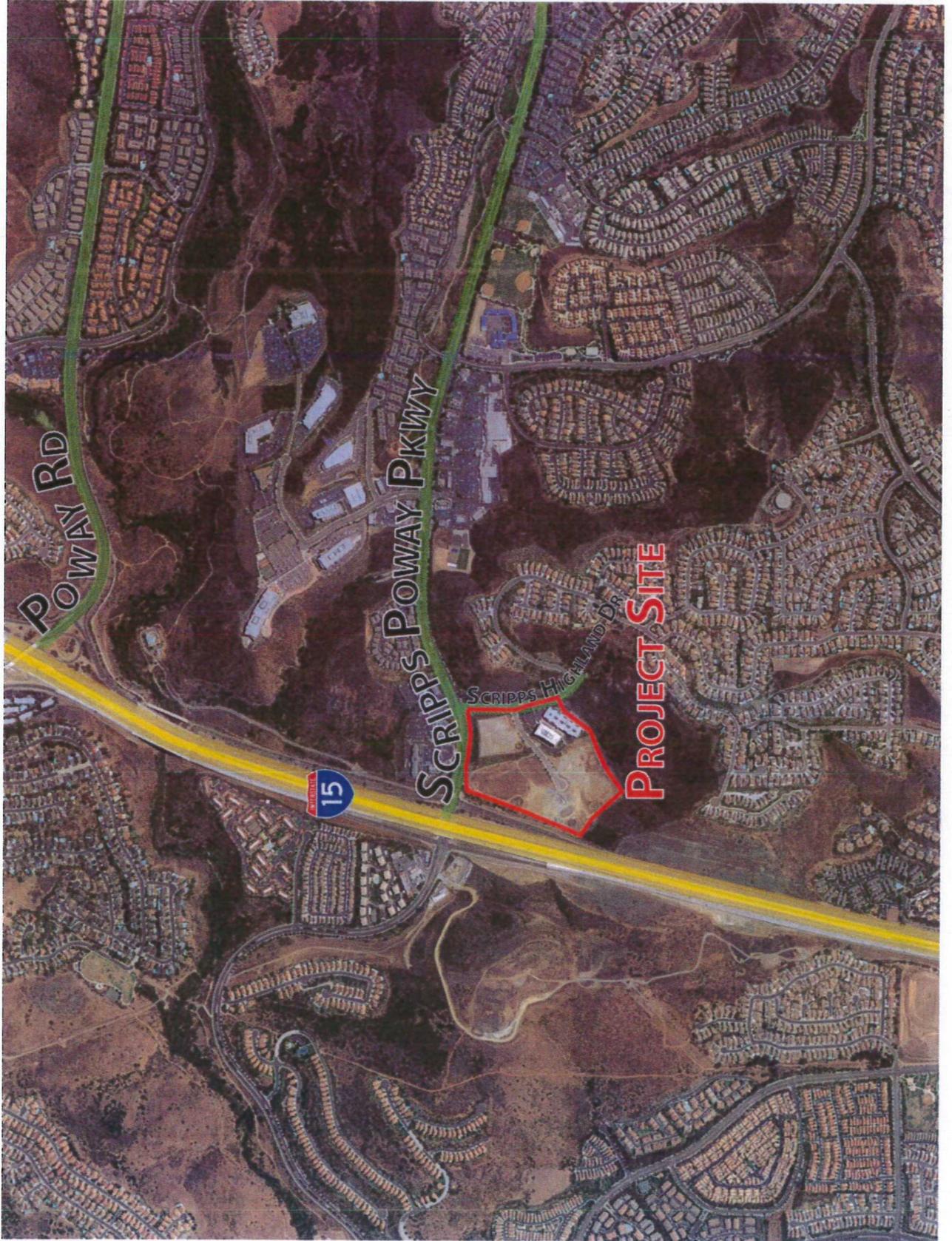
July 28, 2016 _____
Date of Final Report

