



PROGRAM

ENVIRONMENTAL IMPACT REPORT

Project No. 49068
SCH No. 2005081018

SUBJECT: **QUARRY FALLS.** COMMUNITY PLAN AMENDMENT (CPA), GENERAL PLAN AMENDMENT (GPA), REZONE, SPECIFIC PLAN, MASTER PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), VESTING TENTATIVE MAP (VTM), CONDITIONAL USE PERMIT/RECLAMATION PLAN, and an AMENDMENT TO THE MISSION VALLEY PUBLIC FACILITIES FINANCING PLAN (PFFP) to develop an approximately 230.5 acre site, currently the location of an on-going resource extraction operation for the mining and processing of sand and gravel. The proposed project would include approximately 4,780 residential units; 603,000 square feet of retail space; 620,000 square feet of office/business park uses; and 31.8 acres of public and private parks, civic uses, open space and trails, and an optional school site. The project site is located in the Mission Valley and Serra Mesa communities, bordered on the south by Friars Road, on the north by Phyllis Place (within the Serra Mesa Community Plan area), on the east by I-805 Freeway, and on the west by Mission Center Road (portion of Pueblo Lots 1109, 1173, 1174, 1182, 1183, 1184 and 1186 of Miscellaneous Map No. 36.) Applicant: Sudberry Properties/Entitlement LP.

JULY 2008 UPDATE:

This environmental document has been revised to augment the information previously provided regarding water supply, greenhouse gas legislation, and the project's features to reduce greenhouse gas emissions. The air quality analysis was also updated to include an analysis of the internal trips and road dust. However, adding the information regarding these emissions did not result in an impact that wasn't identified in the Air Quality Technical Report, and the analysis did not result in a change in the significance of the impact. The transportation mitigation was updated to provide greater detail regarding the measures required of both the proposed Project and Alternative 4 (Project plus the Phyllis Place Connection). The majority of these

changes are reflected within the transportation and alternatives sections of the PEIR, and within the MMRP. Also, in response to public comment, the discussion of Alternatives 2 and 3 was expanded so that the discussion of these Alternatives includes both with and without the connection to Phyllis Place.

The description of the project has been revised to include a development cap that would not allow the project to exceed 4,780 dwelling units, 603,000 square feet of retail space, and 620,000 square feet of office/business park uses. These numbers were previously used to describe the project's target densities with the maximum amount of development restricted by a cap on the project's total number of ADTs and not by the density of each of the uses. Other minor corrections and clarifications have been made throughout the document and are shown in standard ~~strikeout~~/underline format.

Per CEQA Section 15088.5, these revisions, clarifications and/or corrections do not affect conclusions of the document and recirculation of the document is not required. Per CEQA the recirculation of an EIR is required when significant new information is added to an EIR; however, new information added to an EIR is not considered significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. No new significant environmental effects were identified and no new feasible project alternatives or mitigation measures considerably different than those addressed in the draft PEIR were included in the final document. The information added to the document clarifies and augments the original analysis within the draft PEIR; therefore, recirculation would not be required.

CONCLUSIONS:

This Program Environmental Impact Report (PEIR) analyzes the environmental impacts of the proposed Quarry Falls project. The project would require implementation of mitigation measures which would reduce direct impacts to below a level of significance for all significant impacts except Land Use (traffic circulation), Transportation/Traffic Circulation/Parking and Visual Effects and Neighborhood Character. Additionally, cumulative impacts associated with Land Use (traffic circulation), Transportation/Traffic Circulation/Parking, Visual Effects and Neighborhood Character, and Public Utilities (solid waste) would not be fully mitigated by the project.

SIGNIFICANT UNMITIGATED IMPACTS:

Land Use (Traffic Circulation) (Direct and Cumulative)

As required by the Mission Valley Community Plan, a traffic study has been prepared for the project. Traffic generated from the proposed project would result in significant direct and cumulative impacts to the circulation system. Mitigation measures for traffic impacts are identified in the PEIR. However, mitigation measures required for the project would not

fully mitigate the project's traffic circulation impacts, and land use impacts associated with traffic circulation would remain significant and unmitigated.

Transportation/Traffic Circulation/Parking (Direct and Cumulative)

The project would result in significant direct and cumulative impacts to street segments, intersections, freeway segments, and freeway ramps. The PEIR presents mitigation measures for project impacts to roadway segments and intersections and identifies the phase for which each measure is to be implemented. Implementation of these mitigation measures would reduce the majority of the traffic impacts to roadway segments and intersections to below a level of significance. There are several situations where mitigation is infeasible and impacts would remain significant and unmitigable. Significant, unmitigable impacts would remain for some roadway/arterial segments, intersections, freeway ramps, and freeway segments.

Visual Effects and Neighborhood Character (Direct and Cumulative)

The approved CUPs and Reclamation Plans result in substantial landform alterations. The modifications proposed by the project represent a change in the topography and ground relief features of the site from the approved Reclamation Plans by replacing the flat pad bordered by mined slopes up to 200 feet in height with terraced pads and manufactured slopes up to 120 feet in height. Landform alterations associated with the project would be considered significantly adverse. Views of the project site from public roadways would change substantially with the introduction of buildings, landscaping, parks, and roadways. 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.

No mitigation measures are available to avoid the landform alterations associated with the project or the project's change to the visual character of the project site and surrounding area. Adoption of the No Project/No Build Alternative would avoid the project-related changes to landform and visual character, as this alternative would leave the site as anticipated with the approved Reclamation Plans and no new development would occur. Under this alternative mining would continue on the project site, reclamation would be implemented in a phased manner, and the asphalt and concrete plants would continue to operate in accordance with the existing CUPs. Adoption of the other project alternatives would reduce the magnitude of the change, but would not avoid the impact.

Public Utilities (Solid Waste) (Cumulative)

The project would contribute to significant impacts associated with solid waste. Solid waste impacts are considered significant. Mitigation measures are required to reduce the project's direct impacts associated with Solid Waste to below a level of significance. However, the project's potential cumulative impacts on the future solid waste disposal capacity remains cumulatively significant and not mitigated, because full mitigation of solid waste impacts would require actions that are beyond the control of any one project (e.g., new or expanded landfills).

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT (see attached PEIR for a detailed description of mitigation measures that have been incorporated into the project):

Land Use

Mitigation measures have been identified in 5.2, *Transportation/Traffic Circulation/Parking*, to reduce impacts. However, mitigation measures would not fully mitigate impacts, and land use impacts associated with traffic circulation would remain significant and unmitigated.

Transportation/Traffic Circulation/Parking

The project proposes a number of circulation improvements that would reduce project impacts. Table 5.2-9, *Transportation Phasing Plan*, contained in the PEIR summarizes the mitigation measures for project impacts to roadway segments and intersections and identifies the phase for which each measure is to be implemented. The location for each improvement is identified on Figure 5.2-2, *Locations of Transportation Phasing Plan Improvements*. Although implementation of these mitigation measures would reduce the majority of the significant traffic impacts to roadway segments and intersections, other impacts would remain significant and unmitigable due to various constraints as discussed Section 5.2, *Transportation/Traffic Circulation/Parking*, of this Program EIR.

Air Quality

The project shall implement best management practices to reduce the amount of fugitive dust generated from construction of the proposed project, and their respective control efficiencies. Implementation of best management practices would reduce impacts to below a level of significance.

Noise

Future development proposed on-site would potentially be affected by traffic noise associated with the internal and external street network. Construction noise could result in significant impacts to occupied housing within Quarry Falls, as well as outdoor instructional use associated with development of a school within Quarry Falls.

The on-going mining operations (rock crushing and grading) and concrete and asphalt plants will continue to operate for a period of time during the initial phase of residential development. Significant noise impacts could occur if residential units are occupied while mining operations are being completed and before the concrete and asphalt plants are relocated. Operation of the proposed relocated asphalt and concrete plants would result in potentially significant noise impacts to residents, if development occurs proximate to the relocated concrete and asphalt plants. The hours of operation associated with the mining activities (rock crushing and grading) would be limited to the hours of 7 AM to 7 PM with the issuance of the Certificate of Occupancy for the first residential unit. The hours of operation associated with the existing concrete and asphalt plants would continue 24 hours a day even after the occupancy of the first residential units. However, prior to the issuance of the Certificate of Occupancy, a noise mitigation plan would be required that assured that noise from the existing plants was limited to 65 dB leq at the property line from 7 AM to 7

PM, and 50 dB leq at the property line from 7 PM to 7 AM. The relocated concrete and asphalt plants hour of operation would be limited to 4 AM to 7 PM. A noise mitigation plan would be required that assured that noise from the relocated plants would be limited to 50 dB leq at the property line from 4 AM to 7 AM, and 65 dB leq from 7 AM to 7 PM.

Noise mitigation measures would be incorporated into the project that would reduce impacts to below a level of significance. These measures include requiring a noise mitigation plan that incorporates; limits on noise generating batch plant activities; earthen, landscaped berms; noise attenuation screening of equipment; and/or state-of-the-art equipment [such as rock-handling noise reduction features]. Additionally, the construction of the relocated asphalt and concrete plants would be required to incorporate earthen, landscaped berms and other noise attenuation features to interrupt the line of sight from future residential development.

Biological Resources

The proposed project would result in direct impacts to a total of 14.08 acres of sensitive habitat. This includes the direct loss of 0.06 acre on-site of disturbed wetland, 0.12 acre off-site of disturbed wetland, 1.08 acres of coastal sage scrub (Tier II), 0.28 acre of mixed chaparral (Tier IIIA), and 12.54 acres of non-native grassland (Tier IIIB). The impacts to these habitats are considered significant but mitigable. Impacts to the California gnatcatcher species would also occur as a result of the direct loss of coastal sage scrub vegetation, which provides habitat to the bird species. However, the California gnatcatcher is considered an adequately protected species within the City's MSCP area and outside of a MHPA. Therefore, the project's impact to the California gnatcatcher is considered less than significant and no mitigation is required. Implementation of Quarry Falls would not result in significant indirect impacts.

The loss of sensitive habitat would be mitigated through the purchase of upland habitat credits through the City of San Diego Habitat Acquisition Fund (Fund #10571). The project's upland mitigation includes the purchase of a total of 7.49 acres of credit from the City of San Diego Habitat Acquisition Fund and payment of required fees. Mitigation of project impacts to 0.18 acre of CDFG jurisdictional disturbed wetlands would occur through the enhancement and creation of 0.24 acre wetland habitat. Mitigation would occur through enhancement of 0.18 acre of wetlands within an approximately 17-acre property located within the San Diego River, and the purchase of 0.06 acre of wetland creation credits from Rancho Jamul Mitigation Bank. Implementation of these measures would mitigate the project's impacts to biological resources to below a level of significance.

Health and Safety

Prior to the issuance of building permits for each of the development phases/proposed site developments, the project applicant shall contact the San Diego County Department of Environmental Health (DEH) and participate in the Voluntary Assistance Program (VAP). The applicant shall provide EAS with a concurrence letter from DEH (confirming adequate protection of human health, water resources and the environment) subsequent to participation in the VAP and prior to the issuance of building permits for each of the development phases. This required mitigation would reduce impacts to below a level of significance.

Historical Resources

No cultural resources were identified on the project site as a result of the field survey and record search. Therefore, no known cultural resources would be adversely affected by implementation of the proposed project. However, the project site is located in an area of high sensitivity for cultural resources, and earth-moving activities have the potential to affect unknown resources located within the undisturbed areas of the project site. Potential impacts to unknown cultural resources are considered to be significant. Mitigation measures, including monitoring during construction, would reduce potential impacts to historical resources to below a level of significance.

Paleontological Resources

The project site is underlain by the Mission Valley Formation and the Stadium Conglomerate Formation. These formations have a high potential paleontological resource sensitivity. Impacts to fossils could occur during earthwork activities where excavations of native materials are required. Mitigation measures, including paleontological monitoring during construction, would reduce potential impacts to paleontological resources to below a level of significance.

Public Utilities

The project would generate large amounts of solid waste. Solid waste impacts are considered significant. Mitigation would require the preparation of a waste management plan, which would reduce the project's direct impacts to below a level of significance; cumulative impacts would remain unmitigable.

NO MITIGATION REQUIRED:

After environmental analysis, impacts in the following issue areas were found to be not significant under CEQA for the proposed project: **hydrology, geologic conditions, water quality, and mineral resources.**

Although no significance threshold exists for determining the impact of **greenhouse gas (GHG)** emissions on the environment, the most conservative estimate of the California Assembly Bill (AB) 32 emissions target for 2020 is estimated at 9.7 metric tons of GHG emissions per person per year. The build-out of Quarry Falls was calculated to generate approximately 9.6 metric tons of GHG emissions per project resident per year, exclusive of the additional, unrecognized GHG emissions reduction benefits from a variety of project features, including carbon sequestration from the landscaping of a mining site currently devoid of vegetation. Therefore, it is anticipated that the project would be consistent with the GHG emissions goal of AB 32.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS:

None of the project alternatives analyzed in this PEIR 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.

No Project

For the Quarry Falls project, two No Project alternatives have been evaluated. The first is the No Project/No Build alternative, which is the continuation of the mining operations under the approved Conditional Use Permit and ultimate implementation of the approved Reclamation Plans. The second No Project alternative describes what would reasonably be expected to occur based on build-out under the land uses and development intensities of the adopted community plans.

Alternative 1 – No Project/No Build - Continuation of Approved Conditional Use Permit/ Implementation of Approved Reclamation Plans: The No Project/No Build Alternative would result in the continued operation of the approved CUPs until resources are depleted, with phased implementation of the approved Reclamation Plans. The on-going mining occurs in the eastern portion of the site, and mine facilities are generally located in the central portion of the site. Additionally, on-going removal and recompaction of existing fills are occurring at the site. This alternative would leave the site as a large flat pad, with a gradient ranging between one and four percent, rimmed with steep slopes, re-landscaped with native and naturalized plant material.

~~For the most part,~~ The No Project/No Build Alternative would result in avoiding or reducing impacts associated with the proposed project. The No Project/No Build Alternative would not eliminate existing traffic impacts in the community; it would, however, result in substantially less traffic contributing to those impacts especially after the Reclamation Plans are fully implemented. Relative to air quality, this alternative would result in less carbon monoxide, nitrous oxide, reactive organic compounds, and sulfur oxide emissions, although none of the emissions would be at levels of significance with the proposed project. The No Project/No Build Alternative would result in no significant impacts to biological and visual and neighborhood character impacts (beyond those that exist today), because additional grading beyond the current limits of the CUPs and Reclamation Plans would not occur. Because the No Project/No Build Alternative would not result in development of the project site, impacts to utilities (solid waste) would also not occur.

Alternative 2 – No Project/Continuation of Existing Plan Alternative - Build-Out Under Community Plans Alternative – With and Without Phyllis Place Connection: The No Project/Continuation of Existing Plan Alternative would occur as a mixed-use project, similar to the proposed project, for that area within the Mission Valley Community Plan; however, the intensity of development would be reduced from that of the proposed project with about 2580 fewer residential units, 25 to 35 percent of the retail space, and 40 to 55 percent of the office commercial. Additionally, this alternative would develop the northern six acres with single-family homes in accordance with the Serra Mesa Community Plan and the underlying

RS-1-7 Zone.

The land use plan under this alternative would look similar to that of the project, except that there would be single-family units in the northern portion of the project, where no development would occur under the proposed project. The residential neighborhoods under this alternative would be similar to that of the low-medium and medium density multi-family developments which have occurred in older areas of Mission Valley. The Village Walk District would be the location of the retail commercial center and would be a more traditional shopping center with surface parking lots; no residential units would occur in the Village Walk District under this alternative. Employment uses would be located in the Quarry District, but parking would be in surface parking lots; structured parking would not be necessary, due to the lower intensity of office development. Park areas would be reduced to reflect the reduced amount of residential density. Circulation would be similar to that shown for the proposed project; no street connection would occur between Friars Road and Phyllis Place. Similar to the proposed project, this alternative would be connected by trails and pedestrian accessways. Also similar to the proposed project, the approved CUPs would involve amendments to modify the grading shown on the approved Reclamation Plans and to relocate the asphalt/concrete plant to the southeast corner of the project site as an interim use.

The No Project/Continuation of Existing Plan Alternative would implement the intent of the Mission Valley and Serra Mesa Community Plans by developing the project site with multiple uses and single-family homes. This alternative would result in less impacts to traffic, when compared to the proposed project; however, all traffic impacts would not be avoided; slightly different traffic impacts would occur based upon development intensity and whether the road connection to Phyllis Place occurs. If a connection to Phyllis Place were to occur under this alternative, the alignment of the street connection would be in an area where single family homes would be developed within the Serra Mesa community. Measures would be required to mitigate traffic impacts associated with this alternative. Even with implementation of mitigation measures, some traffic impacts would remain significant and unmitigated. This alternative would result in greater impacts to biological resources due to grading and construction on the northern six acres where the proposed project does not anticipate development. The No Project/ Continuation of Existing Plan Alternative would result in less impacts than the proposed project to public utilities (solid waste). Visual effects and neighborhood character impacts would be reduced, due to a reduced intensity of development, but not to a level below significance.

Alternative 3 - Reduced Density Alternative; With and Without Phyllis Place Connection

This alternative evaluates a reduced density alternative that would provide for an Urban Village, as envisioned by the City of Villages Strategy and the Strategic Framework Element, but would reduce the intensity of development to reduce the amount of overall traffic generated by the project. Therefore, for the Reduced Density Alternative, With and Without Phyllis Place Connection, development would occur as a mixed-use project, similar to the

proposed project, for that area within the Mission Valley Community Plan, but at a reduced density. Similar to the proposed project, no development would occur within the area located in the Serra Mesa community; however, if the connection to Phyllis Place were to occur under this alternative road construction would occur within this area.

