DATE ISSUED:	August 1, 2008	**REPORT NO. PC-08-064**
ATTENTION:	**Planning Commission, Agenda of August 7, 2008**	
SUBJECT:	QUARRY FALLS - PROJECT NO. 49068; PROCESS 5	
REFERENCE:	Planning Commission Resolution No. 3508-PC (Attachment 31)	
OWNER/	Quarry Falls, LLC a California Limited Liability Company (Attachment 34)	
APPLICANT:	Quarry Falls, LLC a California Limited Liability Company and Vulcan Materials Company – Western Division/	

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of the Quarry Falls Specific Plan to allow the redevelopment of an existing mining site with a maximum of 4,780 residential units, a maximum of 603,000 square feet of commercial retail, and a maximum of 620,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site located on a 230.5 acre site bounded by I-805 to the east, Friars Road to the south, Mission Center Road to the west and Phyllis Place to the north, in the Mission Valley and Serra Mesa Community Plan areas?

Staff Recommendation:

1. Recommend the City Council **Certify** Environmental Impact Report No. 49068, Adopt the Mitigation Monitoring and Reporting Program, and Adopt the Findings and Statement of Overriding Considerations; and

2. Recommend the City Council **Adopt** the Rezoning Ordinance No. 183191; and

3. Recommend the City Council **Approve** amendments to the Progress Guide and General Plan and the Mission Valley Community Plan No. 183189; and

4. Recommend the City Council **Approve** the Quarry Falls Specific Plan, Vesting Tentative Map No. 183196, Master Planned Development Permit No. 183193, and Site Development Permit No. 183192; and

5. Recommend the City Council **Approve** the Conditional Use Permit and

Reclamation Plan Amendment No. 183194; and

6. Recommend the City Council Initiate a Community Plan Amendment for Serra Mesa to include a road connection to Phyllis Place.

Community Planning Group Recommendations: On June 4, 2008, the Mission Valley Unified Planning Committee (MVUPC) voted 11-4-0 to recommend approval of the project. The MVUPC recommendation was based upon the inclusion of a road connection to Phyllis Place and additional development design standards. On June 19, 2008, the Serra Mesa Planning Group (SMPG) voted 9-3-0 to recommend approval of the project. The SMPG recommendation was based upon prohibiting the road connection to Phyllis Place, additional mitigation at the Phyllis Place/Murray Ridge Road and I-805 interchanges, and preserving neighborhood character by maintaining Murray Ridge Road with one travel lane in each direction.

Environmental Review: Program Environmental Impact Report No. 49068 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, below a level of significance, some of the potential impacts identified in the environmental review process. The applicant has also provided Draft Candidate Finding's and Statement of Overriding Considerations to allow the decisionmaker to adopt the project with significant and unmitigated impacts .

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project is located in both the Mission Valley and Serra Mesa Community Planning Areas. The Mission Valley Community Plan currently designates the project site for Multiple Use Development. Additionally, the project site is within the Development Intensity District "F" which limits the project's intensity to approximately 31,497 ADT's and the project would have 66,286 ADT driveway trips and 52,332 cumulative external ADT's. The Community Plan's policies for Multiple Use Development, require two or more revenue-producing uses. In addition, the Mission Valley Planned District Ordinance requires land uses from a minimum of three zones from a select list, and requires that no single land use account for more than 60 percent, nor less than 20 percent of the ADT's allocated to the project. Therefore, based upon the current designation and the Development Intensity District, a diverse range of different land use scenarios would be allowed at the project site. The Environmental Impact Report identifies one such scenario labeled "Alternative 2 – No Project/Continuation of Existing Plan Alternative", which provides a summary of a typical project which could develop with approximately 2,200 residential units at the project site. The target density of the proposed Community Plan Amendment would allow the project to develop a maximum of 4,780 residential units. These units are envisioned to be provided through a diversity of product types, including condominiums,

town homes, apartments, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units through standards in the design guidelines and density ranges. The Serra Mesa Community Plan designates the northern 6 acres of the project site for single-family residential use with a maximum density of 7 to 9 units per net acre. The project proposes that a portion of the approximately 5.5 acres be developed within the Serra Mesa community as public park and the rest to remain as natural open space. No residential units are proposed within these 5.5 acres. The proposed project will include 10% of the total units designated as affordable to satisfy the City's Inclusionary Housing Ordinance. A development condition prohibits the project from seeking a density bonus for additional units.

BACKGROUND

The Quarry Falls project area is situated on 10 parcels comprising approximately 225 acres within the Mission Valley Community Plan area bounded by I-805 to the east, Friars Road to the south, Mission Center Road to the west and the Serra Mesa Community Plan boundary to the north (Attachment 2). The Vesting Tentative Map includes an additional 5.5 acres situated on a single parcel in the Serra Mesa Community Plan area. The Mission Valley site is identified as Multiple Use development in the Mission Valley Community Plan (Attachment 3) which applies to a relatively large-scale project characterized by two or more uses; functional and physical integration of project components; development in conformance with a coherent plan; and public transit opportunities and commitments. Within Serra Mesa, the 5.5 acre site is identified for single-family residential development (Attachment 4).

The project site is surrounded by urban development, including single and multi-family housing of varying densities, commercial retail uses, a hotel, and office uses of varying intensities. To the immediate north is the single-family neighborhood of Abbotts Hill which includes a church and senior housing project along Phyllis Place and Murray Ridge Road. The project's eastern boundary is adjacent to I-805 which forms a barrier from development to the east. Development south of the project includes high intensity office, retail and residential densities ranging from 20 to 90 units per acre. This area to the south was developed as a transit oriented design (TOD) project due to the adjacency of the Rio Vista light rail station. Neighborhood serving retail uses and office and industrial development is located to the west.

The project site is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which has been operating on the site for more than 60 years. A Conditional Use Permit (CUP) was originally issued by the City of San Diego in 1962. Current mining activities that occur on approximately 210 acres of the 230.5-acre site are operating under approved CUPs 5073 and 82-0315 (Attachment 6); the northern approximately six acres located within the Serra Mesa community are outside the limits of the approved CUP, and no mining is occurring in that area. An amendment to CUP 5073 was approved in 1979 to extend the expiration date of the CUP from December 31, 1982 until such time that resources are depleted. Therefore, CUP 5073 does not have an expiration date; instead, mining is allowed to continue until resources are depleted. The existing site conditions and limits of the CUP are shown on Attachment 7.

The Quarry Falls project is based upon the City of Villages Strategy adopted by the City Council in October 2002. This strategy focuses growth into mixed-use activity centers that are pedestrian friendly districts linked to an improved regional transit system. For Quarry Falls, the factors that identify the likelihood of development as an urban village include the 230.5 acre site, the construction of public neighborhood parkland, and the proximity to the light rail system, specifically the Rio Vista Trolley Station.

On March 15, 2005, the City Council voted to deny the initiation of an amendment to the Serra Mesa Community Plan to include a road connection through the project to Phyllis Place, but directed the applicant to include an analysis of the connection in an environmental document. This analysis is included as Alternative 4 in the Final Program Environmental Impact Report (PEIR), and is further discussed in comparison to other project alternatives. The project design and Alternative 4 results from this conflict between the Mission Valley Community Plan that identifies a road connection, and the Serra Mesa Community Plan that does not include the connection. The project has been designed not to preclude a road connection to Phyllis Place, however, without an amendment to the Serra Mesa Community Plan (SMCP) the project cannot propose construction of this connection as it would be found inconsistent with the Plan.

