



THE CITY OF SAN DIEGO

ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Project No. 500066
Addendum to EIR No. 94-0576
SCH No. 96-121073

SUBJECT: **DEL MAR HIGHLANDS ESTATES:** A PLANNED DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to amend Planned Residential Development (PRD) /Resource Protection Ordinance (RPO) 94-0576 to construct 13 affordable housing units on Unit 10, Lot 149 within the Del Mar Highlands Estates Planned Residential Development. Various site improvements would also be constructed that include associated hardscape and landscape. Deviations to residential density, side setbacks, and lot coverage are also being requested. The 1.80 acre project site is located at 14163 Old El Camino Real. The project site is within the Pacific Highlands Ranch Community Plan and follows the North City Future Urbanizing Area Framework Plan. The land use designation is Estate Residential (0.3 dwelling units per net acre). Additionally, the project site is located in the AR-1-11 ((Agricultural--Residential), requires minimum 10-acre lots) and OC-1-1 (Open Space—Conservation) zones, and within the Multiple Habitat Planning Area, and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Assessor's Parcel Numbers 304-643-08, 304-643-09, 304-643-10) Applicant: Pardee Homes

I. PROJECT DESCRIPTION

The site is a part of Unit 10, Lot 149, of the Del Mar Highlands Estates (DMHE) project (EIR No. 94-0576 / SCH. No. 96-121073). The Del Mar Highlands Estates project was approved in March of 1997 and included 148 single-family dwelling units and 24 affordable multi-family dwelling units on 398 acres in Subarea III of the North City Future Urbanizing Area (NCFUA). Subsequent to the approval in 1997, the 148 single-family units and 24 multi-family units have been built out; however, the graded pad (Unit 10) reserved for affordable multi-family units was not fully developed. Approximately two-thirds of the pad remains undeveloped, and future development of the remainder of the lot was acknowledged in the DMHE Final Environmental Impact Report (EIR).

Future development of Lot 149 east of the existing 24 affordable housing units was, however, contemplated by the Del Mar Highlands Estates Environmental Impact Report (see Project Description, page 11 of EIR). At the time the EIR was certified, no development was proposed in the eastern portion of the affordable housing site (Lot 149); however, it was stated that any development of this area would require an amendment to the Planned Residential Development (PRD) permit for the DMHE project.

The Pacific Highlands Ranch project is proposing an increase in density by 64 dwelling units, there is a need for 13 additional affordable units at 65 percent area median income (AMI) as set forth by the City's Inclusionary Housing Ordinance (San Diego Municipal Code 142.1304). The project would require a Site Development Permit due to the affordable housing component.

The current project would construct an additional 13 units to provide the affordable housing (20 percent) component for the Pacific Highlands Ranch Units 8 and 9 project (Figures 1 and 2). The Pacific Highlands Ranch Units 8 and 9 project would amend the map to increase the number of single-family dwelling units by 64 units (from 451 number of units to 515 number of units), thereby increasing the number affordable housing units needed (20 percent) by 13. Figure 3 shows the Vesting Tentative Map as included in the 1997 EIR for Del Mar Highlands Estates; Unit 10 lies in the westernmost portion of the Vesting Tentative Map, adjacent to Old El Camino Real. Figure 4 shows the site plan for the proposed 13 affordable units; as shown, the proposed units would be located within the central portion of Unit 10, directly east of the 24 existing units.

Development of the existing 24 affordable housing units on Unit 10 within the Del Mar Highlands Estates project, the affordable component of DMHE, occupied approximately one-third of the Unit 10 total site acreage (1.8 acres). The entire lot was graded in conjunction with the original approval, and a debris basin was constructed. The current project would add 13 additional affordable multi-family units, a 3,500-square-foot tot lot, and four bio-filtration basins and convert the existing basin to a hydro-modification basin within a portion of the remaining site. Other site improvements include minor finish grading on 1.1 acre of the overall lot (750 cubic yards of cut and 1,600 cubic yards of fill), installation of site utilities, drainage improvements, landscape, irrigation, and hardscape.

II. ENVIRONMENTAL SETTING

The affordable housing project site is located east of Old El Camino Real and is adjacent to the existing affordable housing units that were built with the Del Mar Highlands Estates project. The existing affordable units are just west of the project site with MHPA open space to the south, east and north. The Pacific Highlands Ranch Subarea Plan land use designation for the project site is Estate Residential (0.3 dwelling units per net acre). Additionally, the project site is located in the AR-1-11 (Agricultural--Residential), requires minimum 10-acre lots) and OC-1-1 (Open Space—Conservation) zones.

Currently, the topography is relatively flat as the site has been previously graded and partially built out with 24 affordable multi-family dwelling units. The Pacific Ocean is located 2.3 miles to the west. The project site is located within the San Dieguito hydrographic unit. Runoff from the site drains towards Gonzales Canyon to the south and then to the San Dieguito River.