The land use plan would look similar to that of the project, with about 1,060 fewer residential units. Total retail space would be reduced by more than 40 percent, and the resulting commercial center would be less urban in character, with fewer two-story structures and more surface parking. Office development would be reduced by approximately 20 percent. Fewer parks would be required to serve the reduced population base anticipated under this alternative. Circulation would be the same as that shown for the proposed project; no street connection would occur between Friars Road and Phyllis Place. Similar to the proposed project, this alternative would be connected by trails and pedestrian accessways. Also similar to the proposed project, the approved CUPs would involve amendments to modify the grading shown on the approved Reclamation Plans and to relocate the asphalt/concrete plant to the southeast corner of the project site as an interim use.

Build-out under the Reduced Density Alternative - With and without Phyllis Place Connection-would implement the intent of the Mission Valley Community Plan by developing the project site with multiple uses; no development would occur on the six acres of the project site located in the Serra Mesa Community Plan area. This alternative would result in fewer impacts to traffic when compared to the proposed project; however, all traffic impacts would not be avoided. Measures would be required to mitigate traffic impacts associated with this alternative. Even with implementation of mitigation measures, some traffic impacts would remain significant and unmitigated. Impacts to air quality would also be less; however, both this alternative and the proposed project would not result in significant air quality impacts. This alternative without the road connection would result in the same level of impacts to biological resources as the proposed project; whereas with a road connection, there would be a slight increase in mitigation. Both scenarios would result in essentially the same level of impact to, hydrology, and water quality, although slightly more because the same amount of grading would occur with the road connection. The Reduced Density Alternative -With and Without Phyllis Road Connection -would result in slightly less impacts to public utilities (solid waste), because 1,060 less residential units would be constructed under this alternative. Visual effects and neighborhood character would be reduced, but not to a level below significance.

Alternative 4 – Road Connection to Phyllis Place

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. 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 modification 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.

This alternative would implement the Mission Valley Community Plan by providing a connection between Friars Road and Phyllis Place; however, it would result in creating a conflict with the Serra Mesa Community Plan, which does not call for that connection. This alternative would impact roadway segments and intersections similar to the proposed project. However, 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. More impacts to freeway segments would occur under this alternative. This alternative would also result in greater impacts to biological resources, due to construction of the road through sensitive habitat; however, this impact would be mitigated by payment to the City of San Diego Habitat Acquisition Fund. This alternative would result in some improvement to fire and police access and eliminate the need for a secondary emergency access from Kaplan Drive. Other impacts associated with this alternative would be the same or very similar to those associated with the proposed project.



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Councilmember Faulconer, MS 10A
Councilmember Atkins, MS 10A
Councilmember Young, MS 10A
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Councilmember Frye, MS 10A
Councilmember Madaffer, MS 10A
Councilmember Hueso, MS 10A
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Fire and Life Safety Services, Frankie Murphy (79)
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Engineering Reviewer, Robert Negrete (MS 401)
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Water Supply Reviewer, George Adrian, Robert McCullough (MS 906)

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Arthur Moreau
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* The individuals and organizations that provided comments regarding the draft PEIR were included in the distribution of the Final PEIR. Please see Appendix P for the list of those who provided comments.

FINAL

Program Environmental Impact Report

for the

QUARRY FALLS PROJECT

**City of San Diego Project No. 49068
SCH. No. 2005081018**

Lead Agency:

**The City of San Diego
Development Services Department
1222 First Avenue
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July 2008

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LIST OF ACRONYMS AND ABBREVIATIONS

LIST OF ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACOE.....	Army Corps of Engineers
ADD	Assistant Deputy Director
ADT.....	Average Daily Traffic
AAOZ.....	Airport Approach Overlay Zone
AEOZ.....	Airport Environs Overlay Zone
AG.....	Annual Grasslands
AM/am.....	Morning
AMSL.....	Above Mean Sea Level
APCD	San Diego Air Pollution Control District
ARB.....	Air Resources Board
Ave.	Avenue
BI.....	Building Inspector
Bld.	Boulevard
BMP(s).....	Best Management Practice(s)
CA	California
CAL-OSHA	California Occupational Safety and Health Administration
Caltrans.....	California Department of Transportation
CC-3-5	City of San Diego Commercial-Community Zone <i>(intended to accommodate development with a high intensity, pedestrian orientation)</i>
CDFG.....	California Department of Fish and Game
CEQA.....	California Environmental Quality Act
CFR.....	Code of Federal Regulations
CO.....	Carbon Monoxide
CO-1-1.....	City of San Diego Commercial – Office Zone
CPUC.....	California Public Utilities Commission
cfs	Cubic Feet per Second
CSS.....	Coastal Sage Scrub
Ct.....	Court
CUP.....	Conditional Use Permit
cy	Cubic Yards
DEH	County Department of Environmental Health
DEV.....	Developed
DID.....	Mission Valley Development Intensity District
DIF.....	Development Impact Fee
DIS.....	Disturbed
DMG	California Division of Mines and Geology
Dr.	Drive
Drwy.	Driveway

LIST OF ACRONYMS AND ABBREVIATIONS

DSD	City of San Diego Development Services Department
DTSC	California Department of Toxic Substance Control
du/acre	Dwelling Units Per Acre
DW	Disturbed Wetlands
EAS	City of San Diego Environmental Analysis Section
EB/eb	Eastbound
EDU	Equivalent Dwelling Unit
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMF	Electromagnetic Fields
EMS	Emergency Medical Services
EMT	Emergency Medical Technician
EPA	Environmental Protection Agency
ESD	Environmental Services Department
ESL	Environmentally Sensitive Lands Ordinance
FAA	Federal Aviation Administration
ft.	Feet
HMD	Hazardous Materials Division
HOV	High Occupancy Vehicle
I	Introduced Species from Outside Locality
I-	Interstate, as in I-805, I-15
IA	Implementing Agreement
IL-3-1	City of San Diego Industrial-Light Zone <i>(allows a mix of light industrial, office, and commercial uses)</i>
ISO	California Independent System Operator
kV	Kilovolt
lbs/day	Pounds per Day
lbs/ton	Pounds per Ton
LDR	City of San Diego Land Development Review Division
LDC	City of San Diego Land Development Code
L _{eq}	Equivalent Continuous Noise Level
LOS	Level of Service
LRT	Light Rail Transit
MC	Mixed Chaparral
mgd	Million Gallons per Day
MHPA	Multi Habitat Planning Area
min./mins.	Minute(s)
MMC	Mitigation Monitoring Coordination
MND	Mitigated Negative Declaration

LIST OF ACRONYMS AND ABBREVIATIONS

mph	Miles per Hour
MRZ(s)	Mineral Resource Zone(s)
MSCP	Multiple Species Conservation Program
MTBE	Methyl Tertiary Butyl Ether
MTS	Metropolitan Transit System
MVCP	Mission Valley Community Plan
MVPD-MV-M	Mission Valley Planned District Multiple Use Zone
MV-CO	Mission Valley Planned District – Commercial Office Zone
MV-CR	Mission Valley Planned District – Commercial Recreation Zone
MV-CV	Mission Valley Planned District - Visitor Commercial Zone
MV-M	Mission Valley Planned District - Multiple Use Zone
MVPDO	Mission Valley Planned District Ordinance
MVR	Mission Valley Planned District – Residential Zone
MW	Mega Watt
MWD	Metropolitan Water District of Southern California
MWWD	Metropolitan Wastewater Department
N	Native to Locality
N/A	Not applicable
NB/nb	Northbound
NCCP	Natural Community Conservation Program
ND	Negative Declaration
NDDB	Natural Diversity Data Base
NOI	Notice of Intent
NOP	Notice of Preparation
Nos	Numbers
NO _x	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System
NTP	Notice to Proceed
O ₃	Ozone
OCA	Off-site Consequences Analysis
OP-2-1	City of San Diego Open Space – Park Zone
PCC	Portland Cement Concrete
PCD	Planned Commercial Development
PDO	Planned Development Ordinance
PDP	Planned Development Permit
PEIR	Program Environmental Impact Report
PFFP	Public Facilities Financing Program
PI	Principal Investigator
PM/pm	Afternoon
PM ₁₀	Particulate Matter of 10 microns in diameter or smaller
PM ₂₅	Particulate Matter less than 2.5 microns in diameter
ppm	Parts per Million
PRV	Pressure Reducing Valve

LIST OF ACRONYMS AND ABBREVIATIONS

PZ.....	Pressure Zone
RAQS.....	Regional Air Quality Strategy
Rd.	Road
RE	Resident Engineer
REC(s)	Recognized Environmental Condition(s)
RM-1-1	City of San Diego Residential Zone <i>(1 dwelling unit for each 3,000 square feet of lot area)</i>
RM-1-3	City of San Diego Residential Zone <i>(1 dwelling unit for each 2,000 square feet of lot area)</i>
RM-2-4	City of San Diego Residential Zone <i>(1 dwelling unit for each 1,750 square feet of lot area)</i>
RM-3-7	City of San Diego Residential Zone <i>(1 dwelling unit for each 1,000 square feet of lot area)</i>
RM-3-8	City of San Diego Residential Zone <i>(1 dwelling unit for each 800 square feet of lot area)</i>
RM-3-9	City of San Diego Residential Zone <i>(1 dwelling unit for each 600 square feet of lot area)</i>
RM-4-10	City of San Diego Residential Zone <i>(1 dwelling unit for each 400 square feet of lot area)</i>
ROCs	Reactive Organic Compounds
ROG	Reactive Organic Gas
RPZ.....	Runway Protection Zone
RS-1-7	City of San Diego Single-Single Family Residential Zone <i>(minimum 5,000 square foot lots)</i>
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SB/sb.....	Southbound
SCH.....	State Clearinghouse
SCE	Southern California Edison
SCIS	South Coastal Information Center
SDAPCD.....	San Diego Air Pollution Control District
SDG&E.....	San Diego Gas and Electric
SDIA.....	San Diego International Airport
SDP	Site Development Permit
SDUSD.....	San Diego Unified School District
sec.....	Second(s)
SFHA.....	Special Flood Hazard Area
SIP.....	State Implementation Plan
SMARA	State Surface Mining and Reclamation Act
SMCP.....	Serra Mesa Community Plan
SO _x	Sulfur Monoxide
Sp./sp.	Species
SR	State Route, as in SR-163
St.....	Street

LIST OF ACRONYMS AND ABBREVIATIONS

SWRCB.....	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
TAC(s)	Toxic Air Contaminant(s)
TDM.....	Transportation Demand Management
TDS.....	Total Dissolved Solids
TIS.....	Traffic Impact Study
TOD	Transit Oriented Development
TPHd.....	Total Petroleum Hydrocarbons – Diesel Fuel
TPHg.....	Total Petroleum Hydrocarbons - Gasoline
UFC.....	Uniform Fire Code
U.S./US	United States
USFWS	United States Fish and Wildlife Service
UST(s).....	Underground Storage Tank(s)
V/C.....	Vehicle to Capacity Ratio
veh/hr.....	Vehicles per Hour
veh/hr/lane	Vehicles per Hour per Lane
VTM.....	Vesting Tentative Map
WB/wb.....	Westbound
WMP.....	Wetlands Management Plan
WQTR.....	Water Quality Technical Report
Wy.	Way

EXECUTIVE SUMMARY

This Program Environmental Impact Report (Program EIR) has been prepared for the Quarry Falls project, a private development project located in the Mission Valley and Serra Mesa communities of the City of San Diego. This document analyzes the potential environmental effects associated with implementation of the project (including direct and indirect impacts, secondary impacts, and cumulative effects). Prepared under the direction of the City of San Diego's Environmental Review Section, this Program EIR reflects the independent judgment of the City of San Diego.

Purpose and Scope of the Program EIR

This Program EIR has been prepared in accordance with, and complies with, all criteria, standards, and procedures of the California Environmental Quality Act (CEQA) of 1970 as amended (PRC 21000 et seq.), State CEQA Guidelines (CAC 15000 et seq.), and City of San Diego's EIR Preparation Guidelines. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the City of San Diego is the *Lead Agency* under whose authority this document has been prepared. As an informational document, this Program EIR is intended for use by the City of San Diego decision-makers and members of the general public in evaluating the potential environmental effects of the proposed Quarry Falls project.

In accordance with CEQA Guidelines Section 15168 and as determined by the City of San Diego, this document constitutes a "Program EIR". A Program EIR is "*an EIR that may be prepared on a series of actions that can be characterized as one larger project and are related either:*

- *Geographically;*
- *As logical parts in the chain of contemplated actions;*
- *In connection with issuance of rules, regulations, plans, or general criteria to govern the conduct of a continuing program; or*
- *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."*

The Quarry Falls project proposes a series of related actions which identify future build-out of the project. Implementation of those actions is evaluated in this Program EIR. Future construction projects would be submitted for review by the City, and, if found to be in substantial conformance with the approved project, no additional analysis under CEQA would be required. In the event that any future actions require discretionary review, in accordance with CEQA Guidelines Sections 15168(c) and 15162 through 15164, those projects would be examined in light of this Program EIR to determine whether an additional environmental document must be prepared. Specifically, CEQA requires that:

- If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. If subsequent environmental review results in additional impacts and the identification of new mitigation measures, those mitigation measures would be applied to that later activity.

- If the City finds that, pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the City can approve the activity as being within the scope of the original review contained in this Program EIR, and no new environmental document would be required.
- When future discretionary actions associated with implementing the Quarry Falls project occur, the City must incorporate feasible mitigation measures developed in this Program EIR into those subsequent actions. All mitigation measures included in this Program EIR would be incorporated into the current project as specified in this Program EIR.

In this manner, this Program EIR functions as a “first tier” EIR. “Tiering” refers to using the analysis of general matters contained in the broader EIR (such as a Program EIR) with later EIRs and Negative Declarations which could be required for future discretionary actions associated with build-out of Quarry Falls; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or Negative Declaration solely on the issues specific to the later project. It should be noted, however, that this Program EIR analyzes, in detail, the specific impacts of overall project implementation. Therefore, this Program EIR is not broad and general, but specific to the overall Quarry Falls project and its associated actions.

This Program EIR provides decision-makers, public agencies, and the public in general with detailed information about the potential significant adverse environmental impacts of the proposed Quarry Falls project. By recognizing the environmental impacts of the proposed project, decision-makers will have a better understanding of the physical and environmental changes that would accompany the approval of the project. The Program EIR includes recommended mitigation measures which, when implemented, would provide the Lead Agency with ways to substantially lessen or avoid significant effects of the project on the environment, whenever feasible. Alternatives to the proposed project are presented to evaluate alternative development scenarios that can further reduce or avoid significant impacts associated with the project.

The Quarry Falls project proposes a Specific Plan, Master Planned Development Permit (PDP), Vesting Tentative Map (VTM), and associated actions which provide guidance for future development of Quarry Falls. It is intended that this Program EIR, once certified, serve as the primary environmental document for those future actions. According to Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the Lead Agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- or

- (3) 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 EIR was certified as complete, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (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 alternative which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In accordance with CEQA Guidelines Section 15082(a), a Notice of Preparation (NOP), dated August 3, 2005, was prepared for the project and distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an interest in the project. The purpose of the NOP was to solicit comments on the scope and analysis to be included in the Program EIR for the proposed Quarry Falls project. A copy of the NOP and letters received during its review are included in Appendix A1 to this Program EIR. In addition, comments were also gathered at a public scoping session held for the project on September 19, 2005 (see Appendix A2). Based on an initial review of the project and comments received, the City of San Diego determined that the Program EIR for the proposed project should address the following environmental issues:

- Land Use
- Transportation/Traffic Circulation/Parking
- Visual Effects and Neighborhood Character
- Air Quality
- Noise
- Biological Resources
- Health and Safety
- Historical Resources
- Hydrology
- Geologic Conditions
- Paleontological Resources
- Public Utilities
- Water Quality
- Mineral Resources
- Growth Inducement
- Cumulative Effects

Project Location And Setting

The regional and local setting of the project is discussed in Section 2.0, *Environmental Setting*, of this Program EIR. The proposed Quarry Falls project is located in the Mission Valley and Serra Mesa communities of the City of San Diego, within San Diego County. The majority of the 230.5-acre project site (approximately 225 acres) is located in the Mission Valley community, with approximately six acres located in the Serra Mesa community; both communities are near the geographic center of the City of San Diego. The project is bordered on the south by Friars Road, on the north by Phyllis Place (within the Serra Mesa Community Plan area), on the east by Interstate 805 (I-805), and on the west by Mission Center Road.

Project Description

The Quarry Falls 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 50 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; the northern approximately six acres located within the Serra Mesa community are outside the limits of the approved CUPs, and no mining is occurring in that area. Associated with the approved CUPs are approved Reclamation Plans. Following mining, the Reclamation Plans show that the site would be reclaimed as a flat pad, with a gradient ranging between one and four percent, rimmed by steep mined slopes. The slopes would be at a 1 ½:1 ratio with eight-foot benches every 30 feet. Slope heights would range from 75 feet to more than 200 feet. Revegetation of the mined slopes and central pad area would occur in accordance with City requirements.

Asphalt and concrete plants are in operation on the project site and are located in the central portion of the site. The aggregate plant processes mined material primarily for use on-site or for sale to outside customers. Some aggregate is imported to the site to supplement production or because products produced in the on-site aggregate plant do not meet specifications. The asphalt plant combines aggregate, asphalt oil, and recycled asphalt pavement (RAP) to produce an asphalt product for sale to outside customers. The concrete plant combines aggregate, cement, various mixtures, and water to produce ready-mix concrete for sale to outside customers.

The purpose of the Quarry Falls project is to develop urban uses and parks and open spaces on the existing 230.5-acre 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 space, and activity areas would occur in a phased manner as depletion of resources occurs and mining ceases. Proposed land uses would be linked with an internal pedestrian and trail system and connected to adjacent areas by an internal roadway network.

Land uses proposed as part of Quarry Falls include approximately 31.8 acres of public parks, civic uses, open space and trails; a maximum of 4,780 residential units offered as a variety of “for sale” and/or “for rent” and built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units (dwelling units on one or more floors located above a private garage), senior housing and assisted care units; a maximum of 603,000 square feet of retail space; and a maximum of 620,000 square feet of office/business park uses. Additional land uses provided within Quarry Falls include an option for a school.