DISCUSSION

Project Description:

The Quarry Falls project proposes to develop a maximum of 4,780 residential units, a maximum of 603,000 square feet of commercial retail, and a maximum of 620,000 square feet of commercial office, public parks, and open space on a 230.5-acre site that currently includes an active mining site where sand and gravel resources are approaching depletion. As an end use of the mining operations, an integrated mix of land uses surrounding a system of parks, open spaces and activity areas will be developed in a phased manner as depletion of resources occurs and mining ceases. Proposed land uses will be linked with an internal pedestrian and trail system and connected to adjacent areas by an internal roadway network. Land uses will include a approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site.

Quarry Falls Specific Plan

The Quarry Falls Specific Plan (Attachment 26) was prepared for this project and provides the guidelines for the phased implementation of the project, which is anticipated to occur over approximately 15 years. The Quarry Falls project site is identified as Multiple Use development in the Mission Valley Community Plan, and may be applied for through the Planned Commercial Development (PCD) Permit (Note: PCD permits are now Planned Development Permits in the City's Land Development Code). or through a Specific Plan to establish land uses, design guidelines and development standards for the project. The Specific Plan, when adopted, would replace the current Multiple Use land use designation for this site in the Mission Valley Community Plan, resulting in an amendment to the plan. An amendment to a community plan also functions as an amendment to the City's Progress Guide and General Plan, as community plans are the Land Use element of the General Plan.

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The City's Progress Guide and General Plan, the Strategic Framework Element, the Mission Valley Community Plan, and the City of San Diego Land Development Code (LDC) form the planning framework for this Specific Plan. The project proposes development of the majority of the project site in accordance with the proposed Quarry Falls Specific Plan. The 225-acre Quarry Falls Specific Plan area is located completely within the Mission Valley Community Plan area. Any development outside the Specific Plan area and within the Serra Mesa community would be controlled through the Quarry Falls Master Planned Development Permit (PDP) and Vesting Tentative Map (VTM).

The purpose of the Quarry Falls Specific Plan (Attachment 28) is to guide the development of six integrated neighborhoods that radiate from the framework of an open space and parks system at the center of Quarry Falls. The Specific Plan provides detailed text and exhibits describing the range of land uses (mixed use, residential, commercial retail and office, open space, parks, civic uses and optional school), landscape features, and circulation routes that can occur in the Specific Plan area. The following chapters of the Specific Plan provide the guidelines that will ensure build-out of Quarry Falls in a manner consistent with City policies and standards and State requirements:

- Introduction
- Land Use Element
- Open Space, Parks, Recreation and Community Amenities
- Transportation Element
- Public Utilities Element
- Public Services Element
- Landscape Element
- Development Standards/Architectural Design and Site Planning Guidelines
- Implementation

Development of the project site in accordance with the Quarry Falls Specific Plan would result in a range of land uses (mixed use, residential, commercial retail and office, open space, parks, civic uses), as well as landscape features and circulation routes to serve those land uses. The project also allows for the possible development of an elementary, middle, or high school within Quarry Falls. For planning purposes, the Specific Plan area is divided up into planning *districts*, and the Specific Plan proposes development standards and architectural guidelines for build-out of each planning district.

Land Use and Zoning

As shown in the *Quarry Falls Land Use Summary* (see below), Quarry Falls will provide a maximum of 4,780 residential units offered as a variety of "for sale" and/or "for rent" residential units; a maximum of 603,000 square feet of retail space; a maximum of 620,000 square feet of office/business park uses, approximately 31.8 acres of publicly and privately-owned parks, civic uses, open space and trails. Additional land uses provided for within Quarry Falls include an option for a school site.

Table 1 – Quarry Falls Land Use Summary

Land Use	Approximate Gross Area	Maximum Development Intensity
Residential [1]	93.8 acres	4,780 units
Multiple Use	37.5 acres	
Retail Commercial		603,000 square feet
Office Commercial		620,000 square feet
Residential (included in total)		411 units
Circulation/Public Rights-of-Way	29.7 acres	N/A
Public Parks/Civic/Open Space [2]	31.8 acres (17.5 acres neighborhood parks)	N/A
Private Recreation Center	2.1 acres	N/A
Private Open Space and Revegetated Slopes	35.6 acres	N/A
Optional School Site	3 acres (included within the residential acreage)	N/A

[1] Includes Low Medium, Medium High, and High density residential areas.
[2] Refer to Table 2 – Quarry Falls Parks and Recreation Land Use Summary on page 9

Attachment 8, *Quarry Falls Specific Plan Land Use Map*, shows the types and locations of land uses proposed for the Quarry Falls Specific Plan area. Attachment 9, *Quarry Falls Illustrative Land Use Plan*, provides an illustrative representation of the landscaped streets, slopes, parks and open space areas associated with Quarry Falls. Attachment 10, *Quarry Falls Planning Districts*, identifies the seven planning district within Quarry Falls.

The maximum development intensity allowed would be based on the amount of traffic generated by the "target development intensity" allowed in the Specific Plan. The Traffic Impact Study prepared for Quarry Falls by KOA Corporation is based on a conceptual development scenario for the Specific Plan, which results in a target development intensity as shown in Attachment 11, *Quarry Falls Zones and Development Intensity*. This development scenario and intensity would result in a total of 66,286 average daily trips (ADT). The project-specific Traffic Impact Study further limits the maximum amount of development in Quarry Falls by peak hour driveway trips in order to minimize or avoid impacts to intersections in the project area. Based on the Traffic Impact Study, build-out development within Quarry Falls shall not generate more than 1,756 ADT "in" and 2,153 ADT "out" AM peak-hour trips, and not more than 3,452 ADT "in" and 2,998 ADT "out" PM peak-hour trips, unless it can be demonstrated through a traffic analysis that additional peak hour trips: 1) will not cause any study area intersection which is operating at an acceptable level of service to fall below LOS "D"; and 2) for those study area intersections that operate at below LOS "D" at the time the Traffic Impact Study for Quarry Falls was prepared, will not result in a greater impact than assumed for buildout of the Specific Plan in the original Traffic Impact Study prepared for Quarry Falls.

Traversing the central portion of the Specific Plan area in a north-south direction, the Specific Plan proposes residential and commercial uses that are linked to proposed open space and parks along with a circulation system. The residential neighborhoods include the Ridgetop, Terrace, and Foothills districts that propose a range of housing types and densities. Commercial uses are

proposed within the Creekside and Village Walk districts, along with additional residential development. Office development is proposed for the Quarry District located in the southeast corner of the site. The following describes each of the planning districts:

- **Park District** – Developed with parks, open space, recreational, commercial and civic uses, the Park District will provide a variety of public and quasi-public places. Land uses identified in the Land Development Code OP (Open Space - Park) Zones can occur within the Parks District and include the parks and open spaces developed as part of the Quarry Falls Park, a Community Recreation Center and a Civic Center. The Civic Center includes buildings with civic and cultural uses, and may include an architectural feature of up to 70 feet in height. Ground floor retail allowed by the CC-3-5 Zone, amphitheaters, schools, and outdoor cafes are additional uses that would be allowed with limitation in the Civic Center. The Community Recreation Center will provide for the private recreational needs of project residents. Finger trails and finger parks will enter into the park from the adjoining districts.

- **Ridgetop District** – The Ridgetop neighborhoods provide a transition between the existing single-family development within the Abbots Hill area of Serra Mesa to the north and west of the district, and the more dense urban development within Quarry Falls and Mission Valley farther south. The topography and adjacent existing single- family homes result in the lowest density zones being applied to this area. This district will develop under the RM-1-1 and RM-2-4 zones with multifamily detached units on conventional or small lots; or as attached multifamily units. This district would have development with a maximum height of 30 feet or 40 feet, consistent with the proposed residential zone.