III. PROJECT BACKGROUND

The Del Mar Highlands Estates EIR involved a 389-acre project site located south of the San Dieguito River valley, west of the agricultural lands in Subarea III of the NCFUA, north of the Carmel Valley community planning area, and east of El Camino Real (see Figures 2-3). Regional access to the site is provided by Interstate 5, approximately 0.75 mile to the west. Access to the site from Interstate 5 is obtained by following Via de la Valle east to Old El Camino Real south.

The Planned Residential Development Permit, Vesting Tentative Map, Resource Protection Ordinance Permit, and amendment to the North City Future Urbanizing Area (NCFUA) Framework Plan were originally approved with the Final EIR No. 94-0576 (SCH No. 96-121073) for the Del Mar Highlands Estates project by the City of San Diego (City) on April 15, 1997. A complete project description and environmental analysis can be found in the respective EIR. Subsequent to the 1997 approval, the overall Del Mar Highlands Estates project area was graded and developed with 148 single-family dwellings on Units 1 through 9 and 24 affordable multi-family dwellings on Unit 10.

The current project would construct 13 additional affordable multi-family dwellings on Unit 10 (Assessor's Parcel Numbers 304-643-08, -09, and -10), which was previously mass graded but only approximately one-third built out. The current project would fulfill the 20 percent affordable housing requirement of the Pacific Highlands Ranch Units 8 and 9 that would be processed through a concurrent application.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Del Mar Highlands Estates Environmental Impact Report (EIR) (No. 94-0576 / SCH No. 96-121073). This Addendum to the EIR addresses changes to the project as described in the 1997 EIR. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 and 15164 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. There are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested, 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 Addendum includes the following subsequent impact analysis to demonstrate that environmental impacts associated with the project are consistent with the previously certified EIR. The following includes the environmental issues analyzed in detail in the EIR as well as the project – specific analysis pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIR relative to the project. The following analysis documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the 1997 EIR.

Impact Analysis Summary

The DMHE EIR identified significant and unmitigable impacts relative to Landform Alteration/Visual Quality.

The DMHE EIR identified significant but mitigated impacts to Land Use (Resource Protection Ordinance), Hydrology/Water Quality, Geology and Soils, Biology, Cultural Resources, Paleontology, Traffic Circulation, Public Facilities and Services, Public Safety, and Water Conservation. Subsequent to the certification of the EIR, grading for the 398-acre DMHE project was completed and the existing 148 single-family and 24 affordable multi-family residences were constructed (see Section II for details). An analysis of the impacts of the project compared with the impacts analyzed in the previous EIRs is presented below. This comparative analysis has been undertaken, pursuant to the provisions of CEQA, to provide City decision makers with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the EIRs were certified require additional environmental review. The basis for each of the findings is explained in the analysis that follows.

Development of the existing 24 affordable housing units on Unit 10 within the Del Mar Highlands Estates project, the affordable component of DMHE, occupied approximately one-third of the Unit 10 total site acreage (1.8 acres). The entire lot was graded in conjunction with the original approval, and a debris basin was constructed. The current proposal is to add 13 additional affordable multi-family units, a 3,500-square-foot tot lot, and three bio-filtration basins and convert the existing basin to a hydro-modification basin within a portion of the remaining site. Relative to the DMHE Final EIR, the analysis provided below indicates that there would be no new significant impacts that 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 EIR. A comparison of the project summary of project impacts in relation to the 1997 EIR is provided below the following Table 1.

Table 1 Impact Assessment Summary			
Environmental Issues	Previous FEIR Finding	Project	Project Resultant Impact
Land Use	Significant, but mitigated	No new impacts	Less than significant
Hydrology/Water Quality	Significant, but mitigated	No new impacts	Less than significant
Landform Alteration/Visual Quality	Significant, unmitigated	No new impacts	Less than significant
Geology and Soils	Significant, but mitigated	No new impacts	Less than significant
Biology	Significant, but mitigated	No new impacts	Less than significant
Cultural Resources (Historical Resources/ Archaeology)	Significant, but mitigated	No new impacts	Less than significant
Paleontological Resources	Significant, but mitigated	No new impacts	Less than significant
Traffic Circulation	Significant, but mitigated	No new impacts	Less than significant
Air Quality	Less than Significant	No new impacts	Less than significant
Noise	Less than significant	No new impacts	Less than significant
Public Facilities and Services	Significant, but mitigated	No new impacts	Less than significant
Public Safety	Less than Significant	No new impacts	Less than significant
Water Conservation	Significant, but mitigated	No new impacts	Less than significant
Natural Resources/Agriculture	Less than Significant	No new impacts	Less than significant

Land Use

Del Mar Highlands Estates EIR

The DMHE EIR determined that the project was consistent with the Planned Residential Development (PRD) regulations and was generally consistent with the land use goals, objectives, and recommendations of the Progress Guide and General Plan. The project was also found to be consistent with the Local Coastal Program and compatible with adjacent land uses. However, the project was determined to have a significant impact to sensitive biological resources in excess of the encroachment allowance. The EIR disclosed that while there would be an exceedance, the project would provide adequate on-site mitigation (refer to Biology), which would reduce impact to below a level of significance.