Actions associated with the project include an amendment to the Mission Valley Community Plan, a Specific Plan, Rezones, a Master Planned Development Permit (PDP), a Site Development Permit (SDP), a Vesting Tentative Map (VTM), a CUP/Reclamation Plan Amendment, and an amendment to the Mission Valley Public Facilities Financing Plan (PFFP). Because the Mission Valley Community Plan is part of the City’s Progress Guide and General Plan, the Mission Valley Community Plan Amendment would also result in an amendment to the Progress Guide and General Plan. The project would also require a California Department of Fish and Game (CDFG) Section 1602 Streambed Alteration Agreement.

The proposed project is described in detail in Section 3.0, *Project Description*, of this Program EIR.

Summary Of Environmental Impacts And Mitigation

Section 5.0 of this Program EIR presents the *Environmental Analysis* of the proposed project. Based on the analysis contained in Section 5.0 of this EIR, the proposed Quarry Falls project would result in significant impacts to: Land Use (direct and cumulative), Transportation/Traffic Circulation/Parking (direct and cumulative), Visual Effects and Neighborhood Character (direct and cumulative), Air Quality (direct), Noise (direct), Biological Resources (direct), Health and Safety (direct), Historical Resources (direct), Paleontological Resources (direct), and Public Utilities (direct and cumulative). Mitigation measures have been identified which would reduce direct impacts to below a level of significance for all significant impacts except Land Use (traffic circulation), Transportation/Traffic Circulation/Parking and Visual Effects and Neighborhood Character. Cumulative impacts associated with Land Use (traffic circulation), Transportation/Traffic Circulation/Parking, Visual Effects and Neighborhood Character, and Public Utilities (solid waste) would not be fully mitigated by the project.

Table ES-1, *Summary of Environmental Impacts and Mitigation Measures*, summarizes the potential environmental impacts of the Quarry Falls project by issue area, as analyzed in Section 5.0, *Environmental Analysis*, of this Program EIR. The table also provides a summary of the mitigation measures proposed to avoid or reduce significant adverse impacts. The significance of environmental impacts after implementation of the recommended mitigation measures is provided in the last column of Table ES-1. Responsibilities for monitoring compliance with each mitigation measure are provided in Section 11.0, *Mitigation Monitoring and Reporting Program*, of this Program EIR.

Table ES-1.
Summary of Environmental Impacts and Mitigation Measures

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Land Use The proposed project is consistent with goals of the Mission Valley Community Plan (MVCP) and the Mission Valley Planned District Ordinance (MVPDO). As required, a traffic study has been prepared for the project. Traffic generated from the proposed project would result in significant impacts to the circulation system. Noise impacts associated with on-going quarry operations would be incompatible with development of the project site in areas where sensitive receptors would be located.</p>	<p>Mitigation measures for traffic impacts are identified in Section 5.2, <i>Transportation/Traffic Circulation/Parking</i>. However, as presented in Section 5.2, mitigation measures required for the project would not fully mitigate the project's traffic circulation impacts.</p> <p>Mitigation measures for noise impacts are identified in Section 5.5, <i>Noise</i>.</p>	<p>Mitigation measures would not fully mitigate impacts, and land use impacts associated with traffic circulation would remain significant and unmitigable. Project approval would require the decision-makers to adopt a Statement of Overriding Considerations.</p> <p>Implementation of mitigation measures identified in Section 5.5 would reduce impacts to below a level of significance.</p>
<p>Transportation/Traffic Circulation/Parking The project would result in significant direct and cumulative impacts to street segments, intersections, freeway segments, and freeway ramps. Tables 5.2-8a-e, <i>Project Phase A Through Horizon Year Traffic Impacts Summary Table</i>, provide a summary of the project's impacts before and after mitigation to roadways segments, arterials, intersections, ramps, and freeway segments from project start through Horizon Year.</p>	<p>Table 5.2-9, <i>Transportation Phasing Plan</i>, summarizes the mitigation measures for project impacts to roadway segments and intersections and identifies the phase for which each measure is to be implemented. The location for each improvement is identified on Figure 5.2-2, <i>Locations of Transportation Phasing Plan Improvements</i>.</p>	<p>Implementation of mitigation measures identified in Section 5.2 would reduce many of the significant traffic impacts to roadway segments and intersections. Significant, unmitigable impacts would remain for some roadway/arterial segments, intersections, freeway ramps and freeway segments. The implementation of the project would also create temporary impacts, some of which would be subsequently mitigated to below a level of significance by future improvements made by the project, while others would be reduced to below a level of significance by the build-out of improvements identified in the Mission Valley Public Facilities Financing Plan. Arterial widening, traffic signal coordination and other traffic improvements, and freeway interchange improvements would offset ramp and freeway impacts; however, these impacts would remain significant and unmitigable. The adoption of a Statement of Overriding Considerations would be required for the project's significant and unmitigable impacts.</p>
<p>Visual Effects and Neighborhood Character The approved CUPs and Reclamation Plans result in substantial landform alterations. The modifications proposed by the project represent a change in the topography and ground relief features of the site from the approved Reclamation Plans by replacing the flat pad bordered by mined slopes up to 220 feet in height with terraced pads and manufactured slopes up to 120 feet in height. Landform alterations associated with the project</p>	<p>No mitigation measures are available to avoid the landform alterations associated with the project or the project's change to the visual character of the project site and surrounding area. Adoption of the No Project/No Build Alternative would avoid the project related changes to landform and visual character, as this alternative would leave the site as anticipated with the approved Reclamation Plans and no new development would occur.</p>	<p>The project's impacts associated with visual effects and neighborhood character would remain significant and not mitigated. Project approval would require the decision-makers to adopt a Statement of Overriding Considerations.</p>

EXECUTIVE SUMMARY

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>would be considered significantly adverse.</p> <p>The proposed project would develop an existing mining site. Views of the project site from public roadways would change substantially with the introduction of residential/office/retail buildings, landscaping, parks, and roadways. This is considered a significant impact to the visual character of the project site and surrounding area. Whether the change is adverse of beneficial is subjective.</p>	<p>Adoption of other project alternatives would reduce the magnitude of the change, but would not avoid the impact.</p>	
<p>Air Quality Construction emissions of PM₁₀ are considered significant but temporary.</p>	<p>Mitigation Measure 5.4.1 (MM 5.4.1) presented in Section 5.4, <i>Air Quality</i>, would reduce project impacts to below a level of significance.</p>	<p>Mitigated to below a level of significance.</p>
<p>Noise Future development proposed on-site would potentially be affected by traffic noise associated with the internal street network. Construction noise could result in significant impacts to occupied housing within Quarry Falls, as well as outdoor instructional use associated with development of a school within Quarry Falls. The on-going mining operations and concrete and asphalt plants may continue to operate during the initial phase of residential development. Significant noise impacts could occur if residential units are occupied while mining operations are being completed, and before and after the concrete and asphalt plants are relocated. Operation of the proposed relocated asphalt and concrete plants would result in potentially significant noise impacts to residents, if development occurs within 1580 feet of the relocated concrete and asphalt plants.</p>	<p>Mitigation Measures 5.5-1 – 5.5-9 (MM 5.5-1 – 5.5-9) presented in Section 5.5, <i>Noise</i>, would reduce project impacts to below a level of significance.</p>	<p>Mitigated to below a level of significance.</p>
<p>Biological Resources The proposed project would result in direct impacts to a total of 14.08 acres of sensitive habitat. This includes the direct loss of 0.06 acre on-site of disturbed wetland, 0.12 acre off-site of disturbed wetland, 1.08 acres of coastal sage scrub (Tier II), 0.28 acre of mixed chaparral (Tier IIIA), and 12.54 acres of non-native grassland (Tier IIIB). The impacts to these habitats are considered significant but mitigable. Impacts to the California gnatcatcher species would also occur as a result of the direct loss of</p>	<p>The loss of sensitive habitat would be mitigated with the purchase of upland habitat credits through the City of San Diego Habitat Acquisition Fund (Fund #10571). The project proposes to purchase a total of 7.49 acres of credit from the City of San Diego Habitat Acquisition Fund and pay the required fees. Prior to the issuance of any authorization to proceed, the ADD of LDR shall ensure that the applicant has provided verification of the payment into the City of San Diego's Habitat Acquisition fund as</p>	<p>Mitigated to below a level of significance.</p>

EXECUTIVE SUMMARY

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>coastal sage scrub vegetation, which provides habitat to the bird species. However, the California gnatcatcher is considered an adequately protected species within the City's MSCP area and outside of a MHPA. Therefore, the project's impact to the California gnatcatcher is considered less than significant and no mitigation is required. Implementation of Quarry Falls would not result in significant indirect impacts.</p>	<p>mitigation for impacts to 1.08 acre of Coastal Sage Scrub, 0.28 acre of Mixed Chaparral, and 12.54 acres of Non-Native Grasslands. The total payment shall be calculated based on the current Habitat Acquisition Fund fee at the time of grading permit issuance – currently \$35,000/acre – plus a 10 percent administration fee.</p> <p>Additionally, the project would implement Mitigation Measures 5.6-1 – 5.6-4 (MM 5.6-1 – MM 5.6-4) presented in Section 5.6, <i>Biology</i>. Implementation of these measures would mitigate the project's impacts to biological resources to below a level of significance.</p>	
<p>Health and Safety There are potential hazardous materials due to the use of underground storage tanks (USTs) present on the site that may pose a health risk.</p>	<p>Implementation of Mitigation Measure 5.7 (MM 5.7) presented in Section 5.7, <i>Health and Safety</i>, has been identified to reduce hazardous materials impacts to a level below significant.</p>	<p>Mitigated to below a level of significance.</p>
<p>Historical Resources No cultural resources were identified on the project site as a result of the field survey and record search. Therefore, no known cultural resources would be adversely affected by implementation of the proposed project. However, the project site is located in an area of high sensitivity for cultural resources, and earth-moving activities would have the potential to affect unknown resources located within the undisturbed areas of the project site and where off-site sewer improvements would be constructed. Potential impacts to unknown cultural resources are considered to be significant.</p>	<p>Mitigation Measures for impacts to Historical Resources (MM 5.8) are presented in Section 5.8, <i>Historical Resources</i>, of the Program EIR.</p>	<p>Mitigated to below a level of significance.</p>
<p>Geological Conditions The proposed project would not result in significant impacts associated with geologic conditions.</p>	<p>No mitigation is required.</p>	

EXECUTIVE SUMMARY

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Hydrology Development of Quarry Falls would not result in significant impacts to the rate and volume of surface runoff or drainage of the site. No mitigation measures are recommended.</p> <p>The natural drainage pattern has been disturbed as a result of on-going mining and reclamation activities. The proposed project would increase impervious surfaces at the site; however, a storm water detention system would be implemented and no change to peak runoff would occur, resulting in no adverse impacts on downstream properties or environmental resources.</p>	<p>Implementation of the proposed storm water detention system would preclude significant potential impacts to hydrology. No mitigation is required.</p>	
<p>Paleontological Resources Development of the Quarry Falls project would have the potential to impact paleontological resources both on-site and at off-site sewer improvements. Potential impacts to paleontological resources are regarded as significant.</p>	<p>Implementation of Mitigation Measures 5.11-1a – 5.11-1f (MM 5.11-1a – MM 5.11-1f) presented in Section 5.11, <i>Paleontological Resources</i>, would reduce impacts to below a level of significance.</p>	<p>Mitigated to below a level of significance.</p>
<p>Public Utilities The project would not result in significant impacts to water, sewer, storm water drainage, and energy. The project would contribute to significant impacts associated with solid waste. Solid waste impacts are considered significant.</p>	<p>Mitigation Measures (MM 5.12-1a – MM 5.12-1b) are provided in Section 5.12, <i>Public Utilities</i>, to reduce the project's contribution to significant impacts associated with solid waste.</p>	<p>Implementation of Mitigation Measures MM 5.12-1a and 5.12-1b would mitigate the project's direct impacts associated with Solid Waste to below a level of significance. However, the project's potential cumulative impact on the future solid waste disposal capacity remains cumulatively significant and not mitigated. Project approval would require the decision-makers to adopt a Statement of Overriding Considerations.</p>
<p>Water Quality Development of Quarry Falls would not result in significant water quality impacts associated with an increase in impervious surface area or alteration of the drainage pattern. No mitigation measures are recommended.</p> <p>Property modifications associated with the proposed project are not expected to substantially affect the quality of storm water runoff leaving this site compared to existing conditions, because the project would implement BMPs to minimize the impacts of post-construction activities on the quality and quantity of storm water to the maximum extent practicable. In addition, BMPs would be implemented to</p>	<p>Implementation of the City's Standard Permanent Storm Water Best Management Practices (BMPs) and compliance with all requirements of the State Water Resources Control Board Order No. R9-2007-001 would preclude significant potential impacts to water quality. No mitigation is required.</p>	

EXECUTIVE SUMMARY

Environmental Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>control the construction sources of potential storm water pollutants.</p>		
<p>Mineral Resources The proposed project would allow for development of the site as aggregate resources are depleted. Therefore, the project would not result in a loss of significant mineral resources and no impact to mineral resources would occur.</p>	<p>Development of Quarry Falls would not result in significant impacts to mineral resources. No mitigation is required.</p>	

Potential Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b)(2), an EIR shall identify areas of controversy known to the Lead Agency, including issues raised by the agencies and the public, and issues to be resolved, including the choice among alternatives and whether and how to mitigate for significant effects. The NOP for the Program EIR was distributed on April 3, 2005, for a 30-day public review and comment period. In addition, a Public Scoping Meeting was held on September 19, 2005. Comments received in response to the NOP and at the public scoping session present issues to be address in the Program EIR.

Presented in Table ES-2, *Summary of NOP Responses and Scoping Meeting Comments*, is a summary of the comments received as part of the City scoping process. (Please see Appendix A1, *NOP Responses*, and Appendix A2, *Scoping Meeting Recordation*, for copies of the NOP response letters and a transcript of the public scoping session.)

**Table ES-2.
Summary of NOP Comments and Scoping Meeting Comments**

Issue Raised	Response
State Clearinghouse and Planning Unit – August 4, 2005	
This letter provides dates of review and documents details for the NOP.	No environmental issues were raised.
U.S. Fish and Wildlife Service – September 2, 2005	
This letter identifies concerns about potential impacts to vernal pools and other wetlands and riparian habitats, and requests the DEIR contain: <ol style="list-style-type: none"> a complete discussion on the purpose and need for the project and each alternative alternatives that reduce biological impacts a discussion of the project’s consistency with the goals of the MSCP; and that a biological technical report that includes survey methods, survey results, impact analysis, and proposed mitigation be prepared. 	Section 3.0, <i>Project Description</i> , provides a detailed discussion on the purpose and need of the project. Section 10.0, <i>Alternatives</i> , identifies and evaluates alternatives for the project relative to biology, including a Sensitive Biological Resources Avoidance Alternative. A biological survey report was prepared for the project and is summarized in Section 5.6, <i>Biological Resources</i> . There are no vernal pools occurring on site. On- and off-site impacts to sensitive habitat, including a total of 0.18 acre of disturbed wetlands, are evaluated in the report and mitigation is identified.
Department of Fish and Game – September 1, 2005	
This letter requests: <ol style="list-style-type: none"> a complete assessment of the flora and fauna within and adjacent to the project area; a discussion of direct, indirect, and cumulative impacts relative to biological resources, as well measures to offset such impacts; a range of alternatives that avoid or minimize impacts to sensitive biological resources; mitigation measures for adverse biological impacts; and the project assure a “no net loss” of wetland habitat values or acreage. 	The biological survey report prepared for the project is summarized in Section 5.6, <i>Biological Resources</i> , and includes a complete assessment of flora and fauna within and surrounding the project site, a discussion of the project’s impacts on biological resources, and mitigation measures to reduce those impacts. Mitigation for biological impacts was developed in collaboration with the City of San Diego, CDFG, and the biological consultant. Section 10.0, <i>Alternatives</i> , identifies and evaluates alternatives for the project relative to biology, including a Sensitive Biological Resources Avoidance Alternative.

EXECUTIVE SUMMARY

Issue Raised	Response
Department of Toxic Substances Control – August 26, 2005	
This letter identifies the need for the DEIR to address hazardous wastes/substances at the project site and in the surrounding area, for any investigation to be summarized in the document, and for a regulatory agency to oversee investigations, samplings, and/or remedial actions.	Potential project impacts relative to human health, public safety, and hazardous materials are discussed in Section 5.7, <i>Health and Safety</i> , and mitigation measures are identified. Additionally, a Phase I Environmental Site Assessment was completed and is summarized in Section 5.7.
Department of Transportation – September 2, 2005	
This letter requests a traffic study be prepared for the proposed project that analyzes near- and long-term effects to state facilities and cumulative traffic impacts, and that mitigation measures are included. Any work performed within Caltrans right-of-way would require an encroachment permit from Caltrans and must be addressed in the environmental document. Additionally, different routes to reach surrounding areas and the State highway network should be investigated.	A traffic impact analysis was prepared for the proposed project and is summarized in Section 5.2, <i>Transportation/Traffic Circulation/Parking</i> , of the Draft EIR. The analysis evaluates existing conditions, Phase A (2010), Phase B (2012), Phase C (2014), Phase D (Project Build-out – 2022), and Horizon Year (2030). Cumulative impacts were also analyzed. Impacts were identified for project area roadways, intersections, and freeway segments. The project applicant would be required to coordinate with Caltrans for freeway improvements and access rights for improvements within Caltrans' right-of-way. Section 10.0, <i>Alternatives</i> , identifies and evaluates several project alternatives including different circulation routes.
San Diego County Archaeological Society – August 7, 2005	
This letter acknowledges receipt of the NOP and requests to be included on the distribution list of the DEIR, as well as to receive a copy of the cultural resources technical report.	A copy of the Program EIR and all cultural reports will be sent to the San Diego County Archaeological Society, as requested.
Department of Health Services – August 16, 2005	
This letter acknowledges receipt of the NOP and states that the water system permit would need to be amended, if the project would require new supply wells or modify the existing domestic water treatment system. It also states that the EIR needs to sufficiently address all water issues or else an additional environmental document would be necessary.	A Water Study and a Water Supply Assessment have been prepared for the project and are included as Appendices I and L to the EIR, respectively. These studies are summarized and water is discussed in Section 5.12, <i>Public Utilities</i> , of the EIR.
Native American Heritage Commission – August 15, 2005	
This letter indicates that no known Native American cultural resources are present in the project area; however, provisions should be included should archaeological resources be discovered during construction of the project.	A cultural resources study was conducted for the project and is summarized in Section 5.8, <i>Historical Resources</i> . Mitigation has been included for those areas of the project site which have not been disturbed by mining and reclamation but would be disturbed by the proposed grading of the project.
Randy Berkman – August 25, 2005	
This email response identifies a list of questions concerning the issue areas of traffic, water quality, public utilities, air quality, and land use.	The EIR addresses the issues of traffic in Section 5.2, <i>Transportation/Traffic Circulation/Parking</i> ; water quality in Section 5.13, <i>Water Quality</i> ; public utilities in Section 5.12, <i>Public Utilities</i> ; air quality in Section 5.4, <i>Air Quality</i> ; and Land Use in Section 5.1, <i>Land Use</i> .
Don Knoell (Chair of Quarry Falls Subcommittee for the Serra Mesa Planning Group) – August 15, 2005	
This email response requests a copy of the Scope of Work for the program EIR.	A link to an electronic copy of the project's Scope of Work was provided.