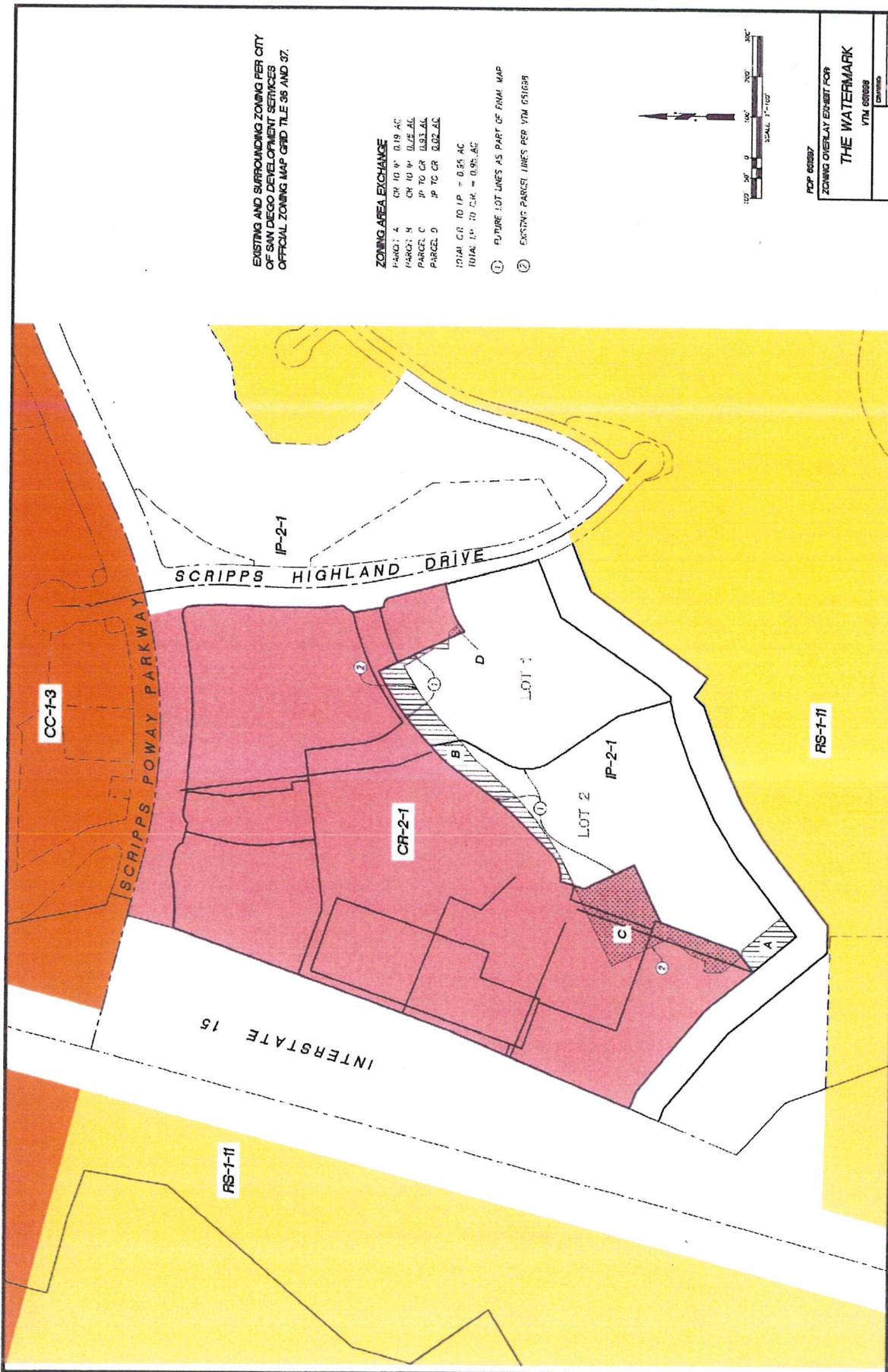
Analyst: E. Shearer-Nguyen

Attachments:

- Figure 1: Location Map
- Figure 2: Proposed Rezone

Figure 1. Location Map

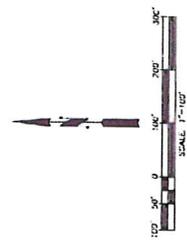




EXISTING AND SURROUNDING ZONING PER CITY OF SAN DIEGO DEVELOPMENT SERVICES OFFICIAL ZONING MAP GRID TILE 38 AND 37.

ZONING AREA EXCHANGE

- PARCEL 4 CR TO IP = 0.19 AC
- PARCEL 5 CR TO IP = 0.22 AC
- PARCEL C IP TO CR = 0.83 AC
- PARCEL D IP TO CR = 0.02 AC
- TOTAL CR TO IP = 0.41 AC
- TOTAL IP TO CR = 0.85 AC
- ① FUTURE LOT LINES AS PART OF FINAL MAP
- ② EXISTING PARCEL LINES PER VTM 051028



PDF 00007
 ZONING OVERLAY EXHIBIT FOR
THE WATERMARK
 VTM 00008
 SHEET 1 OF 1