Project

When compared to the land use impacts identified in the DMHE EIR, the project would not conflict with any regulations and would be consistent with the goals and policies of the General Plan. The site was previously mass graded and has been periodically mowed during the years since the mass grading occurred. Therefore, because there are no biological resources present, there would be no conflicts with the Resource Protection Ordinance (RPO) (now referred to as Environmentally Sensitive Lands Ordinance or "ESL"). The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Hydrology/Water Quality

Del Mar Highlands Estates EIR

The DMHE EIR identified significant erosion impacts and anticipated the potential for undermining of stream channels and banks due to the alteration of existing drainage patterns. An increase in runoff volume was determined to be less than significant with implementation of detention basins. The EIR concluded that short-term construction impacts and drainage impacts would be significant and would require mitigation in the form of construction best management practices and erosion control measures.

Project

A site-specific drainage study was prepared for the project site by Latitude 33 (October 2016). The results of the study are summarized below:

In the existing condition, the project site acts as a single basin and there is a single discharge point for site runoff. The project site is composed of undeveloped land that has gradual slopes of 1–3 percent that sheet flow from the northern property boundary to the main discharge point, a desilting and catch basin, located at the southeast corner of the parcel. All runoff connects to the existing storm drain system within Old El Camino Real, where it ultimately discharges into the San Dieguito River located to the west.

During post-construction conditions, the site will be divided into five drainage basins. Runoff from the developed site will be captured and conveyed to four on-site bio-filtration basins where it will be treated and stored and then connected to the existing storm drain system. Bio filtration Basin 4 will also serve as a hydro-modification basin at the point of connection to the storm drain system. Runoff collected at Bio-Filtration Base #4 ultimately connects to the existing storm drain system along Old El Camino Real that discharges to San Dieguito River to the west.

Based on calculations contained in the drainage study, it is anticipated that the project will result in a 2.10 cubic feet per second increase in peak flow for the 100-year storm frequency. The proposed Bio-Filtration Base #4 would be sized to meet the hydro-modifications requirements as outlined in the City of San Diego Storm Water Standards as well as any increase in runoff. No drainage diversion is proposed for the project.

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

Aesthetics/Neighborhood Character

Del Mar Highlands Estates EIR

The DMHE EIR determined that project-related landform alteration impacts would be significant due to the extent of earthwork, the anticipated level of disturbance to 25 percent or greater slopes, and the maximum height and length of the manufactured slopes. The EIR further discusses that mitigation of significant landform impacts would require the modification of the proposed project design to (1) reduce grading requirements to 2,000 cubic yards or less per acre; (2) conform with RPO steep slope encroachment criteria; and (3) eliminate the major manufactured slopes. As the applicant did not intend to make major modifications to the project design, these adverse effects were determined to comprise significant and unmitigable impacts of the Del Mar Highlands Estates project.

The EIR disclosed that the project would result in noticeable changes in views from many public vantage points and would represent a continuation of the suburban development in the vicinity of the San Dieguito River valley. However, the EIR determined that the proposed design guidelines for the project would implement the recommendations in the San Dieguito River Valley Concept Plan for development adjacent to the natural areas, which include Gonzales Canyon and the San Dieguito River valley. The impact to visual quality would therefore not be significant.

The EIR determined that the loss of mature eucalyptus trees would be considered a significant but temporary visual impact, due to the large size and high local visibility of these trees. These potential impacts would be reduced below a level of significance through a mitigation measure requiring replacement at a 1:1 ratio.

Project

The project would add 13 additional affordable multi-family dwellings to an existing graded pad. The development would comply with all design guidelines and would not remove any mature trees. As the site is already graded and only minor finish grading (750 cubic yards of cut and 1,600 cubic

yards of fill over 1.1 acre of the 1.8-acre site) would occur as part of the project, there would be no increase in severity of the previously identified significant and unmitigable impact relative to landform alteration; nor would there be any new impacts that were not previously disclosed. Based on the foregoing analysis, there is no evidence that the project requires a substantial change to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Geology/Soils

Del Mar Highlands Estates EIR

Impacts to geology and from geologic hazards were analyzed in the EIR, and site conditions were determined to be suitable for development. However, the EIR disclosed a number of potentially significant on-site geologic conditions that would require mitigation. Specifically, these included seismically induced ground shaking and landsliding, unstable manufactured slopes, and unsuitable surficial deposits (e.g., expansive or unconsolidated soils). Further, mitigation of potential landslides could result in temporary removal of vegetation and grading/recompaction of soils beyond the proposed limits of disturbance under RPO. Remedial grading measures were included in the EIR and on the Vesting Tentative Map in order to mitigate these geology/soils impacts to below a level of significance. The project was also found to have a significant potential for erosion; thus, the EIR also included mitigation measures designed to mitigate erosion and transport both during and immediately after construction.