SUMMARY OF PROJECT ALTERNATIVES

Alternatives Considered But Rejected

The *Alternatives* section (Section 10.0) of this Program EIR includes a discussion of alternatives which were considered early in the project design process but which have been rejected. These include an Alternative Land Use Plan, Alternative Locations, Sensitive Biological Resources Avoidance Alternative, and Avoidance of Unmitigated Traffic Impacts Alternative. These *Alternatives Considered but Rejected* are briefly summarized below.

Alternative Land Use Plan

Conventional development of the project site with solely residential land uses or solely commercial land uses has been considered but rejected. Such alternative land use plans would not implement the Mission Valley Community Plan's designation for a multiple use project on the site and would not allow the site to develop as an Urban Village, with integrated land uses and enhanced pedestrian and bicycle access proximate to transit opportunities, as envisioned by the City of Villages Strategy and the Strategic Framework Plan. Additionally, different land use mixes at similar intensities as the proposed project would not eliminate the significant impacts associated with development of the site and have not been considered.

Alternative Locations

The Program EIR evaluates several possible alternative locations for the project: within the Mission Valley Community Plan area; on other similar mining sites where resource extraction is nearing completion; in other areas of the City, including Otay Mesa; and in other areas within San Diego County. Relative to alternative sites within Mission Valley, there are only two other areas (Levi-Cushman Specific Plan area and Qualcomm Stadium) within Mission Valley of sufficient size that could develop in a manner similar to that proposed by the Quarry Falls project. However, because existing or planned developments have already been considered for alternative sites and/or the alternative sites are owned by others, the alternative locations would not be available for the Quarry Falls project.

Two existing sand and gravel sites within the City, located in Mission Gorge and Carroll Canyon, were evaluated as potential alternative sites. These sites are where resource extraction is on-going but where redevelopment is likely to occur within the next 20 – 25 years. These sites are actively pursuing entitlements for future development to a mix of uses, making acquisition of the property beyond the financial resources of the owners of Quarry Falls.

Otay Mesa is currently undergoing an update to the community plan to determine the appropriate mix of uses. Approval of that community plan (or similar alternatives to the plan) may provide opportunities for future residential and mixed-use development. The majority of land is privately held; however, the ability to acquire a contiguous site of comparable size (200+ acres) would not be certain. The timing for approval of the community plan update coupled with the need to develop a multi-modal transit system would occur a number of years beyond the schedule for the development of Quarry Falls and, therefore, would not meet the objectives for development of the project.

Relative to other sites within the County, the project requires a large land mass to aggregate the types and intensities of development to form a viable Urban Village. Additionally, such a site must be accessible by public transit. While there are areas in other cities that remain undeveloped, many are constrained by

sensitive biological resources, limiting development potential, or are planned for other uses in accordance with that city's General Plan.

In accordance with CEQA Guidelines Section 15126.6(f)(2), alternative locations for the proposed project would be considered if “*any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessens any of the significant effects of the project would need to be considered for inclusion in the EIR.*” Moving the Quarry Falls project to an alternative site in the community or other areas of the City would not avoid or substantially lessen the project's impact and could result in greater environmental effects. Additionally, large landholdings that could accommodate the project could be further removed from existing infrastructure and lack access to transit.

Sensitive Biological Avoidance Alternative

As presented in Section 5.6, *Biological Resources*, of this Program EIR, the proposed project would result in impacts to habitat regarded as sensitive by the City. These areas occur in the northern portion of the project site where the Ridgetop District would be located. The project includes measures which would mitigate impacts to biological resources to below a level of significance.

Modification to the project's grading in the Ridgetop District was studied to determine if there was an alternative grading scheme to avoid impacting coastal sage scrub, mixed chaparral and disturbed wetland vegetation. Although grading could be modified in the Ridgetop District, avoidance of all impacts to sensitive biological resources is not possible. In order for circulation roads and development proposed for other areas of the project to be constructed, drainage flowing into the disturbed wetland and being released onto the site must be controlled within a storm drain system. Therefore, the wetland area and adjacent vegetation would need to be removed and the drainage controlled by an on-site storm drain system. This alternative would not result in any substantial environmental benefits and, therefore, has been rejected from further consideration.

Avoidance of Unmitigated Traffic Impacts Alternative

The proposed project would result in significant, unmitigated impacts to traffic and circulation, as discussed in Section 5.2, *Transportation/Traffic Circulation/Parking*, of this Program EIR. In order to avoid unmitigated traffic impacts, traffic generated under this alternative would be held to 13.8 percent of the traffic generated by the proposed project (equivalent to 9,147 new daily driveway trips). Due to the reduced number of trips associated with this alternative, the mix of land uses proposed by the project would not be feasible. Instead, 400 single-family homes, 35,000 square feet of neighborhood retail uses, and 45,000 square feet of office space could be constructed on the project site. No multi-family residential or civic uses would occur. This alternative would not be in conformance with the Mission Valley Community Plan which envisions an urban, high-density mixed-use development and the City's Strategic Framework Element.

This alternative does not provide for an infill project that allows for higher density housing in proximity to public services, transit, and other urban amenities. It would not construct roadway improvements to serve Mission Valley; these improvements would be necessary with or without the proposed project. This alternative would construct only 400 homes and would not provide for an increase in housing to serve the housing needs of the City. Therefore, this alternative would not meet the project objectives and has been rejected from further evaluation.

Alternatives Considered

Alternatives considered for the Quarry Falls project, including a discussion of the “No Project” alternative, are addressed in detail in Section 10.0, *Alternatives*. Relative to the requirement to address a “No Project” alternative, CEQA Guidelines Section 15126.6(e) states that:

- (A) *When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the “no project” alternative will be the continuation of the existing plan, policy or operation into the future.*
- (B) *If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the “no project” alternative is the circumstance under which the project does not proceed.*

For the Quarry Falls project, two No Project alternatives have been evaluated. The first is the No Project/No Build alternative, which is the continuation of the mining operations under the approved CUP and ultimate implementation of the approved Reclamation Plans. The second No Project alternative describes what would reasonably be expected to occur if the proposed project is not approved, based on build-out under the land uses and development intensities of the adopted community plans and consistent with available infrastructure and community services.

Therefore, the following project alternatives are addressed in this Program EIR:

- Alternative 1 – No Project/No Build Alternative: Continuation of Approved Conditional Use Permit/ Implementation of Approved Reclamation Plans
- Alternative 2 – No Project/Continuation of Existing Plan Alternative: Build-out Under Community Plans; with and without Phyllis Place Connection
- Alternative 3 – Reduced Density Alternative; with and without Phyllis Place Connection
- Alternative 4 – Phyllis Place Connection

Alternative 1 – No Project/No Build: Continuation of Approved Conditional Use Permit/ Implementation of Approved Reclamation Plans

Because the project site is functioning under approved CUPs, the No Project/No Build Alternative would be the continued operation of the CUPs until resources are depleted, with phased implementation of the approved Reclamation Plans. The on-going mining occurs in the eastern portion of the site, and mine facilities are generally located in the central portion of the site. Additionally, on-going removal and recompaction of existing fills are occurring at the site. The recompaction involves excavating existing fill to expose native soils and replacing the excavated soils as properly compacted engineered fill. Topographically, the Quarry Falls project site has elevations ranging from approximately 60 feet above mean sea level (AMSL) to 120 feet AMSL where mining has occurred. Stockpiles occur at various locations throughout the site, and fill placement is on-going. Based on the approved Reclamation Plans for the site, at the completion of mining and reclamation, site elevations will range from 62 feet AMSL along the southern boundary of the property to approximately 220 AMSL at the northwest corner of the site.

Development proposed for the Quarry Falls project would not occur under the No Project/No Build Alternative. Mining would continue on the project site, the adopted Reclamation Plans would continue to be implemented in a phased manner, and asphalt and concrete plants would continue to operate in accordance with the existing CUPs. The No Project/No Build Alternative does not mean that development

on the property would never occur; only that such development would not occur at this time and future applications would need to be submitted and reviewed for any future development.

For the most part, the No Project/No Build Alternative would result in avoiding or reducing impacts associated with the proposed project. The No Project/No Build Alternative would not eliminate existing traffic impacts in the community; it would, however, result in substantially less traffic contributing to those impacts especially after the Reclamation Plans are fully implemented. Relative to air quality, this alternative would result in less carbon monoxide, nitrous oxide, reactive organic compounds, and sulfur oxide emissions, although none of the emissions would be at levels of significance with the proposed project. The No Project/No Build Alternative would result in no significant impacts to biological and visual and neighborhood character impacts (beyond those that exist today), because additional grading beyond the current limits of the CUPs and Reclamation Plans would not occur. Because the No Project/No Build Alternative would not result in development of the project site, impacts to public utilities would also not occur. This alternative would also not develop the project site, but would implement the Reclamation Plans, leaving the site as a large flat pad, with a gradient ranging between one and four percent, rimmed with steep slopes and re-landscaped with native and naturalized plant material.

Alternative 2 – No Project/Continuation of Existing Plan Alternative: Build-Out Under Community Plans Alternative – With and Without Phyllis Place Connection

The proposed project is located in the Mission Valley and Serra Mesa communities. The No Project/Continuation of Existing Plan Alternative would occur as a mixed-use project, similar to the proposed project, for that area within the Mission Valley Community Plan; however, the intensity of development would be reduced. Additionally, this alternative would develop the northern six acres with single-family homes in accordance with the Serra Mesa Community Plan and the underlying RS-1-7 Zone. The most conservative land use mix for the Community Plan Alternative is based upon a maximum development intensity using driveway trip generation rates. This alternative satisfies the CEQA Guidelines requirement to ensure the provision of a range of reasonable alternatives to a project and to analyze the No Project alternative for the continuation of the existing plan.

The land use plan under this alternative would look similar to that of the project, except that there would be single-family units in the northern portion of the project, where no development would occur under the proposed project. The residential neighborhoods under this alternative would be similar to many of the low-medium and medium density multi-family developments which have occurred in older areas of Mission Valley. The Village Walk District would be the location of the retail commercial center and would be a more traditional shopping center with surface parking lots; no residential units would occur in the Village Walk District under this alternative. Employment uses would be located in the Quarry District, but parking would be in surface parking lots; structured parking would not be necessary, due to the lower intensity of office development. Park areas would be reduced to reflect the reduced amount of residential density. Circulation would be similar to that shown for the proposed project. If a connection to Phyllis Place were to occur under this alternative, the alignment of the street connection would be in an area where single family homes would be developed within the Serra Mesa community. ~~no street connection would occur between Friars Road and Phyllis Place.~~ Similar to the proposed project, this alternative would be connected by trails and pedestrian accessways. Also similar to the proposed project, the approved CUPs would involve amendments to modify the grading shown on the approved Reclamation Plans and to relocate the asphalt/concrete plant to the southeast corner of the project site as an interim use.

The No Project/Continuation of Existing Plan Alternative would implement the intent of the Mission Valley and Serra Mesa Community Plans by developing the project site with multiple uses and single family homes. This alternative would not result in the intensity of development envisioned for an Urban Village as defined by the City of Villages Strategy and Strategic Framework Plan. This alternative would result in less impacts to traffic, when compared to the proposed project; however, all traffic impacts would not be avoided; slightly different traffic impacts would occur based upon development intensity and whether the road connection to Phyllis Place occurs. Measures would be required to mitigate traffic impacts associated with this alternative. Even with implementation of mitigation measures, some traffic impacts would remain significant and unmitigated. This alternative would result in greater impacts to biological resources due to grading and construction on the northern six acres where the proposed project does not anticipate development. The No Project/ Continuation of Existing Plan Alternative would result in less impacts to population driven environmental issues, such as public utilities (solid waste). Visual effects and neighborhood character impacts would be reduced, due to a reduced intensity of development, but not to a level below significance.

Alternative 3 - Reduced Density Alternative; With and Without Phyllis Place Connection

This alternative evaluates a reduced density project alternative that would provide for an Urban Village, as envisioned by the City of Villages Strategy and the Strategic Framework Element, but would reduce the intensity of development to reduce the amount of overall traffic generated by the project. Therefore, for the Reduced Density Alternative; - With and Without Phyllis Place Connection, development would occur as a mixed-use project, similar to the proposed project, for that area within the Mission Valley Community Plan, but at a reduced density. Similar to the proposed project, no development would occur within the area located in the Serra Mesa community.

The land use plan would look similar to that of the project, with about 1,060 fewer residential units. Total retail space would be reduced by more than 40 percent, and the resulting commercial center would be less urban in character, with fewer two-story structures and more surface parking. Office development would be reduced by approximately 20 percent. Fewer parks would be required to serve the reduced population base anticipated under this alternative. Circulation would be the same as that shown for the proposed project; no street connection would occur between Friars Road and Phyllis Place. Similar to the proposed project, this alternative would be connected by trails and pedestrian accessways. Also similar to the proposed project, the approved CUPs would involve amendments to modify the grading shown on the approved Reclamation Plans and to relocate the asphalt/concrete plants to the southeast corner of the project site as an interim use.

Build-out under the Reduced Density Alternative – With and Without Phyllis Place Connection would implement the intent of the Mission Valley Community Plan by developing the project site with multiple uses; no development would occur on the six acres of the project site located in the Serra Mesa Community Plan area. This alternative would result in fewer impacts to traffic when compared to the proposed project; however, all traffic impacts would not be avoided. Measures would be required to mitigate traffic impacts associated with this alternative. Even with implementation of mitigation measures, some traffic impacts would remain significant and unmitigated. Impacts to air quality would also be less; however, both this alternative and the proposed project would not result in significant air quality impacts. This alternative without a road connection would result in the same level of impacts to biological resources; whereas with a

road connection, there would be a slight increase in impacts requiring a slight increase in mitigation. Both scenarios would result in essentially the same level of impact to hydrology, and water quality, although slightly more grading would occur with a road connection, because the same amount of grading would occur. The Reduced Density Alternative – With or Without Phyllis Road Connection would result in slightly less impacts to population-driven environmental issues, such as public utilities (solid waste), because 1,060 less residential units would be constructed under this alternative. Visual effects and neighborhood character impacts would be reduced, but not to a level below significance.

Alternative 4 – Road Connection to Phyllis Place

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. 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. An existing SDG&E high-pressure gas line would be raised within its existing alignment and easement to achieve a preferred depth of three feet from finished elevation. The road connection would bisect the proposed linear park at Phyllis Place. Minor modification 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.

This alternative would implement the Mission Valley Community Plan by providing a connection between Friars Road and Phyllis Place; however, it would result in creating a conflict with the Serra Mesa Community Plan, which does not call for the street connection. This alternative would impact roadway segments and intersections similar to the proposed project. However, 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. More impacts to freeway segments would occur under this alternative. This alternative would also result in greater impacts to biological resources, due to construction of the road through sensitive habitat. This alternative would result in some improvement to fire and police access and eliminate the need for a secondary emergency access from Kaplan Drive. Other impacts associated with this alternative would be the same or very similar to those associated with the proposed project.

Environmentally Superior Alternative

CEQA requires that the EIR identify the Environmentally Superior Alternative among all of the alternatives considered, including the proposed project. If the No Project Alternative is selected as environmentally superior, then the EIR shall also identify an Environmentally Superior Alternative among the other alternatives.

Through a comparison of potential impacts from each of the proposed alternatives and the proposed project, the No Project/No Build Alternative could be considered environmentally superior because it would result in the least amount of environmental impacts. The No Project/No Build Alternative would not develop the project site; instead, the site would remain as a reclaimed mining site until such time as a project to develop the site is brought forward. The No Project/No Build Alternative would not accomplish any of the objectives of the project.

The No Project/Continuation of Existing Plans Alternative could also be considered the Environmentally Superior Alternative, because it would result in a reduction of those impacts associated with the proposed

project that are density driven. This alternative would implement the intent of the Mission Valley and Serra Mesa Community Plans by developing the project site with multiple uses and single family homes. The inclusion of the road connection under this alternative would also implement the intent of the Mission Valley Community Plan relative to providing a road connection between Friars Road and Phyllis Place; however, it would be inconsistent with the Serra Mesa Community Plan. -This alternative would result in fewer impacts to traffic, when compared to the proposed project; however, all traffic impacts would not be avoided and some traffic impacts would remain significant and unmitigated. This alternative would result in greater impacts to biological resources due to grading and construction on the northern six acres where the proposed project does not anticipate development. The No Project/Continuation of Existing Plans Alternative would result in fewer impacts to population-driven environmental issues, such as public utilities (solid waste). Impacts associated with the visual environment would be reduced, due to a reduced intensity of development, but not to a level below significance. This alternative would accomplish most of the project goals. It would not, however, result in the intensity of development envisioned for Urban Villages as defined by the City of Villages Strategy and Strategic Framework Plan and would result in greater impacts to biological resources.