- **Foothills District** – The central portion of the Foothills District sits at the base of a large slope that separates Quarry Falls from the single-family development in Serra Mesa. Up to 200 feet in elevation separate the two areas. The Foothills District will develop with a variety of residential products, including "for sale" and/or "for rent" units (could include senior housing and assisted care units). The district is of varying residential density, with lower densities adjacent to the Murray Canyon Apartments to the west and higher densities adjacent to the Civic Center and retail uses. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-7 and RM-3-8 zones is proposed, where 40 and 50 feet are permitted respectively by the zones, with the maximum height of the RM-4-10 zone limited to 100 feet, where there is no height limit in the Land Development Code.

- **Terrace District** – In the eastern portion of Quarry Falls development will step down from the high slopes along the I-805 freeway on the east to the sloping Quarry Falls Park on the west. Similar to the Foothills District, the densest portion of the Terrace District is located adjacent to Quarry Falls Boulevard and across from the Village Walk District. The Terrace West subdistrict is located along the formal edge of the Quarry Falls Park. The RM-3-8 zone of the Terrace North subdistrict results in a density range between that of the Terrace South (RM-4-10) and Terrace West (RM-3-7) sub-districts.

  Development in this district will consist of a range of residential density and product types. The district is of varying residential density, with lower densities along the eastern park edge

and the highest densities in the south. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-7 and RM-3-8 zones is proposed, where 40 and 50 feet are permitted respectively by the zones, with the maximum height of the RM-4-10 zone limited to 100 feet with the exception of Lot 42 which is limited to 200 feet, where there is no height limit in the Land Development Code.

Creekside District – Immediately west of the Village Walk District is the Creekside District. Zones for this district transition from more intensive mixed-use adjacent to the Village Walk District, to medium density at the western end of Quarry Falls. Zoning of CC-3-5 for the Creekside East sub-district will coordinate with development in the Village Walk District, as well as Rio Vista West located across Friars, to provide retail and office commercial uses providing neighborhood services. The Creekside Central subdistrict will be zoned at a density that allows a transition from the more intense uses within the Creekside East subdistrict to the less intense uses occurring in the Creekside West subdistrict. This subdistrict provides opportunities for ground floor commercial uses along Quarry Falls Boulevard in keeping with those allowed in the adjoining Creekside East subdistrict. The applicant proposes an interpretive center in this area to educate the community on project features related to smart growth, sustainable development, and environmental management.

Residential development in this district can include "for sale" and/or "for rent" multi-family units including senior housing and assisted care units. The mix of unit types will create a variety of housing within each sub-district. The highest residential densities and architectural features such as tower elements can occur within the eastern portion of this district to provide for a transition to the adjacent Village Walk District. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-9 zone is proposed, where 60 feet is permitted by the zone with the maximum height of the RM-4-10 zone limited to 100 feet.

- **Village Walk District** – The core of the Specific Plan is the Village Walk District. This district is located adjacent to Friars Road and will include the most intense land uses , providing a mix of retail, office commercial and residential uses along with open plazas and outdoor public spaces. The Village Walk District is located across from Rio Vista West, a Transit Oriented Development. The CC-3-5 zone for the Village Walk District reflects the intensity of land uses in Rio Vista West.

  This mixed-use urban district will include retail and entertainment, residential, and office components. Proposed deviations to setbacks allow greater building articulation and the creation of an expanded public realm into the retail development.

- **Quarry District** – To the east of the Village Walk District is the Quarry District, which will be designated for employment uses. This area is adjacent to office development within Rio Vista East and to the I-805 bridge. Internal to Quarry Falls, the Specific Plan encourages development of ancillary uses at the entrance to the Quarry District, such as restaurants, as a way to tie the Quarry District into the adjacent Village Walk District and to carry the activity center into the employment areas of the Specific Plan.

The Quarry District will be developed under the IL-3-1 industrial zone (with a maximum height limited to 200 feet) to provide a campus of employment uses. Combining open plazas with mid-rise and high-rise office buildings, land uses in this area create an anchor to this corner of Quarry Falls. Supporting commercial uses may also occur within this district, as an amenity to office dwellers. As an interim use in this District, asphalt and concrete plants will continue to operate under Conditional Use Permit No. 183194 for a maximum duration ending in June of 2022.

Open Space, Parks, Recreation and Community Amenities

The population-based parks requirement of 2.8 acres per 1,000 population will be met by the on-site construction of neighborhood parks and the payment of park development impact fees for the community park facilities identified in the community plan. As listed in the *Quarry Falls Parks and Recreation Land Use Summary* (see below), areas in the community devoted to open space, parks, recreational and community amenities will occur in many forms. The primary open space and park feature will be the Quarry Falls Park. The central park begins in the northern portion of the Specific Plan area and will traverse the site to the southern planning districts. Finger parks extend into the other districts within Quarry Falls to connect to the central park.

Quarry Falls also provides for more formal areas for concentration of social and civic events, such as the Civic Center in the southern portion of the Parks District. The Civic Center will also include an outdoor amphitheater for outdoor events, such as concerts and theatrical productions. At the north end of the Parks District is a public plaza (adjacent to the Community Recreation Center) which connects the Grand Steps to a waterfall and provides a more informal area for community gatherings, events and recreation.

Table 2 – Quarry Falls Parks and Recreation Land Use Summary

Land Use	Area (acres)	Population-Based Park Area (acres)
Parks/Public Open Space	23.0[1]	14.3
Civic Center	4.6[1]	3.0
Finger Parks	3.9[1]	--
Franklin Ridge Road Pocket Park	0.2[1]	0.2
TOTAL	**31.7**	**17.5**

[1] Includes public parks and private open space with public access easements.

Transportation Element

Quarry Falls is afforded vehicular accessibility by an established roadway system and a variety of mobility options. Regional vehicular circulation in the project area is provided by I-15, I-8, I-805 and SR-163. A variety of other existing and planned streets serve Mission Valley and adjoining communities. Additionally, transit opportunities, including bus and light rail transit (LRT), are available throughout Mission Valley. Nearby bus stops and LRT stations are available to serve residents in Quarry Falls.

The overall intent of the street system for Quarry Falls is to create a walkable community that is pedestrian friendly, designed to achieve a high degree of compatibility between vehicles, pedestrians, and bicyclists. Sidewalks will be lined with shade-providing trees and will include

street furniture, lighting, and crosswalks with bulb-outs to minimize the crossing time for pedestrians. The main circulation streets will include bicycle lanes. Traffic calming has been integrated into the street design at intersections and crosswalks, as well as through the design of diagonal parking on portions of Russell Park Way and Quarry Falls Boulevard, which required a deviation from the street design manual.

The project would include a number of alternative mobility options that function as Transportation Demand Management (TDM) measures to reduce the reliance on automobile trips. A pedestrian bridge across Friars Road from the Village Walk District will enhance pedestrian accessibility to the Rio Vista West trolley station, connecting a majority of the site with a 10-15 minute walk to the station. In addition, a shuttle system will be implemented to connect the project to outlying bus stops and trolley stations. Bus and shuttle stops will be incorporated on-site through coordination with the City and SANDAG. Other TDM measures include bike lockers, transit information kiosks, transit passes and priority carpool parking. These will be implemented through a permit condition in the Master Planned Development Permit/Site Development Permit (Attachment 24).

To present a design that would not preclude a road connection to Phyllis Place, street design deviations were also required for Qualcomm Way (the main entry to the project) and Franklin Ridge Road. These streets are proposed to exceed the City Street Design Manual's maximum grade of 7% and 8% for the respective street classifications, and will be mitigated by the use of electronic speed warning devices, higher friction coefficient pavement, signage and striping. The deviations also accommodate City sewer design requirements for facilities within the streets while providing for viable street connection given the steep slopes of Mission Valley. Due to the topography of Mission Valley, other streets (Texas Street, Mission Center Road, Mission Village Drive, Ulric Street and Via Las Cumbres) that connect to the southern and northern communities currently exceed the City Street Design Manual's design standards for their respective classifications (Attachment 12). The proposed deviations are deemed the minimum necessary to accommodate project objectives, and the proposed mitigation for the requested deviations are deemed sufficient to address the public safety concerns that arise by exceeding the City Street Design Manual standards.