Project

A project-specific geotechnical report was prepared for the project by GEOCON in June 2016. The proposed project would construct 13 additional affordable multi-family units and convert the existing debris basin to a hydro-modification basin on the existing mass graded pad. Thus grading would be minor and would conform to the previous approvals. Therefore, no new additional significant impacts to geology and soils would occur compared to the previous EIR, and no new mitigation measures are required. Based on the foregoing analysis and information, there is no evidence that the project requires a major substantial to the EIR. The project would not create any new significant impact, nor would a substantial increase in the severity of impacts from that described in the EIR result.

Biological Resources

Del Mar Highlands Estates EIR

For the overall DMHE project site, the EIR disclosed direct impacts to 33.88 acres of Diegan coastal sage scrub habitat (which supports approximately three pairs of coastal California gnatcatchers) that would be considered significant on both the local and regional level. In addition, project impacts to 6.65 acres of southern maritime chaparral and 0.05 acre of mule fat scrub were considered a significant impact. With respect to sensitive species the EIR found that impacts to two of the populations of Palmer's grappling hook and to 33.88 acres of Diegan coastal sage scrub that are considered to be occupied by the coastal California gnatcatcher would be considered significant. To mitigate these impacts, the EIR included measures requiring preservation of 81.19 acres of gnatcatcher-occupied coastal sage scrub and 28.38 acres of southern maritime chaparral. In

addition, the EIR required mitigation for 0.3 acre of coastal sage scrub that would be impacted because of the brush management zone. The project site is adjacent to the City of San Diego Multi-Habitat Planning Area on three sides: east, south, and north. All the required mitigation prescribed in the 1997 Final EIR has been completed.

The EIR found no significant impacts with respect to wildlife corridors or the City's Multi-Species Conservation Program.

Project

The project site (Lot 10) was graded in conjunction with the previous approval, and 24 affordable housing units have been constructed on the building pad. The graded pad has periodically been kept cleared for fire management purposes over the years and is devoid of native vegetation.

The biological mitigation measures identified in the Final EIR for DMHE were fully implemented and included open space dedication and habitat restoration adjacent to Gonzales Canyon. No additional mitigation would be required for the proposed project, as the site has been mass graded. However, the project is adjacent to the Multi-Habitat Planning Area and would implement measures documented in the City's Land Use Adjacency Guidelines consistent with the previously certified EIR.

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

Cultural Resources (Historical Resources/Archaeology)

Del Mar Highlands Estates EIR

The DMHE EIR discloses that in all, 12 sites and 4 isolates have been recorded within the Del Mar Highlands Estates area. Eight cultural resource sites had been previously tested for significance, and seven sites also had data recovery programs completed to mitigate potential impacts of development. For sites mitigated of impacts through previous data recovery, no additional work was recommended. The EIR required a mitigation program for significant impacts to CA-SDI-13,094/H and to provide an indexing of sites CA-SDI-5371 and CA-SDI-5372/H.

Project

The project site is a graded pad that underwent mass grading as part of the project approved in 1997. Unit 10 was subsequently developed with 24 affordable multi-family dwellings. No further impacts to cultural resources are anticipated. The proposed project would have no impact on previously recorded prehistoric cultural resources because the project site has been graded to the point where resources could not be impacted. The possibility of significant buried cultural resources being present within the depth required for future development is considered to be negligible due to the extensive previous grading to the project area.

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

Paleontological Resources

Del Mar Highlands Estates EIR

The 1997 EIR states that development of the project site would have the potential to impact formations with high and moderate paleontological resource potential. These included the Mission Valley Formation, Torrey Sandstone, Friars Formation, Stadium Conglomerate, Bay Point Formation, and terrace deposits. Paleontological resources potentially occurring in these formations would be damaged or destroyed unless recovered during grading. The EIR included paleontological monitoring measures to reduce the impact to below a level of significance.

Project

As mapped in the 1997 EIR, the project site (located within Unit 10) has a moderate potential for paleontological resources. However, the submitted Update Geotechnical Report prepared by Geocon Incorporated dated June 24, 2016 determined that the project site is underlain by Compacted Fill and Terrace Deposits. Compacted Fill is not sensitive for paleontological resources, and Terrace Deposits have a low sensitivity for paleontological resources.