Because either of the No Project Alternatives could be considered environmentally superior to the proposed project, CEQA requires that the EIR also identify an Environmentally Superior Alternative among the other alternatives. For the Quarry Falls project, the Reduced Density Alternative— With or Without Phyllis Road Connection is identified as the environmentally superior among the other project alternatives.

The Reduced Density Alternative – With or Without Phyllis Road Connection would accomplish the project's main objectives and would result in fewer trips and less impacts to population-driven environmental issues than the proposed project; therefore, this alternative could also be considered the Environmentally Superior Alternative to the proposed project. Build-out under the Reduced Density – With or Without Phyllis Road Connection Project Alternative would implement the intent of the Mission Valley Community Plan by developing the project site with multiple uses; no development would occur on the six acres of the project site located in the Serra Mesa Community Plan area. The inclusion of the road connection under this alternative would also implement the intent of the Mission Valley Community Plan relative to providing a road connection between Friars Road and Phyllis Place, however it would be inconsistent with the Serra Mesa Community Plan. Greater impacts to biological resources would occur, as additional grading and loss of vegetation would result from the road connection. Although this alternative would not contribute as much traffic to the community as the proposed project, impacts similar to the proposed project for traffic and circulation within the community would remain significant and not fully mitigated, requiring that the decision-makers adopt a Statement of Overriding Considerations should they choose to approve this alternative. Impacts to air quality would also be less; however, both this alternative and the proposed project would not result in significant air quality impacts. This alternative would result in the same level of impacts to biological resources, hydrology, and water quality, because the same amount of grading would occur. The Reduced Density Alternative – With or Without Phyllis Road Connection would result in slightly less impacts to population driven environmental issues, such as public utilities (solid waste), because 1,060 less residential units would be constructed under this alternative. Impacts associated with visual effects and neighborhood character would be reduced, but not to a level below significance. This alternative would not result in the same intensity of development envisioned for Urban Villages as defined by the City of Villages Strategy and Strategic Framework Plan. Compared to the proposed project, this alternative would not create the same amount of housing in an area where transit is readily available, would

result in less affordable housing units being added to the City's affordable housing stock, and would provide the community with less public park land.

1.0 INTRODUCTION

1.1 Purpose and Legal Authority

This Program Environmental Impact Report (EIR) is an informational document intended for use by the City of San Diego decision-makers and members of the general public in evaluating the potential environmental effects of the proposed Quarry Falls project. This document has been prepared in accordance with, and complies with, all criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 as amended (PRC 21000 et seq.), State CEQA Guidelines (CAC 15000 et seq.), and City of San Diego's EIR Preparation Guidelines. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the City of San Diego is the *Lead Agency* under whose authority this document has been prepared.

In accordance with CEQA Guidelines Section 15168 and as determined by the City of San Diego, this document constitutes a "Program EIR". A Program EIR is "*an EIR that may be prepared on a series of actions that can be characterized as one larger project and are related either:*

- *Geographically;*
- *As logical parts in the chain of contemplated actions;*
- *In connection with issuance of rules, regulations, plans, or general criteria to govern the conduct of a continuing program; or*
- *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."*

For the Quarry Falls project, the Specific Plan, Master Planned Development Permit (PDP), Vesting Tentative Map (VTM) and associated actions identify future build-out of the project. Implementation of those actions is evaluated in this Program EIR.

The City of San Diego has established a Substantial Conformance Review (SCR) process to determine if a later project submittal is consistent with the previously approved project actions. This process includes a review of the subsequent submittal against the approved exhibits, permit conditions, environmental documentation, applicable land use policies, and the public record for prior action(s) (*Substantial Conformance Review*, City of San Diego Information Bulletin 500, June 2007). Process One SCRs require a decision by staff. Process Two SCRs require a decision by City Staff and input from the recognized Community Planning Group. (In the case of Quarry Falls, the Mission Valley Unified Planning Committee is the recognized Community Planning Group for Mission Valley.) Process Two SCRs are appealable to the City of San Diego Planning Commission.

Applications for future construction and development permits within Quarry Falls would be acted on in accordance with one of five decision processes established in Division 5, Article II, Chapter 11 of the City's Land Development Code (LDC). Applications for construction permits, which are consistent with the LDC base zone use categories, development regulations applied to the district or subdistrict by the Quarry Falls Specific Plan, and setback deviations as described in the Specific Plan would be processed pursuant to Process One, *Substantial Conformance Review*. Projects that are consistent with the additional land use designations included in the Specific Plan, require a transfer of trips between districts or land uses, and/or

deviations in height as described in the Specific Plan shall be processed pursuant to Process Two, *Substantial Conformance Review*.

The Quarry Falls Specific Plan outlines three other approval processes, based on Division 5, Article II, Chapter 11 of the LDC, that could occur with future construction projects. Separately regulated uses as defined in the LDC (effective May 17, 2005) and identified in the Specific Plan would be processed as a Process Three discretionary approval – *Hearing Officer action*. Applications which are not consistent with the Master PDP approved in concert with the Quarry Falls Specific Plan but would meet the intent of the design guidelines presented in the Specific Plan would require approval of a separate Site Development Permit (SDP), PDP, or amendment to the Master PDP, and would be processed pursuant to Process 4– *Planning Commission action*. For projects which require a subsequent rezone or which are not consistent with the Specific Plan land use designation and/or development intensity, an amendment to the Specific Plan and/or Rezone would be required. A Specific Plan Amendment and Rezone are actions processed in accordance with Process Five – *City Council action*.

In the event that any future actions require discretionary review, in accordance with CEQA Guidelines Sections 15168(c) and 15162 through 15164, those projects would be examined in light of this Program EIR to determine whether an additional environmental document must be prepared. Specifically, CEQA requires that:

- If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. If subsequent environmental review results in additional impacts and the identification of new mitigation measures, those mitigation measures would be applied to that later activity. Additionally, if as part of the subsequent review, the City has updated mitigation measures, the updated measures would be applied to any future Quarry Falls projects that are required to have subsequent environmental review under CEQA.
- If the City finds that, pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the City can approve the activity as being within the scope of the original review contained in this Program EIR, and no new environmental document would be required.
- When future discretionary actions associated with implementing the Quarry Falls project occur, the City must incorporate feasible mitigation measures developed in this Program EIR into those subsequent actions. All mitigation measures included in this Program EIR would be incorporated into the current project as specified in this Program EIR.

In this manner, this Program EIR functions as a “first tier” EIR. “Tiering” refers to using the analysis of general matters contained in the broader EIR (such as a Program EIR) with later EIRs and Negative Declarations which could be required for future discretionary actions associated with build-out of Quarry Falls; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or Negative Declaration solely on the issues specific to the later project. It should be noted, however, that this Program EIR analyzes, in detail, the specific impacts of overall project implementation. Therefore, this Program EIR is not broad and general, but specific to the overall Quarry Falls project and its associated actions.

This Program EIR provides decision-makers, public agencies, and the public in general with detailed information about the potential significant adverse environmental impacts of the proposed Quarry Falls project. By recognizing the environmental impacts of the proposed project, decision-makers will have a better understanding of the physical and environmental changes that would accompany the approval of the project. The Program EIR includes recommended mitigation measures which, when implemented, would lessen project impacts, and provide the Lead Agency with ways to substantially lessen or avoid significant effects of the project on the environment, whenever feasible. Alternatives to the proposed project are presented to evaluate alternative development scenarios that can further reduce or avoid significant impacts associated with the project.

The proposed Quarry Falls Specific Plan, Master PDP, and Vesting Tentative Map provide guidance for future development of Quarry Falls. It is intended that this Program EIR, once certified, serve as the environmental clearance for those future actions. According to Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environment effects or a substantial increase in the severity of previously identified significant effects; or
- (3) 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 EIR was certified as complete, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not 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 alternative which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.1.1 Authority and Intended Uses of the Program EIR

Acting as the Lead Agency, the City of San Diego has determined that the Quarry Falls project has the potential to create significant adverse environmental impacts. The City of San Diego Development Services Department, Environmental Analysis Section (EAS), reviewed the proposed

development and has required that a Program EIR be prepared as part of the project's environmental review process, in accordance with CEQA.

The analysis and findings in this document reflect the independent conclusions of the City of San Diego. Based on an environmental initial study conducted for the project, comments received at the public scoping session held on September 19, 2005 (see Appendix A3, *Scoping Meeting Recordation*), and the comments received in response to the Notice of Preparation (NOP) (see Appendix A1, *NOP Responses*), this Program EIR discusses the potential significant adverse effects of the project on a number of environmental issues. Where environmental impacts have been determined to be potentially significant, this Program EIR presents mitigation measures directed at reducing those adverse environmental effects and makes a determination relative to the ability of the mitigation measures to reduce impacts to below a level of significance. In the event potentially significant impacts cannot be mitigated to below a level of significance, the Program EIR states that project approval would require that the decision-maker adopt Findings and a Statement of Overriding Considerations in accordance with Sections 15091 and 15093 of the CEQA Guidelines.

In addition, feasible alternatives to the proposed project were developed - including the No Project/No Build Alternative: Continuation of Approved Conditional Use Permit/Implementation of Approved Reclamation Plan, the No Project/Continuation of Existing Plan Alternative: Build-out Under Community Plans, a Reduced Density Project Alternative, and a Phyllis Place Connection Alternative. The impacts of those project alternatives compared to that of the project provide a basis for consideration by decision-makers.

1.1.2 Availability and Review of the Draft Program EIR

After completion of the Draft Program EIR, a Notice of Completion (NOC) is published to inform the public and interested and affected agencies of the availability of the Draft Program EIR for review and comment. In addition, the Draft Program EIR is distributed directly to affected public agencies and to interested organizations for review and comment.

The Program EIR and all related technical studies are available for review or can be purchased for the cost of reproduction at the offices of the City of San Diego, Development Services Department, Land Development Review Division, located on 1222 First Avenue, Fifth Floor, San Diego, California 92101. Copies of the Draft EIR are also available at the following public libraries:

San Diego Public Library
Central Library
820 E Street
San Diego, CA 92101

Mission Valley Branch Library
2123 Fenton Parkway
San Diego, CA 92108

*Serra Mesa-Kearny Mesa
Branch Library*
9005 Aero Drive
San Diego, CA 92123

Agencies, organizations, and individuals have been invited to comment on the information presented in the Draft Program EIR during a 45-day public review period. Specifically, comments addressing the scope and adequacy of the environmental analysis have been solicited. Respondents have also been asked to provide or identify other feasible alternatives and/or additional environmental information that is germane to the project, but which they feel may not have been addressed in the analysis. Following the public review period, responses to the public review

comments relevant to the adequacy of the Program EIR are prepared and compiled into the Final Program EIR. The San Diego City Council, prior to any final decision on the project, will consider the Final Program EIR for certification.

1.2 Scope and Content of Program EIR

1.2.1 Scope of Program EIR

A Notice of Preparation (NOP), dated August 3, 2005, was prepared for the project and distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an interest in the project. The purpose of the NOP was to solicit comments on the scope and analysis to be included in the Program EIR for the proposed Quarry Falls project. A copy of the NOP and letters received during its review are included in Appendix A1 to this Program EIR. In addition, comments were also gathered at a public scoping session held for the project on September 19, 2005. A transcript of the public scoping meeting is included in Appendix A2. Based on an initial review of the project and comments received, the City of San Diego determined that the Program EIR for the proposed project should address the following environmental issues:

- Land Use
- Transportation/Traffic Circulation/Parking
- Visual Effects and Neighborhood Character
- Air Quality
- Noise
- Biological Resources
- Health and Safety
- Historical Resources
- Hydrology
- Geologic Conditions
- Paleontological Resources
- Public Services and Facilities
- Public Utilities
- Water Quality
- Mineral Resources
- Growth Inducement
- Cumulative Effects

Public Services and Facilities are addressed in *Environmental Setting* (Section 2) of this Program EIR.

1.2.2 Format of Program EIR

Under each issue area presented above, Section 5.0, *Environmental Analysis*, of this Program EIR includes a description of the existing conditions relevant to each environmental topic; presentation of threshold(s) of significance, based on the City of San Diego Development Services Department's CEQA *Significance Determination Thresholds*, for the particular issue area under evaluation; identification of an issue statement; an assessment of any impacts associated with implementation of the project; a summary of the significance of any project impacts; and recommendations for mitigation measures and mitigation monitoring and reporting, as appropriate, for each significant issue area. *Cumulative Effects* are presented under a separate discussion section (Section 8.0) based on issues which were found to be potentially cumulatively significant. A section titled *Effects Not Found To Be Significant* (Section 9.0) presents a brief discussion of the environmental effects of the project which were evaluated as part of the Initial Study process and were found not to be potentially significant. The Program EIR also includes mandatory CEQA discussion areas (Sections 6.0 and 7.0), which present a discussion of *Growth Inducement* and *Significant Irreversible Environmental Changes*, respectively, as well as a discussion of project *Alternatives* (Section 10.0) which could avoid or reduce potentially significant environmental impacts associated with implementation of the project. Based

on this general format, the following presents an outline of the various sections of the Program EIR for the Quarry Falls project:

- **Executive Summary.** An overview of the Program EIR, a description of the proposed project and a summary of impacts and mitigation measures are provided in this section. Areas of controversy, as well as any issues to be resolved, are also presented.
- **Section 1.0: Introduction.** The purpose of the Program EIR and a discussion of the public review process are provided in this section. This section also includes the scope and format of the Program EIR.
- **Section 2.0: Environmental Setting.** This section provides a description of the project location and the environment of the project site, as well as the vicinity of the project site, as it exists before implementation of the proposed project. A summary of the project's relationship to the Mission Valley Community Plan, the Serra Mesa Community Plan, the Mission Valley Planned District Ordinance, and existing zoning is also included as part of the Environmental Setting. This section also provides ~~a discussion~~ an analysis and evaluation of public services and facilities serving the project area.
- **Section 3.0: Project Description.** This section outlines the physical and operational characteristics of the project.
- **Section 4.0: History of Project Changes.** This section chronicles the physical changes that have been made to the project design in response to environmental concerns raised during the City's review of the project.
- **Section 5.0: Environmental Analysis.** The existing environmental setting, potential environmental impacts, and recommended mitigation measures are discussed in this section. Unavoidable significant adverse impacts after mitigation are also identified. For the Quarry Falls project, one environmental issue area—*Agricultural Resources*—was determined during the Initial Study not to be potentially significant and, therefore, is not analyzed in Section 5.0 of this Program EIR. A brief discussion of Agricultural Resources and why this area was determined not to be potentially significant is presented in Section 9.0, *Effects Found Not to be Significant*.
- **Section 6.0: Growth Inducement.** This section discusses the project's potential to foster economic or population growth in the adjacent areas or in the City, either directly or indirectly.
- **Section 7.0: Significant Irreversible Environmental Changes.** This section describes potentially significant irreversible environmental changes that may be expected with the development of the proposed project.
- **Section 8.0: Cumulative Effects.** This section describes past, present, and reasonably anticipated future projects in the surrounding area, which, in concert with build-out of the Mission Valley and Serra Mesa communities, may potentially contribute to significant cumulative impacts in the area. The impacts of these related projects considered in conjunction with the

proposed project are analyzed in this section.

- **Section 9.0: Effects Not Found to be Significant.** This section identifies the issues where potential impacts were considered to be less than significant during the initial study process and describes the reasons why these possible significant environmental effects were deemed not to be significant.
- **Section 10.0: Alternatives.** Projects or development scenarios which may occur on the site and meet most of the project's objectives were developed as alternatives to the proposed project and are described in this section. Alternative sites where the proposed project may be feasibly constructed are also discussed. Specifically, the *Alternatives* section of this Program EIR addresses the following project alternatives:

Alternatives Considered But Rejected

- Alternative Land Use Plan
- Alternative Locations
- Sensitive Biological Resources Avoidance Alternative
- Avoidance of Unmitigated Significant Traffic Impacts Alternative

Alternatives Considered

- No Project/No Build Alternative: Continuation of Approved Conditional Use Permit/Implementation of Approved Reclamation Plan
 - No Project/Continuation of Existing Plan Alternative: Build-out Under Community Plans Alternative; with and without Phyllis Place Connection
 - Reduced Density Alternative; with and without Phyllis Place Connection
 - Road Connection to Phyllis Place Alternative
- **Section 11.0: Mitigation Monitoring and Reporting Program.** This section documents the various mitigation measures required as part of the project.
 - **Section 12.0: References.** A list of the reference materials consulted in the course of the Program EIR's preparation is included in this section.
 - **Section 13.0: Individuals and Agencies Consulted.** Agencies and individuals contacted during preparation of the Program EIR are identified in this section.
 - **Section 14.0: Certification Page.** Persons and agencies responsible for the preparation of the Program EIR are identified in this section.

The *Technical Appendices* are printed under separate cover as an accompaniment to this Program EIR. The appendices contain the various supporting documents used in preparing the Program EIR, including:

- Appendix B, *Quarry Falls Traffic Impact Study*
- Appendix C, *Air Quality Technical Report*
- Appendix D, *Noise Impact Analysis*
- Appendix E1, *Biological Survey Report*
- Appendix E2, *Wetland Habitat Enhancement, Mitigation and Monitoring Plan for the Quarry Falls Project*
- Appendix F, *Cultural Resources Study for the Quarry Falls Project*
- Appendix G, *Drainage Study*
- Appendix H1, *Preliminary Geotechnical Investigation Report*
- Appendix H2, *Addendum Geotechnical Report*
- Appendix H3, *Revised Addendum Geotechnical Report*
- Appendix H4, *Evaluation of Settlement of Buried Utilities*
- Appendix I, *Water Study*
- Appendix J, *Sanitary Sewer Study*
- Appendix K, *Final Water Quality Technical Report*
- Appendix L, *Water Supply Assessment Report*
- Appendix M1, *Phase I Environmental Assessment*
- Appendix M2, *Report of Soil Sampling and Analysis Imported Sediment*
- Appendix M3, *Underground Storage Tank Closure Report*
- Appendix N, *Letters and Responses to Services Providers*
- Appendix O, *FAA Determinations of No Hazard to Air Navigation*
- Appendix P, *Letters of Comment and Responses*

1.2.3 Incorporation by Reference

As permitted by Section 15150 of the CEQA Guidelines, this Program EIR has referenced several technical studies, analyses, and reports. Information from the documents, which has been incorporated by reference into this Program EIR, has been briefly summarized; the relationship between the incorporated part of the referenced document and the Program EIR is described. The documents and other sources which have been used in the preparation of this Program EIR are identified in Section 12.0, *References*. In accordance with Section 15150(b) of the CEQA Guidelines, the location where the public may obtain and review these referenced documents and other sources used in the preparation of the Program EIR is also identified (Section 1.1.2).