Public Utilities and Public Services

Quarry Falls is located within the urbanized community of Mission Valley. As such, public utilities including water, sewer, gas and electricity, are readily available to serve Quarry Falls. Development within Quarry Falls will provide the necessary connections, extensions and upgrades to the existing utilities. As part of the Quarry Falls Vesting Tentative Map, a drainage plan and storm water control plan, including the development of a bioswale system, have been developed to control and treat runoff and carry storm water. Public services have been analyzed in the Final PEIR which has concluded adequate library; police and fire facilities are planned or exist to serve the future residents of the community. In addition to the payment of school fees to the San Diego Unified School District, Quarry Falls includes an option for the construction of a K-12 public charter school, anticipated to be operated by High Tech High. The inadequacy of long-term solid waste facilities is discussed in greater detail in the Environmental Analysis section of this report.

Landscape Element

The landscape guidelines of Quarry Falls create consistent landscape design standards and provide for a comprehensive and coordinated treatment for landscaping, hardscape project entries, and selected Special Treatment Areas. All landscaping, including but not limited to streetscapes, parks, open space, development areas, and parking lots will follow regulations as set forth by the City of San Diego Land Development Code, unless modified by requirements of the Specific Plan and conditions of the Master PDP. Plant materials are those that are most suited to actual site conditions, and drought-tolerant plant materials are required per the San Diego Municipal Code. Prohibited plant materials and invasive plant materials will not be used.

Development Standards/Architectural Design and Site Planning Guidelines

The Quarry Falls Specific Plan includes architectural design and site planning guidelines to serve as a methodology for a cohesive community as development occurs in Quarry Falls. These guidelines will be applied to encourage creativity in product design and site planning and allow flexibility in site development.

The base zones identified within this Specific Plan for each subdistrict reflect the requirements of the City's Land Development Code and will address development standards such as: minimum lot area, minimum lot dimensions, setbacks, building heights, lot coverage, floor/area ratio, and storage requirements (as applicable). Other sections of the Land Development Code address other site development requirements, such as parking and residential supplemental zone requirements.

The Specific Plan proposes deviations to setbacks in several locations that include landscape treatments, orienting buildings up to the street, varying setbacks, providing diagonal parking along portions of streets in the urban core, and techniques directed at framing the edges of the Quarry Falls Park. Special landscape treatment is identified in several land use transition areas to create buffers between adjacent and varied land uses.

Sustainability

The project has been planned to integrate a mix of development and project features on site that will help to achieve the broad goals of smart growth and sustainable development. To address this, sustainability has been planned in the overall land use, transportation and landscape designs, and will be integral to the management of water, energy and solid materials on site. The Leadership in Energy and Environmental Design program for new construction (LEED-NC) sets tangible benchmarks for green building, and the applicant has agreed that each of the public buildings on site will be designed to achieve a minimum of a "Certified" LEED-NC rating. The project has been accepted to the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) pilot program that integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design.

In addition, the applicant has voluntarily agreed to conditions 64-69 in the draft MPDP/SDP to further sustainability (Attachment 24).

Implementation

Future construction and development permits for projects within the Quarry Falls Specific Plan area would be acted upon in accordance with one of five decision processes established in Division 5, Article II, Chapter 11 of the Land Development Code, as shown in the following table and as described in the Quarry Falls Specific Plan:

Development Project Review Process

Project Category	Development Project	City Review
1	✓ Consistent with Base Zone use designation and development intensity ✓ Consistent with Base Zone development regulations ✓ ADT transfer is intra-district and between same land use ✓ Consistent with the allowable deviations from setbacks established by this Specific Plan	Process One Substantial Conformance Review
2	✓ Meets the requirements for a Project Category 1 approval ✓ Consistent with additional Specific Plan Land Use Designations ✓ ADT transfer is inter-district or between different land uses ✓ Consistent with the allowable deviations to height requirements established by this Specific Plan	Process Two Substantial Conformance Review
3	✓ Consistent with Specific Plan and Master PDP ✓ Defined as a separately regulated use in the LDC	Process Three
4	✓ Requires Master PDP Amendment	Process Four
5	✓ Requires change to Land Use Designation development intensity ✓ Requires Rezone ✓ Requires Specific Plan Amendment	Process Five

Future individual development proposals that are consistent with the land uses and applicable zones, as modified by the development regulations contained in the Specific Plan, shall be processed through the City's Substantial Conformance Review (SCR) process. The architectural design and site planning guidelines of the Specific Plan shall be consulted as part of the SCR process for development in Quarry Falls, through implementation of the guidelines presented in the Specific Plan and the zone-specific development regulations contained in the City's Land Development Code. All development proposals shall be provided to the Mission Valley Unified Planning Committee for review and comment in concert with review by City staff.

In order to maintain administrative control of the long-term development of Quarry Falls, a future applicant proposing development within Quarry Falls is required to document the total and peak hour driveway trips associated with a development proposal and identify the required trip transfer (if any) with the plan submittal. Any such transfer necessitated by development greater than the target densities requires the designation of a donor planning district or lot, as well as written approval of the owner(s) of the donor planning district, subdistrict or lot. This will also include submittal of the necessary update to the density monitoring worksheet provided in the Specific Plan, noting any revised development intensity and trip totals by planning district.

Community Plan Analysis:

The proposed project is located within both the Mission Valley Community Planning Area and the Serra Mesa Community Planning Area. Of the project's approximate 231 acres, 225 are located in the Mission Valley community, with the remaining 5.5 acres in the northernmost portion of the site located within the Serra Mesa community.

The portion of the proposed project located within the Serra Mesa community is designated for single-family residential use with a maximum density of 7 to 9 units per net acre. The project proposes to develop the 5.5 acres within the Serra Mesa community as public open space. No portions of the proposed Quarry Falls Specific Plan or community plan amendment are within the boundary of the Serra Mesa Community Planning Area.

The portion of the project located within the Mission Valley Community Planning Area is designated Multiple Use. While the proposed project is in conformance with the Multiple Use designation of the Mission Valley Community Plan, an amendment to the Plan is required. A Community Plan Amendment is required for two reasons:

1) The Community Plan recommends preparation of a Specific Plan for areas of ten acres or greater identified for Multiple Use within the Mission Valley Community Plan. Adoption of the Specific Plan would functionally amend the Community Plan. The Specific Plan would replace the current Multiple Use land use designation for this site by establishing land uses, design guidelines and development standards for the project. Upon adoption by City legislative action, the Specific Plan would serve both policy and regulatory functions. The Specific Plan, in concert with the City's Land Development Code, would govern development within the Specific Plan boundaries.

2) The proposed project exceeds the traffic allocations identified for the Development Intensity Districts established in the Mission Valley Community Plan. The entire Mission Valley Community Planning Area, including the Quarry Falls project site, is within the Development Intensity Overlay District. Specific Average Daily Trips (ADT) thresholds have been assigned to each Development Intensity District. Projects that would generate traffic in excess of the traffic allocations established by Threshold 2 (identified in the Mission Valley Community Plan), are required to be processed as a Community Plan Amendment and require the preparation of a traffic study and environmental review in accordance with CEQA. The proposed project site is located within Development Intensity District "F" which has a maximum threshold of 140 trips per gross acre. Therefore, when applied to the Mission Valley portion of the project site, intensity in excess of approximately 31,497 ADT requires the preparation of a Community Plan Amendment. The proposed Quarry Falls Specific Plan includes a target development intensity that would result in a total of 52,332 cumulative external ADT.