Pursuant to the City of San Diego's Significance Determination Thresholds, projects that require over 1,000 cubic yards of excavation, and at depths over 10 feet within a high sensitivity area, could result in impacts to these resources. Additionally, projects that require over 2,000 cubic yards of excavation, and at depths over 10 feet within a moderate sensitivity area, could result in impacts to these resources. Grading of the project site would require 750 cubic yards of cut with a maximum cut slope heights of 4 feet in order to construct 13 additional affordable units, two bio-retention basins, and conversion of the existing basin to a hydro-modification basin. Consequently, the project would not exceed the threshold to disturb or destroy paleontological resources. No impacts would occur. Therefore, the project would not create any new significant impact and paleontological monitoring would not be required, nor would a substantial increase in the severity of impacts from that described in the EIR result. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the previous EIRs.

Transportation Circulation

Del Mar Highlands Estates EIR

The EIR determined that buildout of the entire Del Mar Highlands Estates project would result in potentially significant impacts to traffic movements at or near the intersection of San Dieguito Road and the project main access as well as a cumulatively significant regional traffic impact at the El Camino Real/Derby Downs Road intersection. Lastly, the project would contribute to significant impacts to traffic flow on El Camino Real between Half Mile Drive and Via de la Valle and on Via de la Valle between El Camino Real (north of Via de la Valle) and San Andres Drive. Both project-specific direct and cumulative impacts would be reduced below a level of significance through implementation of the following mitigation measures identified in the 1997 EIR:

- a) At the intersection of San Dieguito Road and the northern main access point, San Dieguito Road shall be modified to provide both westbound-to-southbound left-turn and eastbound-to-southbound right-turn lanes.

- b) The project applicant shall provide fair share contributions for a signal to mitigate traffic impacts at the El Camino Real/Derby Downs Road intersection.
- c) The project applicant shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle.
- d) The project applicant shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle).

Project

An updated traffic memo was completed for the project by Urban Systems Associates (June 30, 2016). The project would generate approximately 120 trips that would access Old El Camino Real. Because Old El Camino Real carries such low traffic volumes, significant impacts from the project would not be anticipated. Therefore, the project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the previous EIRs. Since certification of the 1997 EIR, mitigation measures a) and b) have been implemented, and mitigation measures c) and d) would still be required to reduce impacts to a level less than significant. No additional mitigation beyond what was previously identified would be necessary.

Air Quality

Del Mar Highlands Estates EIR

The 1997 EIR determined that the project would be consistent with the Regional Air Quality Strategy (RAQS) and would not create direct traffic impacts to the surrounding street system provided that the recommended road improvements are constructed. Therefore, direct air quality impacts would not occur. Further, the EIR concluded that construction impacts would be short-term and less than significant. Lastly, the project would not create significant (what are now known as “CO [i.e., carbon monoxide] hot spots”) impacts as the project would not create Level of Service E or F conditions at intersections.

Project

The San Diego Air Basin is designated non-attainment for the state ozone standard. Accordingly, the RAQS was 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 and nitrogen oxides, which are precursors to the formation of ozone. The California Air Resources Board 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 would be consistent with the RAQS. The project would not obstruct implementation of air quality plans, because the project is consistent with the underlying land use designation and zone. Further, the project would generate just 96 added daily trips and therefore would be consistent with the growth anticipated by the General Plan and SANDAG. The project would not conflict with or obstruct the implementation of applicable air quality plans.

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.

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

Noise

Del Mar Highlands Estates EIR

As disclosed in the 1997 EIR, the project was not anticipated to result in significant long-term noise impacts on the project site or adjacent development, including the affordable housing site on Lot 149 along Old El Camino Real. While construction activities may create a temporary nuisance impact if new construction occurs adjacent to already completed residences, construction activities would be completed in compliance with the City of San Diego Noise Ordinance. Therefore, because grading (the noisiest construction activity) would be completed before any homes are built and occupied and because a reasonable distance buffer will exist on most large lots in the development, custom construction of individual homes is not expected to create any significant temporary noise impacts.

Project

The project would generate noise from additional traffic on area roadways; heating, ventilation, and air conditioning (HVAC) units; and construction activities. The project proposes 13 additional affordable multi-family units (generating 96 additional daily trips) within a site that already contains 24 existing units of a similar construction style. Further, the construction activities would occur in compliance with the City's Construction Noise Ordinance, which prohibits construction activities outside normal daytime hours. There is no evidence of new impacts or any substantial new information that was not known at the time that the previous EIRs were certified. Therefore, the project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the previous EIRs.