1.3 Evaluation of Environmental Effects

The environmental analysis contained in this Program EIR has been developed to adequately address the environmental issues identified as needing further analysis. Additionally, this Program EIR addresses issues raised by comments on the NOP and those received at the September 19, 2005 public scoping session, as presented under *Potential Areas of Controversy* in the *Executive Summary*. Those issues include: traffic, biology, hazardous materials, water quality, public utilities, air quality, and land use.

The environmental impact analysis presented in Section 5.0 seeks to determine the significance of potential impacts and to develop appropriate mitigation for impacts which have been determined to be significant. In order to facilitate the analysis of each issue, a standard format was developed to analyze each issue thoroughly. This format is presented below, with a brief discussion of the information included within each topic.

1.3.1 Existing Conditions

This introductory discussion of each issue section describes the existing environmental conditions related to each issue analyzed in the Program EIR. In accordance with Section 15125 of the CEQA Guidelines, both the existing local and regional settings are discussed as appropriate and as they exist prior to implementation of the proposed project and during the preparation of this Program EIR. This section provides the baseline conditions with which environmental changes created by the project would be compared and analyzed. The existing environmental conditions section is the baseline setting for documenting the nature and extent of environmental changes or impacts anticipated to result from project implementation.

1.3.2 Impact Analysis

This section presents an evaluation of the impacts that would result from implementation of the proposed project. The analysis is comprised of five subsections described below; specifically Threshold of Significance, Impact Analysis, Significance of Impacts, Mitigation Measures, and Significance of Impacts following Implementation of Mitigation Measures.

Threshold of Significance

Pursuant to Section 15064.7 of the CEQA Guidelines, a threshold of significance is an identifiable quantitative, qualitative or performance level criteria with which non-compliance would normally mean the effect would be determined to be significant and compliance with the thresholds would mean the effect normally would be determined to be less than significant. The City of San Diego Development Services Department has developed significance thresholds, referred to as “*California Environmental Quality Act Significance Determination Thresholds—Development Services Department*” (January 2007) which provide the basis for distinguishing between impacts which are determined to be significant (i.e., impact exceeds the threshold of significance) and those which are typically less than significant. This Program EIR uses the Development Services Department’s Thresholds of Significance to determine the significance of potential impacts for the issue areas evaluated: Land Use, Transportation/Traffic Circulation/Parking, Visual Effects and Neighborhood Character, Air Quality, Noise, Biological Resources, Health and Safety, Historical Resources, Hydrology, Geologic Conditions, Paleontological Resources, Public Utilities, Water Quality, and Mineral Resources.

Impact Analysis

For the Quarry Falls project, the analysis of environmental impacts is based on certain baseline conditions resulting from the approved CUPs and Reclamation Plans. Mining activities have occurred on the property for more than 50 years, extracting and processing the Stadium Conglomerate material for use in construction and road building projects. As a result, the majority of the property is disturbed. As mining of resources is completed, the site would be reclaimed in accordance with the approved Reclamation Plans (CUP Nos. 5073 and 82-0005). The previously approved Reclamation Plans would leave the site as a single pad with a four percent slope rimmed by mined slopes up to heights of more than 200 feet in some areas.

The impact analysis presented in this Program EIR begins with a specific “issue question” intended to clearly focus the discussion of the specific environmental issues. The analysis then identifies specific project-related direct and indirect, short term and long term, and unavoidable impacts. [In

this Program EIR, a discussion of cumulative impacts is presented in a separate section titled *Cumulative Effects* (Section 8.0).] Section 15126.2 of the CEQA Guidelines requires that a Program EIR “*identify and focus on the significant environmental effects of the proposed project.*” “*Effects*” and “*impacts*” have the same meaning under CEQA and are used interchangeably within this Program EIR. A “*significant effect*” or “*significant impact*” on the environment means “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Section 15382 of the CEQA Guidelines). With respect to each potential effect, an analysis has been conducted in the Program EIR to determine if and to what extent:

- The project causes the identified “*impact*,” and
- The impact produces a substantial, or potentially substantial, change in the physical conditions within the area affected by the project (i.e., “*significant*”); and
- The changed conditions are “*adverse.*”

In accordance with Section 15145 of the CEQA Guidelines, if, after thorough investigation, a lead agency finds that a particular impact is too speculative, the agency should so note its conclusion and terminate discussion of the impact. Therefore, impacts found to be speculative in nature are not evaluated in this Program EIR.

Significance of Impacts

The *Significance of Impacts* subsection provides a concise and brief conclusionary statement as to whether or not a project impact would constitute a significant environmental effect.

Mitigation Measures

This section identifies those mitigation measures which are required to reduce potential impacts to below a level of significance and indicates whether the measures have already been incorporated into the project design.

As applicable, mitigation measures are discussed in the following terms:

- Describe specific technical requirements and details for all mitigation measures.
- Assess the effectiveness of each measure; i.e., the extent to which the magnitude of impact will be reduced.
- If the proposed mitigation could result in a significant impact, disclose the potential impact and provide mitigation (e.g., remedial grading may result in significant biological impacts which require mitigation).

Significance of Impact Following Mitigation

This conclusion statement addresses the level of significance following implementation of any recommended mitigation measures.

1.4 Responsible and Trustee Agencies

State law requires that all EIRs, including Program EIRs, be reviewed by trustee and responsible agencies. A *Trustee Agency* is defined in Section 15386 of the State CEQA Guidelines as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the

State of California.” Per Section 15381 of the CEQA Guidelines, “the term *Responsible Agency*’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” For the Quarry Falls project, several State agencies, including the California Department of Fish and Game (CDFG), the California Department of Conservation, and the California Department of Transportation – District 11 (Caltrans), would be regarded as Responsible and/or Trustee Agencies.

1.4.1 California Department of Fish and Game

Pursuant to Section 1602 of the State of California Fish and Game Code, the CDFG has the authority to reach an agreement with a private party proposing to affect ~~an intermittent or permanent streambed (including wetlands habitat)~~ any perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. The CDFG generally relies upon the technical data gathered as part of the CEQA documentation (EIR) and attempts to satisfy their permit concerns in these documents. In accordance with the policy of “no net loss of wetland habitat,” the CDFG requires mitigation for all impacts to wetlands, regardless of acreage. Because the project would affect a CDFG jurisdictional area, an application for a Streambed Alteration Agreement would be submitted following certification of the EIR. (Biological impacts, including impacts to wetland habitat, are addressed in Section 5.6, *Biological Resources*, of this Program EIR.)

1.4.2 California Department of Transportation

The proposed project would result in impacts to State freeways under the control of Caltrans. Project features may necessitate encroachment into freeway easements, and mitigation measures would require contributions to freeway improvements and access rights for improvements within Caltrans’ rights-of-way. Therefore, the project applicant would be required to coordinate with Caltrans for these improvements.

1.4.3 California Department of Conservation

The Department of Conservation provides services and information that promote environmental health, economic vitality, informed land-use decisions and sound management of California’s natural resources. Particularly relevant to the Quarry Falls project is the Office of Mine Reclamation which administers the Surface Mining and Reclamation Act of 1975 (SMARA). SMARA addresses the need for a continuing supply of mineral resources, while at the same time preventing or minimizing impacts to public health, property, and the environment. SMARA is applicable to surface mining activities that affect more than one acre. The City of San Diego is considered a “lead agency” responsible for implementing SMARA, which is done through the CUP process.

Because the project proposes an amendment to existing Conditional Use Permits (CUPs) involving resource mining and extraction, the project is subject to SMARA, requiring that the amended Reclamation Plan be sent to the Office of Mine Reclamation at least 90 days before the decision date for the project. The SMARA review has been conducted coincident to the public review period of this Program EIR and prior to action on the project by the City Council.

2.0 ENVIRONMENTAL SETTING

2.1 Regional Setting

This Program EIR addresses potential environmental impacts associated with the proposed Quarry Falls project, which is located in the Mission Valley and Serra Mesa communities of the City of San Diego, within San Diego County (see Figure 2-1, *Regional Map*). The City of San Diego covers approximately 206,989 acres in the southwestern section of San Diego County, in southern California. The City is located approximately 17 miles north of the United States-Mexico border and is bordered on the north by the City of Del Mar, the City of Poway, and unincorporated San Diego County land. On the east, the City of San Diego is bordered by the cities of Santee, El Cajon, La Mesa, and Lemon Grove, as well as unincorporated County of San Diego land. To the south, San Diego is bordered by the cities of Coronado, Chula Vista, and National City. The Pacific Ocean is the City of San Diego's western border.

The majority of the 230.5-acre project site (approximately 225 acres) is located in the Mission Valley community, with approximately six acres located in the Serra Mesa community; both communities are near the geographic center of the City of San Diego. The Mission Valley community is comprised of a wide, flat San Diego River floodplain with steep slopes and mesas along its northern and southern boundaries. Formed through the erosive actions of the San Diego River, the Valley is characterized by a topography that gently slopes from about 600 feet above mean sea level (AMSL) on the eastern end of the community to sea level at the western end. The Mission Valley community occupies approximately 2,418 net acres. The Mission Valley community planning area is generally bounded by Friars Road and the northern slopes of the Valley on the north, the eastern banks of the San Diego River on the east, the southern slopes of the Valley on the south, and Interstate 5 (I-5) on the west (Figure 2-2, *Vicinity Map*). The Serra Mesa community is located immediately to the north of Mission Valley and encompasses approximately 6,596 acres. Serra Mesa is characterized by relatively flat mesas with intervening canyons. Serra Mesa is generally east of SR-163 and south of Aero Drive. The community plan context relevant to the proposed project is presented in Section 2.7, *Planning Context*. *Land Use* is addressed in detail in Section 5.1.

2.2 Project Location

As shown in Figure 2-3, *Project Location Map*, the Quarry Falls project site is bordered on the south by Friars Road, on the north by Phyllis Place within the Serra Mesa Community Plan area, on the east by I-805, and on the west by Mission Center Road. The northernmost approximately six acres of the project site are within the Serra Mesa community, with the remaining approximately 225 acres within the Mission Valley community. Primary local access into Quarry Falls is provided by Friars Road, which serves as an east-west travelway through Mission Valley. Mission Center Road on the west and Qualcomm Way on the east provide direct access off Friars Road into Quarry Falls. There is no improved vehicular access to the project site from Phyllis Place, located north of the project site and within the Serra Mesa community.

The project site is located between low density development in the Serra Mesa community to the north and the more dense urban land uses within Mission Valley to the south. The stark backdrop of the I-805 freeway slope is to the east, while natural elements of the San Diego River occur further south, approximately ¼-mile from the project site. Figure 2-4, *San Diego River Floodplain*, shows the location of Quarry Falls relative to the 100-year and 500-year flood plain for the San Diego River.