General Plan Conformance

The Strategic Framework Element of the General Plan identifies Mission Valley as a Regional Subdistrict, meaning it constitutes a concentration of employment and housing and is appropriate to provide higher intensity development. This particular site is also identified as having a High Propensity to develop as a village area on the General Plan's Village Propensity Map. One of the primary goals of the General Plan's Land Use and Community Planning Element is to achieve balanced communities and equitable development. The proposed project will provide a diversity of housing types and densities including senior housing and the provision of affordable on-site housing within a sub-regional employment center.

The General Plan's Mobility Element promotes walkability and multi-modal transportation in order to reduce dependency on the automobile. The proposed project addresses the walkable community goals by an interconnected system of pedestrian and bicycle trails, sidewalks, public spaces and street design, with an overall design concept that places all residential development within a 10-minute walk from the central park, civic center, and retail core of the project. Further, the Specific Plan's Transportation Demand Management program includes the establishment of a shuttle system through the project to connect to the light rail stations, as well as the provision of transit passes for residents and workers.

The Urban Design Element of the General Plan includes the principle to build a compact, efficient, and environmentally sensitive pattern of development. The proposed project includes both horizontal and vertical mixed use components with a mix of housing types. The design guidelines propose to place ground floor retail to activate and attract pedestrian activity, with plazas, courtyards and paseos planned within the retail core, and a civic center to create a focal point for public gathering.

The General Plan's Recreation Element provides that the appropriate quality and quantity of parks, recreation facilities and infrastructure is provided citywide. The project proposes to meet its population-based neighborhood park needs both on-site with the construction of a central park, interconnected by a trail system extending throughout the project site, as well as through the payment of development impact fees for the community park component.

The Conservation Element of the General Plan contains numerous policies aimed at promoting the City of San Diego as an international model of sustainable development and conservation. The project proposes to address a variety of conservation needs by utilizing the design goals of the United States Green Building Council Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) goals for sustainability.

Approval Actions:

Community Plan Amendment

The amendment to the Mission Valley Community Plan proposes changes to the community plan to address the Quarry Falls Specific Plan (Attachment 33). Proposed changes to the community plan as part of the amendment include the following:

- **Commercial Land Uses** – The addition of the *Urban Village* land use category for the Village Walk District within Quarry Falls. As described in the General Plan, an Urban Village serves the region with many types of uses, including housing, in a high-density, mixed-use setting. Integration of commercial and residential use is emphasized; larger, civic uses and facilities are a significant component. Uses include housing, business/ professional office, commercial service and retail.

- **Entertainment Facilities** – The addition to the community plan's discussion of Entertainment Facilities to include the amphitheater and outdoor gathering places proposed for Quarry Falls as other venues for entertainment in the community.

- **Commercial-Office** – Under the Commercial-Office land use category in the community plan, commercial office space will also be built along Friars Road between Qualcomm Way and River Run Drive, as proposed by the Quarry Falls Specific Plan.

- **Sand and Gravel** – The relocation of the asphalt and concrete plant operations associated with mining on the project site to the southeast corner of Quarry Falls as an interim use. Under the Amended CUP, the asphalt and concrete plants will remain in operation until 2022. At that time, this area of the Specific Plan – the Quarry District – will develop in accordance with the Specific Plan.

- **Multiple Use Development Option** – The expansion of the description of a multi-use development to clearly indicate that a comprehensive plan for development shall be associated with this option and it is not the intent of the community plan that every parcel within a multi-use development includes *two or more significant revenue-producing uses.*

- **Transportation Element** – Within the Development Guidelines section of the community plan's Transportation Element, add language to address the public streets proposed as part of the Quarry Falls Specific Plan. The Community Plan Amendment also revises exhibits in the community plan to identify Quarry Falls as a Specific Plan area and to include new circulation element streets as identified in the project.

Rezone

The project site is currently zoned RS-1-7, MVPD-MV-M and MVPD-MV-M/SP for the area within the Mission Valley Community Plan and RS-1-7 for the small area located in the Serra Mesa Community Plan. The MVPD-MV-M zone is a multiple use zone under the Mission Valley Planned District Ordinance (MVPDO); according to the MVPDO, the multiple use zone requires a mix of residential and commercial uses. The MVPD-MV-M/SP requires application of a Specific Plan for this area. In accordance with Section 103.2100 of the City's Land Development Code, with adoption of the Quarry Falls Specific Plan, the MVPDO will no longer apply to Quarry Falls. Instead, in concert with the Specific Plan, the City's Land Development Code will govern the development within Quarry Falls. Additionally, the design guidelines and development standards set forth in the Specific Plan will replace the requirements of the MVPDO and are intended to allow for ministerial and discretionary review of subsequent

projects within the specific plan area.

The project will rezone the area within Mission Valley and covered by the Quarry Falls Specific Plan as listed in Attachment 13, *Summary of City Zones Applied to Quarry Falls,* which provides a general summary of the various zones proposed for Quarry Falls based on Chapter 13 of the City's Land Development Code. *Quarry Falls Zones and Development Intensity* identifies the proposed zones and development intensities for each of the planning districts in Quarry Falls. No zone change is proposed for the area of the project site located within Serra Mesa (Attachment 11).

Vesting Tentative Map (VTM)

In order to allow the development of Quarry Falls, a Vesting Tentative Map (VTM) is proposed. The VTM subdivides the site into a number of private, park/open space and slope lots to facilitate private and public development and maintenance responsibilities. The VTM proposes site grading and necessary infrastructure including streets, water and wastewater lines and area transportation improvements.

As part of the VTM, a 1.3-acre passive park will be developed north of the Quarry Falls Specific Plan area and south of Phyllis Place. Located within the Serra Mesa Community, this park will provide areas for passive park enjoyment and view outlooks. A trail will connect the Phyllis Place Park, between Phyllis Place and development proposed for the Quarry Falls Specific Plan.

Master Planned Development Permit (MPDP)

In concert with the Specific Plan, a Master Planned Development Permit (PDP) is proposed to establish the conditions to implement the design guidelines contained in the Specific Plan and allow for minor variations to the zones applied to specific planning districts and subdistricts. The deviations to maximum building and retaining wall heights, as well as setbacks are listed in the Master Planned Development Permit Table (Attachment 14).

Site Development Permit

The project site is not located within a Multi Habitat Planning Area (MHPA) as identified by the City of San Diego Multiple Species Conservation Program (MSCP), the site does contain areas identified as Sensitive Lands in the City's Environmentally Sensitive Lands (ESL) ordinance. Specifically, a small area (0.06 acres) of disturbed wetlands, as well as upland habitat (coastal sage, scrub, mixed chaparral, and annual grasslands) will be affected by implementation of the project. An additional 0.12 acre of off-site disturbed wetlands will also be affected. The project will also affect a small area of steep slopes (approximately 0.016 acre) within the boundary of the Mission Valley Community Plan that is identified as Environmentally Sensitive Lands. The ESL ordinance requires processing of a Site Development Permit (SDP) concurrently with the project's actions.

Conditional Use Permit (CUP)/Reclamation Plan Amendment

The project proposes to amend Conditional Use Permits 5073 and 82-0215. The site is the location of an on-going resource extraction operation for the mining and processing of sand and gravel. As part of those activities, asphalt and concrete plants are in operation in the central portion of the site. As resources are depleted and mining operations phase out, approved Reclamation Plans will be implemented.