Public Facilities and Services

Del Mar Highlands Estates EIR

With respect to schools, the DMHE EIR states that the project would add an estimated 74 students to the elementary and 63 students to the junior and senior high school system. In 1997, these impacts were determined to comprise a significant impact to an already overburdened district. Mitigation was required in the form of a School Agreement with the Solana Beach Elementary School District (grades K-6) and participation in a Mello-Roos Community Facilities District (San Dieguito Union High School District) for grades 7-12.

The DMHE EIR determined that the project would incrementally increase the demand for water, sewer, and solid waste services but would be a less than significant burden to the City's system. With respect to parks and recreation, the EIR concluded that resource-based parks are sufficient to

meet or exceed the needs of the project, but that neighborhood and community parks are not adequate. The project was required to pay park fees in order to provide population-based parks to the future residents. Emergency response times were generally considered to be acceptable, but several lots were proposed to be accessed via a dead end roadway that was more than 750 feet in length. In addition, the EIR identified a concern that because the community was proposed to be gated, the gates themselves could cause an exceedance of the goal response times. Therefore in order to mitigate potentially significant impacts to public services (police/fire) and minimize emergency response times to future on-site residences, mitigation was required. Specifically, mitigation measures regarding schools (implementation of School Agreement and participation in a Mello-Roos Community Facilities District), parks & recreation (park fees), and law enforcement and fire protection (requirements incorporated into the design guidelines to minimize emergency response times) were implemented.

Project

With respect to schools, the project would be anticipated to generate approximately 5 elementary students and 4 junior high/high school students. The addition of 9 students to the local school districts would be an incremental but less than significant increase. In addition, the project would be required to pay school fees pursuant to Senate Bill 50.

The project would increase the demand for water, sewer, and solid waste services; however, given the scope and scale of the project, the incremental increase in demand caused by 13 units would be mitigated through the standard payment of impact fees to the City. A water and sewer study was prepared by Dexter Wilson (July 2016) to document the adequacy of the existing water and sewer infrastructure to accommodate the additional 13 units.

Impacts relative to police/fire/emergency service would be reduced as compared to what was analyzed in the DMHE EIR because the multi-family lot (Unit 10) is directly adjacent to Old El Camino Real and the units would be sprinklered. The project would implement the mitigation requirements documented in the DMHE EIR. Therefore, the project would not create any new significant impact and no mitigation beyond the payment of standard impact fees would be required, nor would a substantial increase in the severity of impacts from that described in the EIR result. Based on the foregoing analysis and information, there is no evidence that the project requires a major change to the previous EIRs.

Public Safety

Del Mar Highlands Estates EIR

The 1997 EIR described that SDG&E maintains a 150-foot right-of-way, which crosses the southwestern corner of the project site in a northwest-southeast direction. This right-of-way contains one 230-kilovolt line, one 138-kilovolt line, and two 69-kilovolt lines. In addition, the 150-foot right-of-way includes a 30-inch-diameter high-pressure natural gas line and two fuel oil lines (all underground). The EIR determined that project-related activities conducted within the described on-site SDG&E easement could potentially result in safety impacts; however, SDG&E has strict encroachment requirements for SDG&E easements. Therefore, no impacts to gas or fuel pipelines are anticipated from implementation of the proposed project. The EIR also determined that there are no known hazardous waste sites located on or adjacent to the project site and that the proposed

estate residential uses (with accessory agricultural and/or equestrian uses permitted) would not be expected to store, use, or generate significant quantities of hazardous materials that could result in contamination of soils, water, or air.

Project

The project site is located west of the SDG&E easement and would not encroach into the 150-foot right-of-way. Both the existing 24 residential units and the proposed 13affordable units would not be anticipated to store, use, or generate significant quantities of hazardous materials that could result in contamination of soils, water, or air. Based on the foregoing analysis and information, there is no evidence that the project requires a substantial change to the EIRs. The project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result.

Water Conservation

Del Mar Highlands Estates EIR

The 1997 EIR determined that water usage would be decreased by up to an anticipated 70 percent (to 90,300 gallons per day) compared to the (then) existing agricultural use; thus, implementation of the proposed Del Mar Highlands Estates project would not have a significant adverse impact on City water supplies. Nonetheless, imported water supplies are limited and the continuing statewide drought watch condition renders water conservation efforts essential to curtail the cumulative effects of development in southern California. Therefore, the EIR provided mitigation measures to reduce the project impact on the City's water supplies.

Project

The project proposes 13 additional multi-family units that would be constructed under the newest building code ("Cal-Green") which mandates a 20 percent reduction in water use. Additionally, the project would incorporate current City water conservation measures that would implement the mitigation requirements documented in the DMHE EIR. The project would be constructed to the latest standards for efficient appliances/landscape irrigation and would utilize drought-tolerant landscape plants. Therefore, the project would not require a substantial change to the EIR with respect to water conservation, nor would the project create any new significant impact or a substantial increase in the severity of impacts from that described in the EIR result.