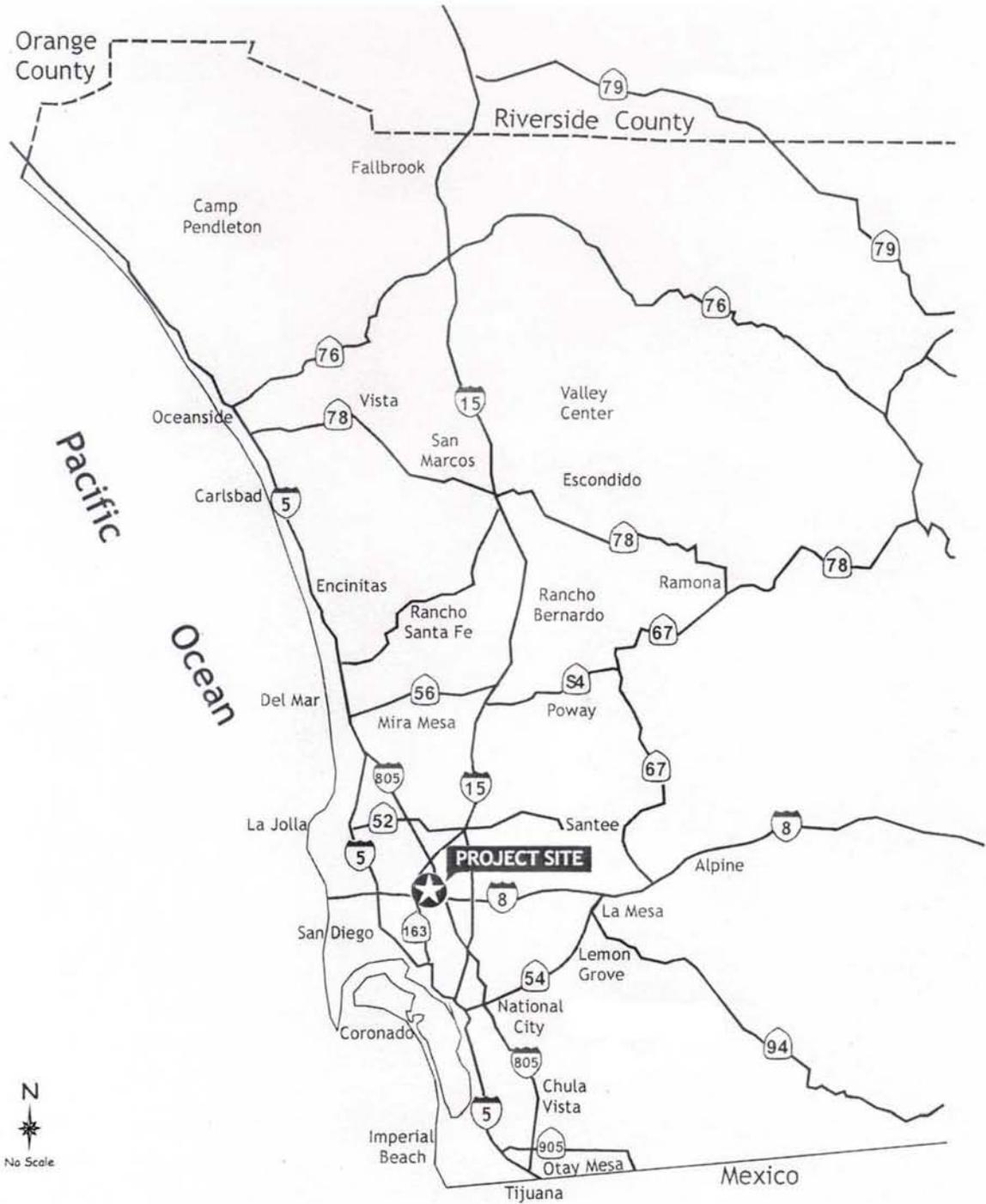


Figure 2-1.
Regional Map

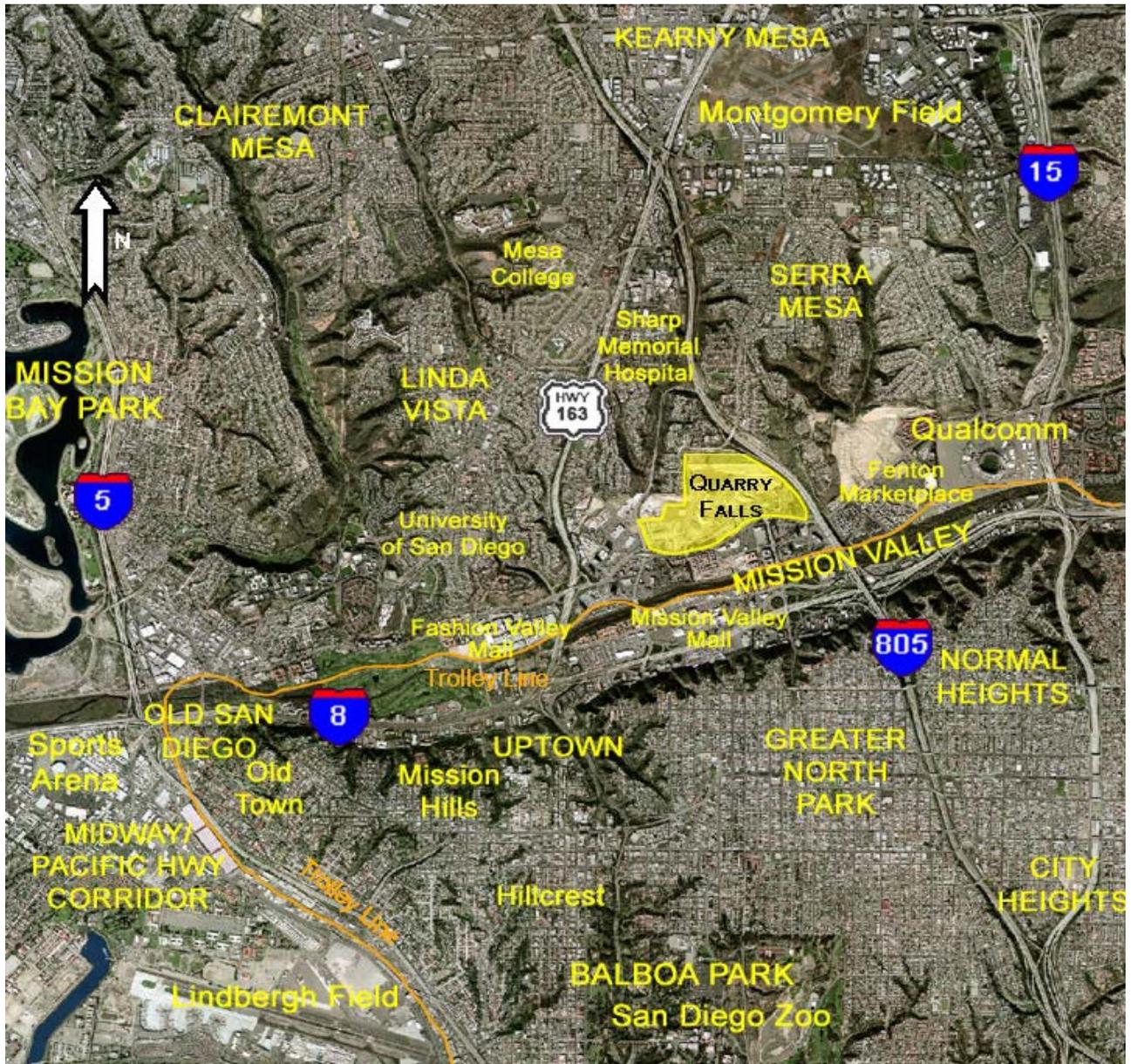


Figure 2-2.
Vicinity Map

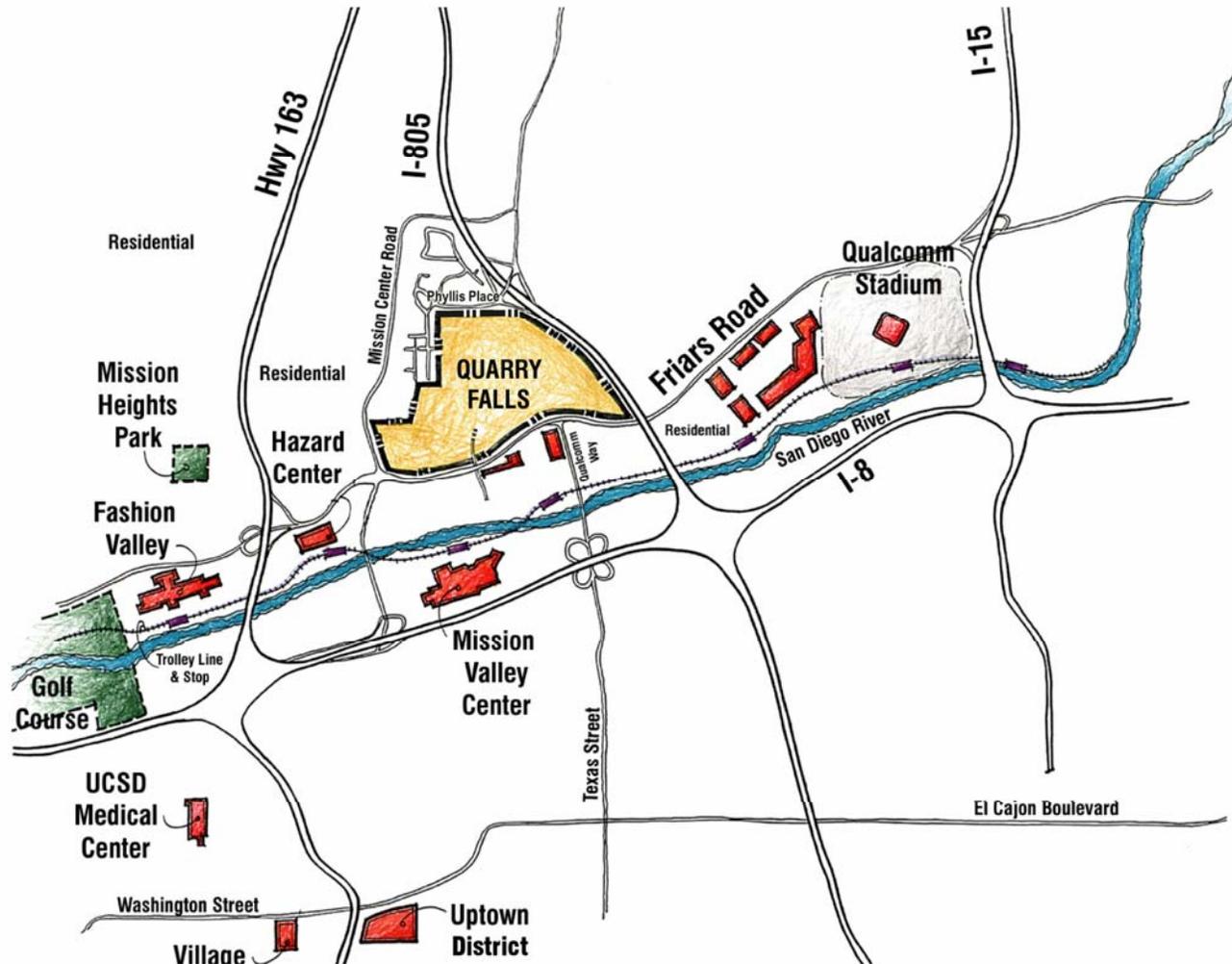


Figure 2-3.
Project Location Map



Figure 2-4.
San Diego River Floodplain

2.3 Existing Site Conditions

The Quarry Falls project site is currently the location of a resource extraction mining operation. The entire site has undergone or will undergo a considerable degree of modification as a result of the existing mining activities. The previously approved Reclamation Plan would leave the site as a single flat pad with a four percent slope rimmed by mined slopes; mined slopes would be more than 220 feet in height in some areas. As part of the approvals for Quarry Falls, the Reclamation Plan is proposed to be modified to allow terracing of the site up to the mined slopes, creating building pads for the proposed development. (Grading and visual effects of the proposed project are addressed in Section 5.3, *Visual Effects and Neighborhood Character*.)

Owned by the Grant family since the late 1920s/early 1930s, mining operations have occurred on the site since 1937. In the late 1960s/early 1970s, approximately 34 acres of the original ownership was transferred to Caltrans to facilitate the construction of a new north/south route – I-805. Portions of the original land holdings were also relinquished for construction of Friars Road and Mission Center Road. Sand and gravel resources mined from the site have played a role in the development history of the City and County of San Diego. Resources mined from the site were used in the construction of the Mission Valley Light Rail Transit. Resources from the site have also been used to build facilities such as Qualcomm Stadium, the Convention Center, and most recently, Petco Park. Today, more than half of the resources produced from the mining operations are used for the active construction of projects in downtown San Diego. The proposed Quarry Falls Specific Plan represents an urban re-use of the reclaimed site.

2.3.1 Topography

The Quarry Falls project site is in an area that transitions between the mesa top landform of the Serra Mesa community to the north and the broad valley of the Mission Valley community to the south. As mining operations continue on-site, the site topography is in a state of flux. Resources are being mined, altering the site conditions. The *Existing Approved Reclamation Plan* (Figure 2-5) and the *Existing Approved Reclamation Plan Cross-Sections* (Figure 2-6) show the final topography as a large flat pad with a four percent slope in the central portion of the site, rimmed by steep mined slopes ranging in heights of approximately 75 feet to more than 200 feet. Site elevations resulting from the approved Reclamation Plan range from 62 feet AMSL to 220 feet AMSL. The project proposes a modification to the approved Reclamation Plan such that the site topography which would have resulted from the approved Reclamation Plan would not be realized. Instead, the proposed modifications to the Reclamation Plan would leave the site with varying elevations and internal site contours. The proposed Reclamation Plan amendment is discussed in greater detail in Section 3.0, *Project Description*, of this Program EIR.

2.3.2 Biological Resources

The majority of the project site has been disturbed as a result of on-going mining operations and reclamation activities, and native vegetation communities are limited. Where disturbance has not occurred, vegetation consists of coastal sage scrub, mixed chaparral, disturbed wetlands, non-native grassland, and eucalyptus. The Quarry Falls project site is located within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan. However, none of the project area is within the Multi Habitat Planning Area (MHPA) boundary. *Biological Resources* are addressed in Section 5.6 of this Program EIR.

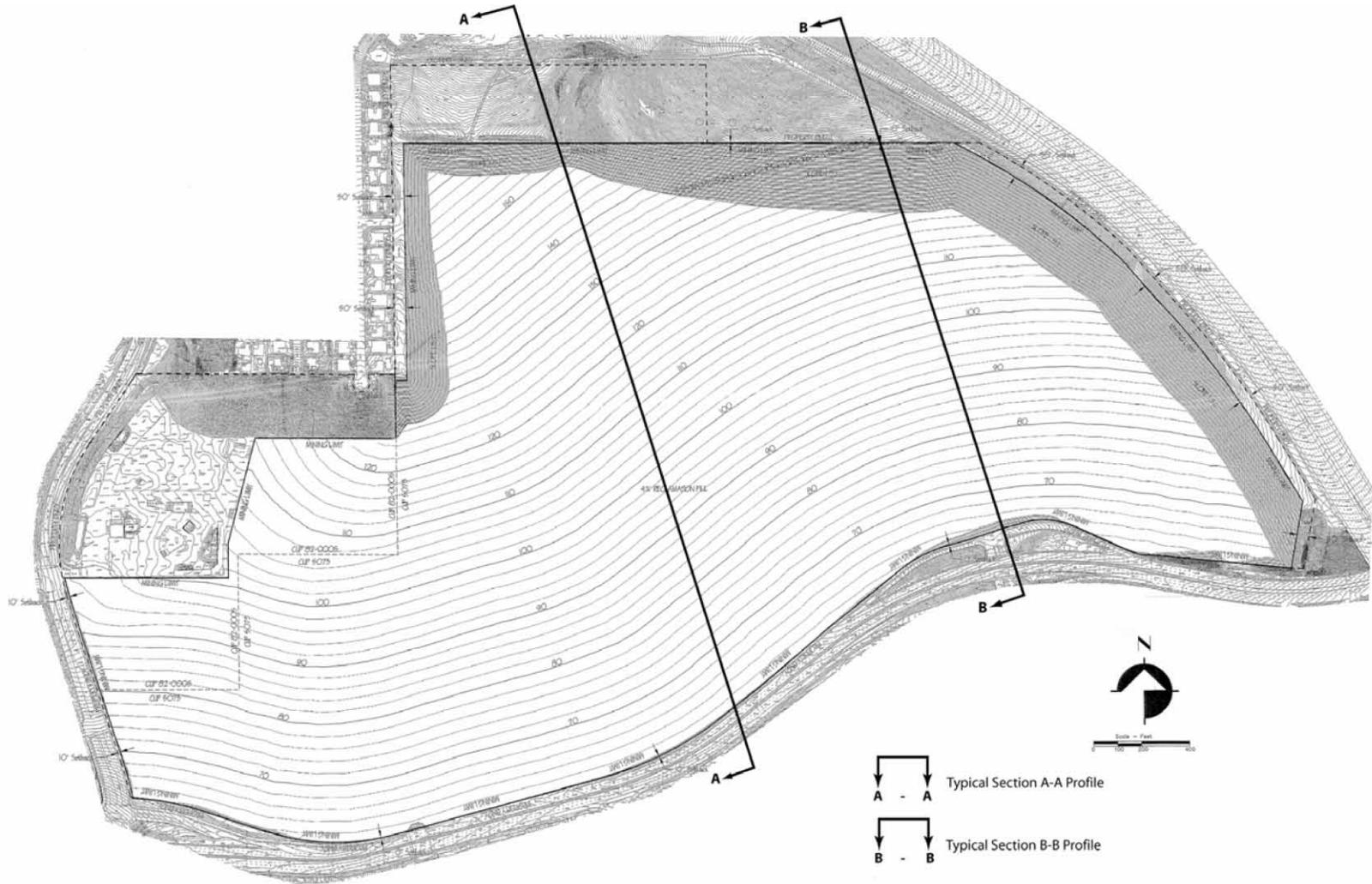


Figure 2-5.
Existing Approved Reclamation Plan

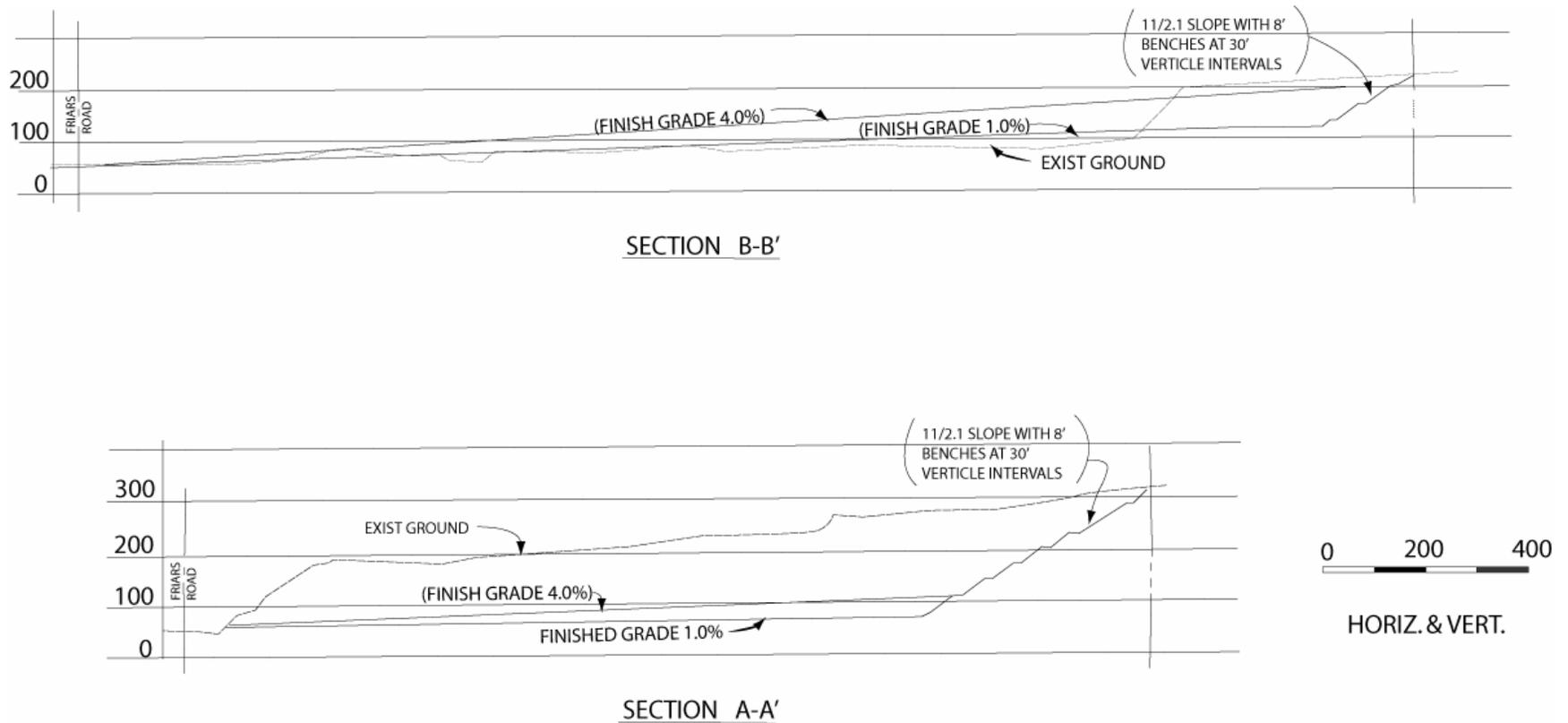


Figure 2-6.
Existing Approved Reclamation Plan Cross-Sections

2.3.3 Cultural Resources

While the project site is located in an area of high sensitivity for archaeological resources, because of the on-going sand and gravel mining operations, resource potential is limited. Results of the records search indicate that no previously recorded cultural resources are located within the project area. *Historical Resources* are addressed in Section 5.8 of this Program EIR.

2.3.4 Geologic Conditions

The project site is comprised of deposits of the Mission Valley Formation overlying deposits of Stadium Conglomerate. Additionally, on-going filling of the mining pit and removal and recompaction of existing fill is occurring. Groundwater does not occur at the project site, and the project site is not subject to geologic hazards not common to other developed areas in San Diego County. *Geological Conditions* are addressed in Section 5.10 of this Program EIR.

2.3.5 Paleontological Resources

The Mission Valley and Stadium Conglomerate Formations underlay the project site and are associated with the Eocene deposits of the San Diego embayment. These formations contain significant fossil-bearing strata, and the fossil organisms they may contain are representative of both marine invertebrates and terrestrial vertebrates. The Mission Valley Formation is assigned a high paleontological resource sensitivity due to the diverse fossil assemblages it has yielded. The Stadium Conglomerate Formation is assigned a high to moderate paleontological resource sensitivity due to variable fossiliferous nature and the potential to yield benthic foraminifera and mammal assemblages. *Paleontological Resources* area addressed in Section 5.11 of this Program EIR.

2.3.6 Visual Resources

The Quarry Falls project site is situated in the north-central portion of the Mission Valley community, with the northern approximately six acres of the project site within the Serra Mesa community (see Figure 2-7, *Existing Site Conditions*). As previously stated, the project site is the location of an on-going mining operation occurring under CUPs 5073 and 82-0005. Sand and gravel extraction is occurring or has occurred on approximately 209 acres of the 230.5-acre site. The terrain is being modified on a daily basis as mining proceeds and reclamation occurs in a phased manner. Steep mined slopes rim the central mining area, with asphalt and concrete batch plants located generally in the central area of the site. A portion of a remnant mesa top extends into the project site from the north, and no mining has occurred in that area. This portion of the site sits more than 200 feet above the on-going mining operations. Visual Resources are addressed in Section 5.3, *Visual Effects and Neighborhood Character*, of this Program EIR.

2.4 Existing Uses

Existing uses on the project site are mining and related activities (see Figure 2-7, *Existing Site Conditions*). Mining activities have occurred on the property for more than 50 years, extracting and processing the Stadium Conglomerate material for use in construction and road building projects. As a result, the majority of the property is disturbed as illustrated in Figure 2-7, *Existing Site Conditions*.