In accordance with Section 3502 of SMARA, the Quarry Falls project will not "*substantially affect the approved end use of the site as established in the [approved] reclamation plan.*" The amended Reclamation Plan is being processed to retain approximately 2.4 million cubic yards of excess fill material and update the revegetation plan to current landscape standards. The amended Reclamation Plan maintains the proposed end land use as a compacted, revegetated site which will allow for future urban development as identified in the land use section of the Mission Valley Community Plan. CUP 5073 and/or CUP 82-0315 will be amended to adjust the grading scheme of the Reclamation Plan and to allow for the relocation of the asphalt and concrete plants to the southeast corner of the site (Attachment 15 and 16). Conditions also have been added to the Amended CUP to sunset the active mining no later than December 31, 2011, and the entire CUP, including the batch plant uses will extinguish June 30, 2022 (Attachment 26).

As part of the Reclamation Plan, reclaimed mine slopes surrounding development areas on site will be landscaped to fulfill SMARA requirements. A property owners association or other approved maintenance organization will maintain landscaped slopes. The revegetation/landscaping will consist of native plant species selected to be visually and horticulturally compatible with the surrounding slopes of Mission Valley. Larger native shrubs will be planted from containers to achieve an informal pattern on the slopes and to create a difference in scale. This design is intended to break up the bulk and scale of the large engineered slopes.

Environmental Analysis:

The Program Environmental Impact Report (PEIR) analyzed the environmental impacts of the proposed Quarry Falls Specific Plan and Conditional Use Permit/Reclamation Plan Amendment. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP), which is included in the PEIR as Chapter 11, would reduce the environmental effects of the project to below a level of significance with the exception of significant, unmitigated impacts related to Land Use (direct and cumulative), Transportation/Traffic Circulation/Parking (direct and cumulative), Visual Effects and Neighborhood Character (direct and cumulative) and Public Utilities (cumulative). Land use impacts are associated with unmitigated traffic circulation impacts in the Mission Valley Community Plan. Unmitigated traffic impacts to segments and arterials are projected on portions of Friars Road, Mission Gorge Road, Qualcomm Way and Texas Street, and in the Horizon Year to the intersections of Friars Road/Fenton Parkway, Friars Road/Riverdale Street, and Texas Street/Monroe Avenue; additional cumulative impacts to intersections are partially mitigated by fair share payments. Significant direct and cumulative impacts are anticipated to occur at four freeway ramps and eight freeway segments.

Visual effects/neighborhood character impacts are anticipated to occur from landform alterations to retain excess fill material on-site and visual change resulting from the development of the site from a mining operation to urban uses. Public utility impacts are anticipated to occur due to the lack of long-term regional disposal capacity to accommodate the solid waste generated by the project. Implementation of the proposed MMRP would reduce impacts to below a level of significance in the following categories: air quality, noise, biological resources, health and safety, historical resources, paleontological resources, and public utilities (direct impacts).

Transportation/Traffic Circulation/Parking

Implementation of the project will have direct and cumulative impacts to segments arterials, intersections, freeway ramps and freeway segments in the project study area. These include impacts to intersections and/or segments at five freeway interchanges and segments in Mission Valley (portions of Friars Road and Qualcomm Way), Serra Mesa (Murray Ridge Road) and Greater North Park (Texas Street).

A transportation phasing plan has been developed to implement mitigation measures to reduce impacts to below a level of significance (Attachment 17). Improvements to the Friars Road/ SR-163 interchange is proposed unless an in-lieu payment is adopted by the City of San Diego to generate $19 million (2007 dollars) in matching funds for a more comprehensive set of regional improvements; this option would result in temporary impacts until the local interchange improvements are assured and constructed by the City of San Diego.

Feasible mitigation has been identified for Texas Street, however, based upon priorities in the Greater North Park Public Facilities Financing Plan and discussions with that respective planning group. Pedestrian lighting, a new sidewalk and traffic calming have been identified as preferred alternative mitigation measures to preserve neighborhood character and maintain the quality of life of the residential neighborhood. The alternative mitigation will result in an unmitigated impact at this location.

Feasible mitigation has been identified for Murray Ridge Road to restripe a segment from two lanes to four lanes. As part of the motion to recommend approval of the Quarry Falls Specific Plan, the SMPG recommended the street be maintained at one travel lane in each direction to preserve the community character of the residential neighborhood. Should the SMPG recommended alternative mitigation measure be adopted, an unmitigated impact would result at this location.

All direct impacts to intersections will be mitigated by improvements identified in the transportation phasing plan. The location for each improvement is identified on Attachment 18, *Locations of Transportation Phasing Plan Improvements*. Implementation of these mitigation measures would reduce many of the significant traffic impacts to roadway segments and intersections. Improvements for freeway ramp and mainline impacts cannot be implemented directly by private development as they are in the control of Caltrans.

At build-out, the project would have mitigated in excess of $31 million (2007 dollars) towards widened arterials, traffic signal coordination and other traffic improvements, and freeway

interchange improvements at SR-163/Friars Road, I-8/Mission Center Road, I-15/Friars Road and I-805/Murray Ridge Road locations.

The project would implement additional measures to improve traffic operations and offset unmitigable cumulative impacts. Although these measures were not utilized in the traffic study to reduce external cumulative average daily trips, they encourage multi-modal transportation, walkability, and a decrease in reliance upon the automobile for personal trips.

The following transportation phasing plan improvements are intended to further reduce reliance on vehicular trips and make transit readership more convenient:

- **Pedestrian Bridge** - Construct a pedestrian bridge over Friars Road to connect Quarry Falls to the Rio Vista West shopping center and provide access to the Rio Vista West trolley station.
- **Transportation Demand Management Plan** - Prior to the issuance of any building permits for Phase 1, the applicant shall develop a comprehensive Transportation Demand Management Plan that includes information kiosks in central locations, bike lockers, priority parking spaces for carpools, a shuttle system for residents and employees that connects to nearby LRT stations, transit passes for local residents and employees, an on-site shared car program utilizing hybrid vehicles, and coordination with MTS for potential public or private bus service in Quarry Falls, satisfactory to the City Engineer.

Additional improvements to improve traffic operations and circulation include:

- **Friars Road/Avenida de las Tiendas** - Lengthen westbound turn lane.
- **Mission Center Road/Quarry Falls Boulevard** - Widen northbound approach; widen westbound approach; widen eastbound approach.
- **Friars Road Westbound Auxiliary Lane** - Widen westbound segment.
- **Friars Road Westbound/Qualcomm Way** - Widen southbound and restripe northbound approaches.

Significant, unmitigable impacts include 15 roadway/arterial segments, three intersections, four ramps, and eight freeway segments. The mitigation proposed also could result in a loss of parking at a segment on Friars Road and Murray Ridge Road. The implementation of the project would also create six temporary impacts, two of which would be subsequently mitigated to below a level of significance by future improvements made by the project, and the remaining reduced to below a level of significance by the build-out of improvements identified in the Mission Valley Public Facilities Financing Plan. Locations where improvements have been determined to be infeasible would experience significant and unmitigable impacts.

Visual Effects and Neighborhood Character

The proposed project would result in significant and unmitigable impacts associated with landform alteration and visual character of the site. Landform alteration occurs from the retention of 2.4 million cubic yards of excess fill material generated from many decades of mining operations. The retention of this fill material allows the site to be graded to a condition

that replaces the flat pad bordered by mined slopes of up to 220 feet in height with terraced pads and manufactured slopes up to 120 feet in height. This is considered a significant impact to the visual character of the project site and surrounding area. Whether the change is adverse or beneficial is subjective.