Natural Resources/Agriculture

Del Mar Highlands Estates EIR

As determined in the 1997 EIR, 200 acres of agricultural land would no longer be in production after project implementation. The EIR concluded that impacts would be less than significant because the local agriculture is not regionally significant and there are numerous limiting factors for agricultural production (e.g., topography and sensitive habitats) present. Similarly, the EIR concluded that impacts to mineral resources would not be considered significant due to the generally low potential assigned to on-site aggregate mineral development and the presence of sensitive habitats.

Project

The project would construct on 1.1-acre of the 1.8-acre site that is mapped as having a low potential for aggregate mineral resources. Further, the site has been mass graded as part of the 1997 approval and does not contain any agricultural resources. There is no evidence of new impacts or any substantial new information that was not known at the time that the previous EIR was certified. Therefore, the project would not create any new significant impact nor would a substantial increase in the severity of impacts from that described in the EIR result. Based on the foregoing analysis and information, there is no evidence that the project requires a substantial change to the previous EIRs.

Issues Determined Not to be Significant

Issues determined not to be significant include Risk of Upset, Population and Housing, Energy, and Light and Glare addressed in Chapter 5 of the 1997 EIR. Due to the limited scope of the project modifications, the project would not create any new significant impact, nor would it substantially increase in the severity of impacts from that described in the 1997 FEIR for these environmental issues.

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 MMRP of the previously certified EIR (No. 94-0576 / SCH No. 96-121073) 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/information/standtemp>

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 consultant:

N/A

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 180219 and/or Environmental Document Number 180219, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.
 3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder

obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency:

Not Applicable

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

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation 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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

In order to avoid potential impacts to Public Facilities and Services, Transportation, and Water Conservation, the following mitigation measures shall be implemented by the permit holder:

Public Facilities and Services

- a) Prior to the issuance of any building permit for any residential dwelling unit, the applicant shall participate in mitigation through implementation of a School Agreement (grades K-6) and the participation in a Mello-Roos Community Facilities District (Mello-Roos) (grades 7-12). Prior to the issuance of any building permit for any residential unit, these fees shall be established through a

School Agreement with the Solana Beach Elementary School District and the participation in a Mello-Roos with the San Dieguito Union High School District.

- b) The developer shall pay to the City the development's fair share costs in providing population-based parks to serve future residents (i.e., park fees).
- c) In order to minimize emergency response times to future on-site residences, the following requirements will be incorporated into the design guidelines for Del Mar Highlands Estates:
 - 1) Large, clearly legible address numbers will be provided at the street.
 - 2) Security entrances will either be staffed 24 hours a day or a security gate code will be provided to the Police and Fire Departments.
 - 3) The developer shall coordinate with the fire department to ensure that road widths and turning radii are adequate for all roads and that project fire hydrants are optimally located. The results of this coordination shall be included within the Del Mar Highlands Estates Design Guidelines and tentative map.
 - 4) Residential fire sprinklers will be required for any structure built on Lots 143, 144, 145, 146, 147, and 148.

Transportation

- c) The project applicant shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle.
- d) The project applicant shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle).

Water Conservation

- 1. Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas; (landscaping plans)
- 2. Provide integrated organic soil amendments in landscaped areas to improve infiltration; (landscaping plans)
- 3. Reduce runoff potential from landscaped areas by utilizing berming, raised planters, and drip irrigation systems; (landscaping plans)
- 4. Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated; (landscaping plans)
- 5. Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants; (landscaping plans)

6. Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design; and (building permits)
7. Provide information regarding water conservation measures to new residents at the time of lot purchase. (certificate of occupancy)

VII. SIGNIFICANT UNMITIGATED IMPACTS

The Del Mar Highlands Estates EIR No. 94-0576 / SCH No. 96-121073 indicated that significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the Final EIR were implemented: visual quality, hydrology, geology/soils, biology, cultural resources, paleontology, traffic circulation, air quality, noise, and public services. The Final EIR further concluded that direct impacts related to landform alteration would remain significant and unmitigated, and cumulative impacts to water quality, landform alteration, and biology would remain significant and unmitigated after all proposed mitigation measures are implemented. 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 FEIR, 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.

VIII. CERTIFICATION

Copies of the addendum, the EIR, the Mitigation Monitoring and Reporting Program, 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.