Public Utilities

The proposed project would result in significant and unmitigable impacts associated with cumulative impacts for solid waste disposal. The project will generate large amounts of solid waste through construction and operation of the proposed residential, commercial, mixed use, parks and civic uses. In accordance with City of San Diego guidelines pertaining to new developments that are expected to generate large amounts of solid waste, a waste management plan would be required for the project. The plan would address solid waste management techniques for demolition, construction, and operational activities, including reuse and recycling of materials. To reduce the amount of waste generated by demolition activity, the demolished materials would be sorted at the project site and recycled in accordance with the demolition debris recycling strategies established by the City of San Diego Environmental Services Department with a project goal to achieve 75% waste diversion, exceeding the City goal of 50% waste diversion. Additionally, the City's Municipal Code requires that new multi-unit residential and commercial/industrial developments provide adequate space for storage and collection of refuse and recyclable materials. The proposed project would comply with this requirement.

Greenhouse Gas Emissions

The project addresses a variety of conservation needs, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) goals for sustainability which integrate the principles of smart growth, new urbanism and green building. The project has been accepted as a LEED-ND pilot project, and the applicant is seeking preliminary review of the conceptual plan.

As designed, the proposed Quarry Falls project incorporates a significant number of project design features (PDFs), which have the effect of reducing the number and length of automobile trips, and reducing energy consumption through energy and water efficient design. These features have not been included in calculating reductions to greenhouse gas emissions:

- Provide a mix of uses and residential densities that implement the City of Villages Strategy by focusing growth into transit-oriented mixed-use activity centers that promote increased walking, bicycling, and use of public transit.
- Seek certification as a Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) pilot program project which integrates the principles of smart growth, new urbanism, and green building.
- Location proximate to a light-rail trolley line, which will be linked to the project by a pedestrian bridge that spans Friars Road and which provides a more efficient alternative to automobile travel.
- Require high-efficiency irrigation equipment such as evapotranspiration controllers, soil

moisture sensors and drip emitters for all projects that install separate irrigation meters.
- Recycle a minimum of 75 percent of unused and waste construction materials.
- Require residential buildings to be designed with operable windows oriented to take advantage of the prevailing winds to naturally ventilate indoor spaces.
- Require project-wide recycling, for single-family, multi-family, commercial, and retail establishments.
- Work with the Metropolitan Transit System to make discounted trolley/bus passes available for project residents and employees.
- Provide a shuttle system for residents and employees that connects the project to trolley and bus stations.

Alternatives

With the exception of the No Project/No Build Alternative, none of the project alternatives analyzed in this EIR would completely eliminate all of the significant impacts of the project. Selection of any of the project alternatives would, however, reduce the project's contribution to one or more of the significant impacts. All of the alternatives would result in significant, unmitigable impacts to land use, traffic and circulation, visual effects/neighborhood character, and public services. Further discussion in greater detail is provided in the final Program Environmental Impact Report.

Project-Related Issues:

Phyllis Place Road Connection

In an effort to reconcile the conflict between the Mission Valley and Serra Mesa Community Plans regarding the road connection to I-805 via Phyllis Place, in 2004 an application to initiate an amendment to the Serra Mesa Community Plan to add the road connection was begun. This effort culminated on March 15, 2005, when the City Council voted to deny the initiation and directed the applicant to include an analysis of the connection in the environmental document. This analysis is included as Alternative 4 in the PEIR and further discussed in comparison to other project alternatives.

The Road Connection to Phyllis Place alternative would provide the street connection recommended by the Mission Valley Community Plan. In order to accommodate this connection, Franklin Ridge Road would be extended northward to a signalized intersection at Phyllis Place. The segment would be designed as a four lane major street with an approximate 107-foot right-of-way, median, bike lanes and non-contiguous sidewalks. This alignment requires a modification to the existing grading plan to provide additional fill material in this area in order to create the appropriate grade transition for the roadway.

Minor modifications to the proposed grading plan would generate the necessary additional fill material and provide the opportunity to expand the park area to address the loss of a small portion of the park due to the road connection. Other impacts associated with the road connection are discussed as part of the environmental analysis for this alternative. With respect to the circulation element, due to the different distribution of traffic associated with the Phyllis Place connection, some impacts in the Mission Valley community would be eliminated or

reduced, such as Mission Center Road and I-8, which would not be impacted due to the redistribution of traffic to the Phyllis Place/Murray Ridge and I-805 interchange. Even with implementation of mitigation measures, similar traffic impacts to Friars Road, Mission Gorge Road, and Texas Street would remain significant and unmitigated. Additional impacts to three freeway segments would be significant and unmitigated.

All other aspects of this alternative would be the same as those of the proposed project. Attachment 19, *Road Connection to Phyllis Place Alternative*, provides a graphic representation of this project alternative.

The Mission Valley Community Plan Transportation Element recommends the closing of gaps in the surface street system, and states that "Public streets of adequate capacity to connect Stadium Way [now Qualcomm Way] and Mission Center Road with Interstate 805 at Phyllis Place will be needed when urban development occurs north of Friars Road between Mission Center Road and Interstate 805." The Serra Mesa Community Plan does not indicate that there should be a street connection at this location. However, the goal of the Transportation Element of the Serra Mesa Community Plan is "To provide a safe, balanced, efficient transportation system with minimal adverse environmental effects." The connection would provide an additional and more direct street linkage between the two communities and help relieve projected congestion on Mission Center Road, the current nearest connection between Serra Mesa and Mission Valley. The addition of the Phyllis Place street connection would provide an additional freeway connection for Mission Valley and a more direct connection between Serra Mesa and Mission Valley, reducing travel distance and time. Discussions with the Fire Rescue Department indicate that this would be an important link between Station 28 in Kearny Mesa and this area of Mission Valley.

An amendment to the Serra Mesa Community Plan is required to provide for this connection, as it is not currently shown in the Serra Mesa Community Plan. As a result of the Environmental Impact Report's Alternative 4 Analysis, which studied the project with the road connection to Phyllis Place, it has been determined that the proposed project could function with either scenario, however, traffic flow would be improved with the road connection. Therefore, it is staff's recommendation that the City Council initiate an amendment to the Serra Mesa Community Plan to allow for the Phyllis Place road connection. If approved, the road connection would likely be required to occur during Phase 2 of the Quarry Falls project.

School Option

The project allows for the possible development of a school within Quarry Falls as part of Phase 1. The location of the school site is anticipated to be on approximately three and one half acres in the area north of Quarry Falls Boulevard, proximate to the Civic Center and Park District. If a school is constructed in this location, it would replace approximately 270 residential units.

An analysis of traffic impacts associated with constructing a school in Quarry Falls has been evaluated as part of the Traffic Study. For purposes of that analysis, it was assumed that a future school would accommodate 240 elementary school children, 198 middle school children and 352 high school students, resulting in approximately 1,607 cumulative ADT. The ADT due to the addition of the school would be partially offset by the reduction of 270 units of high-density

multi-family housing, yielding a total driveway trips of 66,273. This represents a nominal decrease in ADT of 13 daily trips for the school option as compared to the proposed project. The AM peak hour trip generation for the school, comprised of 2,008 ADT "in" and 2,181 ADT "out" driveway trips, would be greater (+280 trips) than the trips generated by the high density multi-family units that would be eliminated from the project under this option. The PM peak for school trips would occur at an earlier time, due to students traveling from school in mid-afternoon.

The traffic analysis was confined to the daily and AM peak period. No PM peak hour analysis is necessary since the school option generates less PM trips than the proposed project. The change to the total ADT and AM trips is minor, and the analysis shows that while no new impacts would occur under the school option, this option would result in impacts to Mission Gorge Road (Friars Road to Zion Avenue) and Friars Road (Avenida de las Tiendas to Ulric Street) being shifted from Phase 2 to Phase 1. Any future school project would be subject to the traffic analysis and trip generation as described in the Traffic Study and Specific Plan.