E. Shearer-Nguyen, Senior Planner
Development Services Department

December 30, 2016

Date of Final Report

Analyst: L. Sebastian

Attachments:

- Figure 1: Regional Location
- Figure 2: Project Location
- Figure 3: Approved Del Mar Highlands Estates PRD Site Plan
- Figure 4: Proposed Site Plan



✱ Project Location



FIGURE 1
Regional Location

Image Source: SANDAG (flown November 2014)



0 Feet 150

Project Boundary

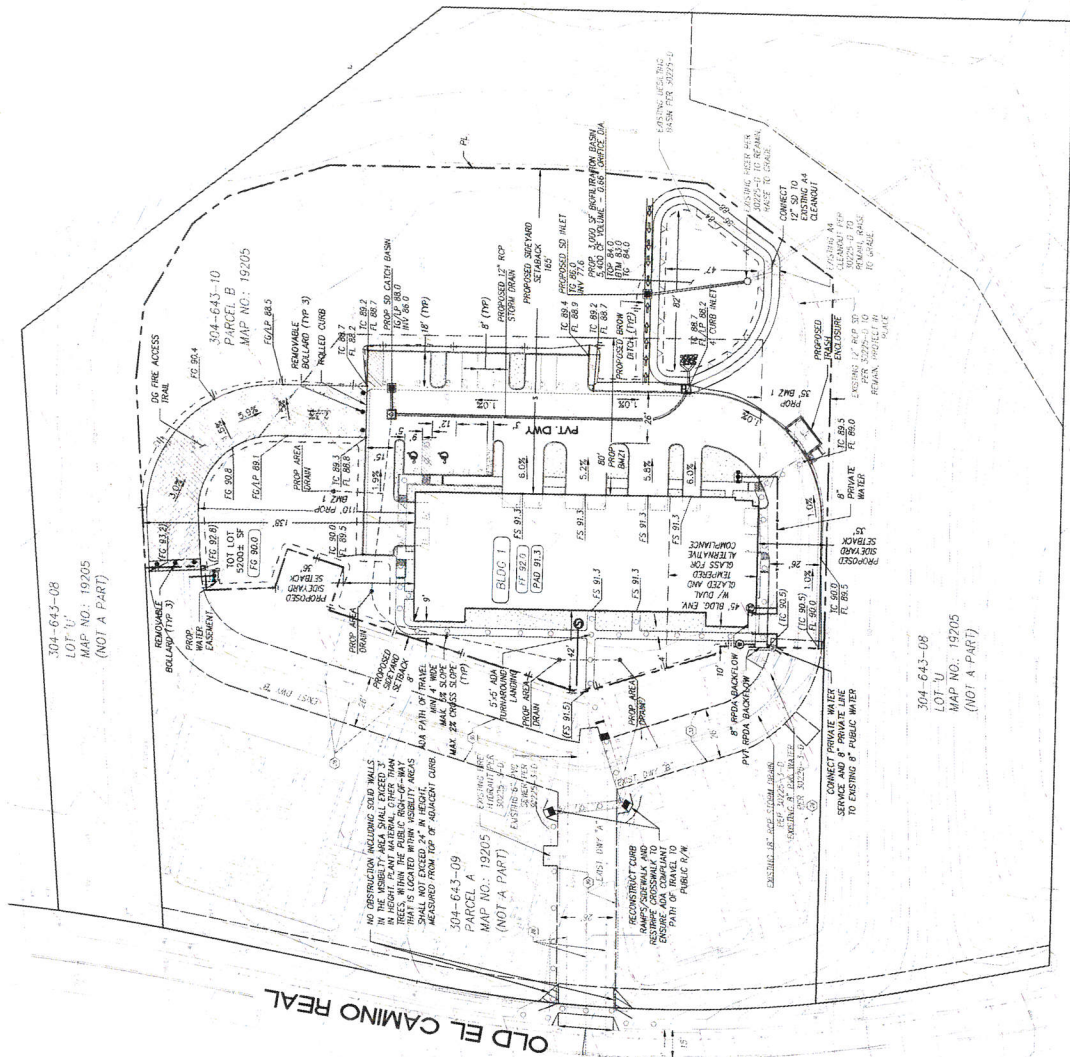


FIGURE 2
Project Location on Aerial Photograph



FIGURE 3
Approved Del Mar Highlands Estates VTM





- LEGEND:**
- SLOPES: 2:1 MAX. (TYP.)
 - DAYLIGHT LINE
 - PROPERTY LINE
 - SEWER
 - CURB AND GUTTER
 - BRUSH MANAGEMENT ZONE
 - STORM DRAIN
 - PROPOSED WATER
 - FIRE HYDRANT ASST.
 - LOT NUMBER
 - PAD ELEV.
 - SEWER SERVICE
 - FIRE SERVICE
 - WATER SERVICE
 - BACKFLOW PREVENTION DEVICES
 - WATER METER
 - AUA PATH OF TRAVEL
 - SIGHT VISIBILITY TRIANGLE



FIGURE 4
Proposed Site Plan