Water Supply Assessment

The water supply for the Quarry Falls project was planned for as part of the City of San Diego's and County Water Authority Urban Water Management Plan (UWMP). Both documents rely on the SANDAG Regional Growth Forecast for planning purposes and the proposed project was included as part of that forecast. Therefore the City and County have planned for and sought contracts for water to serve the project. The Water Department confirms the availability of water supply in the Water Supply Assessment report prepared for the project.

The *Updated 2005 Water Authority UWMP* concludes that the Water Authority will have sufficient water supplies to serve its member agencies under average, single-dry, and multiple-dry year conditions through the year 2030. However, it also notes that the Water Authority could be at risk for shortages if the supplies identified in MWD's *Integrated Resources Plan* (*IRP*) (May 2004) are not developed, or MWD's other member agencies invoke their preferential rights to water and thereby prevent the Water Authority from purchasing its historic amount of water. This later risk has been alleviated in the short-term by MWD's adoption of the Shortage Allocation Plan in February 2008.

Fire Station Site

Mission Valley is planned to be served by two fire stations, with the closest facility to Quarry Falls identified as Fire Station 45, located approximately 1.75 miles east of the project site at Qualcomm Stadium, 9499 Friars Road, which houses one engine company comprised of four firefighters, one of which is also a paramedic. Fire Station 45 is a temporary fire station in the parking lot of Qualcomm Stadium that will remain in place until a permanent station can be built at the 9400 block of Friars Road.

The City of San Diego Fire-Rescue Department has determined that a location off-site would better serve the needs of the project and community. However, the applicant has voluntarily elected to reserve a 0.7 acre site within the development for five years should the needs of the

Fire-Rescue Department change.

Development Intensity

The Quarry Falls Specific Plan was developed to provide flexibility to transfer development intensity should future market conditions dictate. Development within the development intensity range for each district and/or subdistrict would be allowed subject to the traffic analysis and conformance with the Specific Plan and PEIR. Due to concerns raised in comments to the Draft PEIR, the Specific Plan targets have been established as maximum development intensities that may only be increased by City Council approval.

Fiscal Analysis

The City of San Diego CPCI Economic Development Division has reviewed the "Fiscal Impact Analysis for Quarry Falls" prepared by Economic Research Associates (ERA) dated August 28, 2006. The City concurs with most of the assumptions and conclusions of the analysis that the project would provide extraordinary public benefits in the form of total General Fund revenues at build out. This results in an annual surplus annually to the City's General Fund and therefore the project does not impose a burden upon the City's operating budget, rather, it contributes additional revenue for essential public services. The revenue could be higher depending on the tenant mix at Village Walk Center and the office complex, particularly if the office tenant mix includes businesses with a taxable point of sale.

Mission Valley Unified Planning Group Recommendations (Attachment 20)

On June 4, 2008, the Mission Valley Unified Planning Committee (MVUPC) voted 11-4-0 to recommend approval of the project. The MVUPC recommendation was based upon the inclusion of a road connection to Phyllis Place and additional development design standards. These recommendations are focused on the architectural design and site planning guidelines of the Specific Plan:

- Add "sustainable design" as a design objective
- Provide on-site guest parking
- Provide plans for every project to the MVUPC for review
- Include reference to ADA and California accessibility requirements in the Specific Plan

These recommendations are acceptable to the applicant and will be included into the Specific Plan should they be approved by the City Council.

Serra Mesa Community Planning Group Recommendations (Attachment 21)

On June 19, 2008, the Serra Mesa Planning Group (SMPG) vote 9-3-0 to recommend approval of the project. The SMPG recommendation was based upon prohibiting the road connection to Phyllis Place, additional mitigation at the Phyllis Place/Murray Ridge Road and I-805

interchanges, and preserving neighborhood character by maintaining Murray Ridge Road with one travel lane in each direction.

Critical Project Features to Consider During Substantial Conformance Review

The permit, as prepared, includes specific conditions of approval requiring the owners and subsequent owner(s) to submit an application for Substantial Conformance Review (SCR), Process One or Process Two depending upon design significance threshold, prior to applying for any construction permit. The Quarry Falls Specific Plan includes various design guidelines for landscaping, transportation, parks and open space, and architectural and design and site planning with specific guidance related to zoning requirements, signage, streetscape, walls and fencing, exterior lighting, and universal design. These are important and necessary to conclude the proposed phased development would not adversely impact the Mission Valley and Serra Mesa Community Plans; ensure implementation of the transportation phasing plan; and be consistent with the requirements of the Land Development Code. A requirement of the Specific Plan requires every individual project to be presented to the MVUPC for a recommendation prior to issuance of any construction permit.

Conclusion:

Staff has determined the proposed Quarry Falls Specific Plan, with the adoption of the Mission Valley Community Plan Amendment and the zoning ordinance complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Vesting Tentative Map, Master Planned Development Permit, Site Development Permit, and Conditional Use Permit/Reclamation Plan Amendment (Attachments 8 and 9). A Program Environmental Impact Report has been prepared for this project and the mitigation required would reduce some potentially significant impacts to below a level of significance. Findings and a Statement of Overriding Consideration must be made to certify the Program Environmental Impact Report regarding potential direct and cumulative impacts which remain significant and unmitigated.

ALTERNATIVES:

1. **Adopt** the Rezoning Ordinance No. 183191, **Approve** amendments to the Progress Guide and General Plan and the Mission Valley Community Plan No. 183189, **Approve** the Quarry Falls Specific Plan, Vesting Tentative Map No. 183196, Master Planned Development Permit No. 183193, and Site Development Permit No. 183192, and **Approve** the Conditional Use Permit and Reclamation Plan Amendment No. 183194 **with modifications.**

2. **Do not Adopt** the Rezoning Ordinance No. 183191, **Deny** amendments to the Progress Guide and General Plan and the Mission Valley Community Plan No. 183189, **Deny** the Quarry Falls Specific Plan, Vesting Tentative Map No. 183196, Master Planned Development Permit No. 183193, and Site Development Permit No. 183192, and **Deny**

the Conditional Use Permit and Reclamation Plan Amendment No. 183194, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Jeannette Temple
Project Manager
Development Services Department

Mary Wright
Deputy Director
City Planning and Community Investment Department

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Mission Valley Community Plan Land Use Map
4. Serra Mesa Community Plan Land Use Map
5. Project Data Sheet
6. CUP 5073 and 82-0315
7. CUP Existing Site Conditions
8. Quarry Falls Specific Plan Land Use Plan
9. Quarry Falls Illustrative Land Use Plan
10. Quarry Falls Planning Districts
11. Quarry Falls Zones and Development Intensity
12. Mission Valley Street Slope Analysis
13. Summary of City Zones Applied to Quarry Falls
14. Master Planned Development Permit Deviation Table
15. Existing and Proposed Batch Plants Locations
16. Proposed Batch Plant/Site Plan
17. Transporation Phasing Plan
18. Locations of Transportation Phasing Plan Improvements

19. Road Connection to Phyllis Place Alternative
20. Mission Valley Unified Planning Group Recommendation
21. Serra Mesa Planning Group Recommendation
22. Vesting Tentative Map
23. Draft VTM Conditions and Subdivision Resolution
24. Draft MPDP and SDP with Conditions
25. Draft MPDP and SDP Resolution and Findings
26. Draft CUP/Reclamation Plan Amendment with Conditions
27. Draft CUP/Reclamation Plan Resolution and Findings
28. Quarry Falls Specific Plan (separate bound attachment)
29. Draft Rezone Ordinance
30. Rezone - B Sheet
31. Planning Commission Resolution No. 3508-PC, May 6, 2004
32. City Responses to Initiation of Community Plan Amendment Issues
33. Draft Mission Valley Community Plan Amendment Document and Resolution
34. Ownership Disclosure Statement
35. Project Chronology