Figure 2-7.
Existing Site Conditions

2.0 ENVIRONMENTAL SETTING

Some of the mined material is stored in stock piles on-site and marketed as bulk aggregate. However, most of the materials processed on site are conveyed directly into the on-site concrete and asphalt batch plants. Once mining operations have ceased on the property, the site would be reclaimed in accordance with the approved Reclamation Plans (CUP Nos. 5073 and 82-0005) (see Figure 2-5, *Existing Approved Reclamation Plan*).

In addition to reclaiming the excavated areas, reclamation of the site includes disposing of a significant amount of excess or residual material (“fines” and overburden), because only a portion of the material excavated actually results in aggregate products. As reclamation proceeds, the excess material is used to build up final grades of the excavated area. The exact proportion of fines and overburden varies by location, and some of this material is sold as off-site fill material. Therefore, it is not possible to determine the exact amount of fill material that would be compacted on-site. For this reason, the approved Reclamation Plan indicates a gradient range between one and four percent over the surface of the excavated areas (see Figure 2-6, *Existing Approved Reclamation Plan Cross-Sections*). The approved Reclamation Plan would result in the walls of the excavated areas tapered as a terraced slope with a gradient of 1 ½ : 1. Terracing would occur every 30 vertical feet with eight-foot wide benches. The reclaimed site and would be planted pursuant to City requirements (see Figures 2-8a and 2-8b, *Existing Approved Reclamation Plan Revegetation Plan*).

The aggregate plant processes mined material primarily for use on-site or for sale to outside customers. Some aggregate is imported to the site to supplement production or because products produced in the on-site aggregate plant do not meet specifications. The asphalt plant combines aggregate, asphalt oil, and recycled asphalt pavement (RAP) to produce an asphalt product for sale to outside customers. The concrete plant combines aggregate, cement, various mixtures, and water to produce ready mix concrete for sale to outside customers. Asphalt oil, RAP, cement, and various mixtures must be imported to the site. Aggregate and asphalt is picked up by customers or delivered by contract trucking firms. Concrete is picked up by customers or delivered by company-owned mixer trucks. The existing operations use well water for dust control, ready mix batching, and material washing at the site. The well is located near the San Diego River, just off Station Village Lane. Use of well water would cease once mining operations terminate.

When resource materials are depleted, the sand and gravel related processing facilities would be dismantled and removed from the property. As described in Section 3.3.6, *Conditional Use Permit Amendment*, the project proposes amending the existing CUPs to re-locate the concrete and asphalt plants to the southeast corner of the site as an interim use under the Quarry Falls Specific Plan prior to the build-out of the project. The Quarry Falls project also includes modifications to the existing Reclamation Plans to reflect changes in grading, which would allow for approximately 2.4 million cubic yards of fill material to be retained on-site resulting in significantly fewer truck trips and transport of materials off-site than was assumed with the original Reclamation Plan.

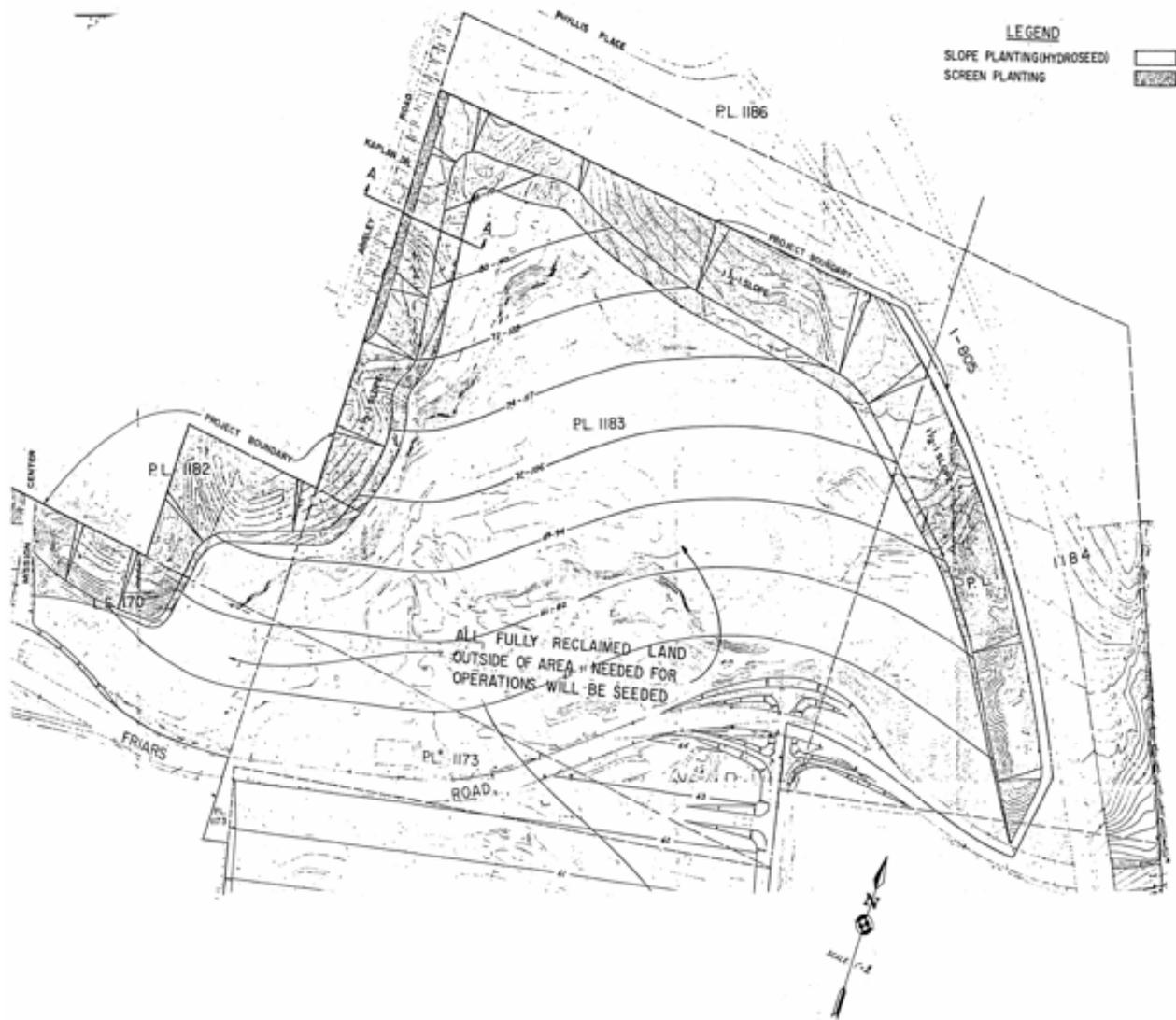


Figure 2-8a.
Existing Approved Reclamation Plan Revegetation Plan

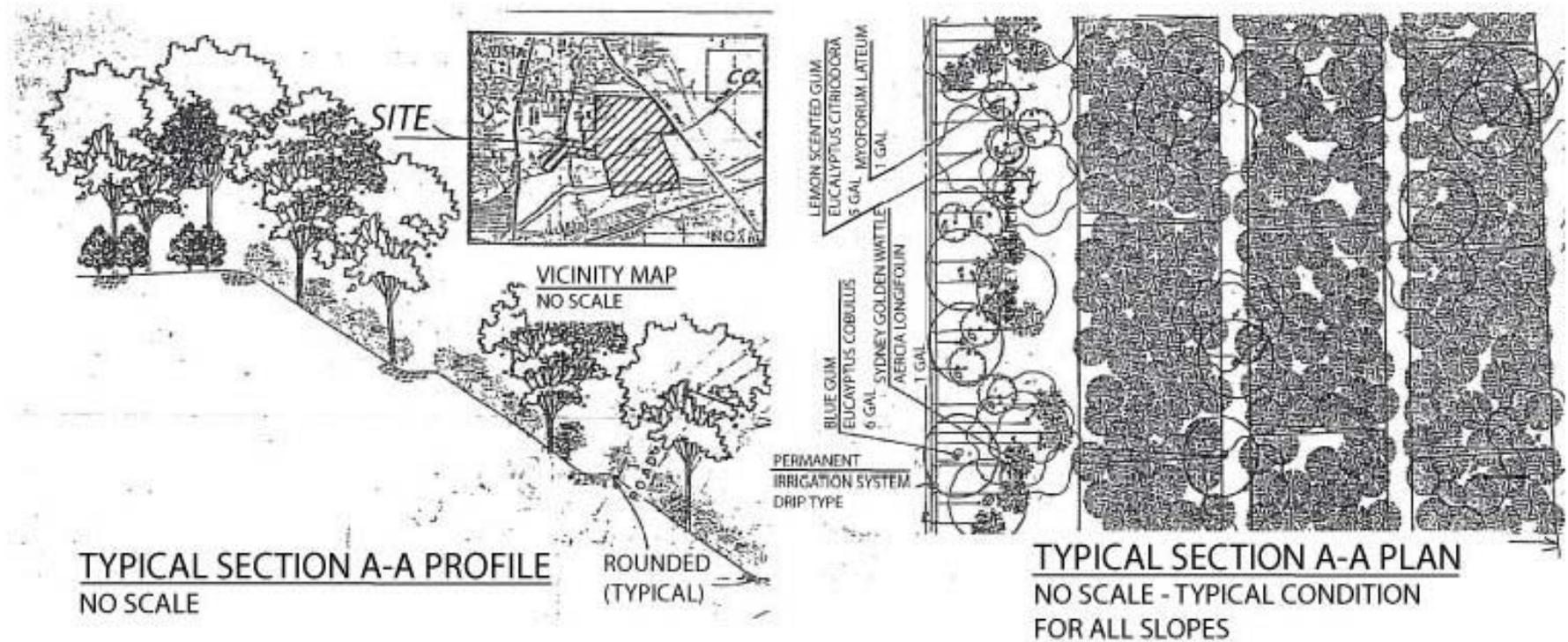


Figure 2-8b.
Existing Approved Reclamation Plan Revegetation Plan

2.5 Surrounding Land Uses

Quarry Falls is situated between the mix of urban uses in the Mission Valley community and the predominantly single family residential development in Serra Mesa. The Abbotts Hill residential neighborhood of Serra Mesa is located to the north and along a portion of the western border of Quarry Falls. Abbotts Hill is characterized by single family, single story detached homes. Improvements over the years have added a second story to some homes. Phyllis Place within the Serra Mesa community forms the northern boundary of Quarry Falls and provides a vehicular connection for the Abbotts Hill neighborhood to the interstate highway system with direct access to I-805. The Assembly of God Church and associated senior housing are also located immediately north of Quarry Falls across Phyllis Place. The I-805 freeway passes through and over Mission Valley southeast of Quarry Falls, with freeway ramps connecting Phyllis Place to I-805.

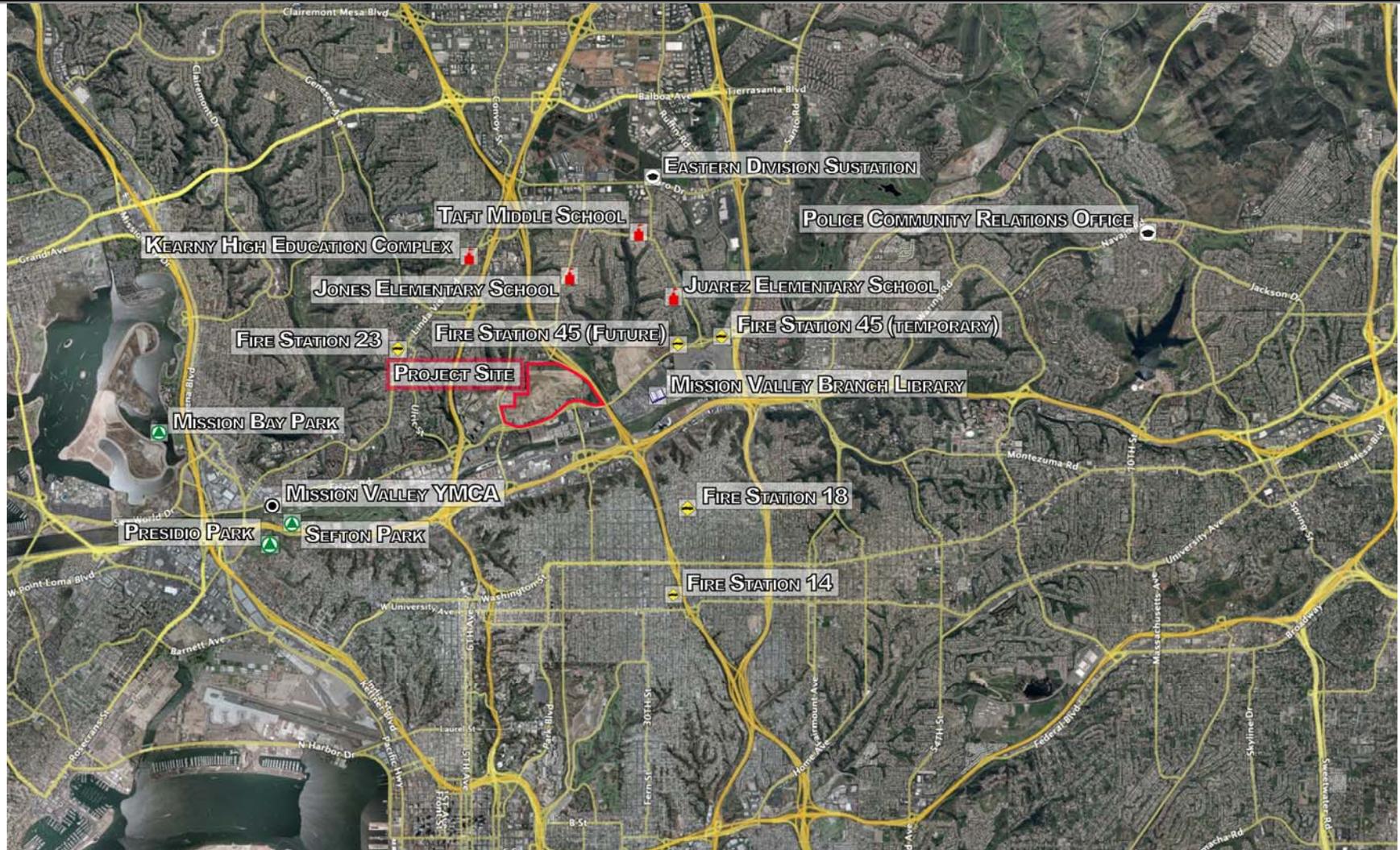
Within the Mission Valley community, office uses and the mixed use neighborhoods of Mission City are located east of Quarry Falls, along Friars Road. The San Diego River lies less than ¼ -mile south of Quarry Falls. Rio Vista West, a mixed use development which is part of the First San Diego River Improvement Project Specific Plan, is located to the south of Friars Road, between the San Diego River and Quarry Falls. Immediately to the west of Quarry Falls is the Mission Valley Heights Specific Plan area and commercial development within the Friars Mission Center retail center. Mission Valley Heights is nearly built out and provides light industrial and office developments. The Friars Mission Center retail center accommodates a full-service market, a bank, a variety of fast-food restaurants and a food court, and other retail establishments.

2.6 Existing Public Services and Facilities

Public services are those amenities which serve residents on a community-wide basis. These services include fire protection, police protection, emergency medical, libraries, schools and parks, as well as their maintenance. Future residents and employees of and visitors to the Quarry Falls project would require use of these services.

For many communities within the City of San Diego, the City collects Development Impact Fees (DIF) to assist in funding public services and facilities in a particular community. DIF are a method for assessing new development for its impact on infrastructure and public services through a fee system. Impact fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing account and can only be used for the identified facilities serving the community in which they are collected. As sufficient funds are collected, the City proceeds with construction programs. New developments within the Mission Valley community are required to pay DIF in accordance with the Public Facilities Financing Plan (PFFP) for the Mission Valley community. Additionally, development projects, including Quarry Falls, are required to pay school fees in accordance with the requirements of San Diego City Schools and as mandated by State law to accommodate the needs of public schools in serving existing and projected student generation.

The following is a discussion of the public services and facilities which serve the Mission Valley community based on correspondence and telephone conversations with service providers (see Appendix N, *Letters/Responses to Service Providers*). Figure 2-9, *Public Facilities Map*, shows the location of public facilities which would serve Quarry Falls.



Note: The Mission Valley YMCA is a private recreational facility.

Figure 2-9.
Public Facilities Map

2.6.1 Fire Protection Services

The Quarry Falls project site is located within the service area of the City of San Diego Fire-Rescue Department. According to the City of San Diego Progress Guide and General Plan, the main objective of providing fire service to City residents is to prevent fires from occurring and to suppress fires when they do occur. Provision of fire protection service depends on adequate equipment, number of qualified personnel, effective alarm systems, adequate funding of the Department's budget, and the siting of fire stations. Guidelines for providing the optimum degree of security against fire loss include locating fire stations to provide rapid response times within urbanized areas.

There are four fire stations in the project vicinity that would serve the project site. Fire Station 45, located approximately 1.75 miles east of the project site at Qualcomm Stadium, 9499 Friars Road, 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. Fire Station 14 is located at 4011 32nd Street, approximately three miles from Quarry Falls and houses one engine company, one truck company, and one Battalion Chief. There are eight firefighters currently stationed there, two of which are paramedics. Fire Station 18 is located at 4676 Felton Street approximately four miles from the project site, and Fire Station 23 is located at 2190 Comstock Street approximately two miles from the project site. Each of these stations houses one engine company comprised of four firefighters, one of which is also a paramedic.

One new fire station is planned in the project vicinity. The new station would be located in the 9400 block of Friars Road, approximately 1.1 miles from the project site, and would replace the temporary station located at Qualcomm Stadium. The new station would comprise a four or five base station including a medical unit, a rescue unit, and fire trucks.

To provide adequate fire protection to the communities of San Diego, the Fire Department uses the national standards of arriving at fires within five minutes of a call. Table 2-1, *Fire Station Response Times*, shows the response time to the project site for the various fire stations in the project area.

Table 2-1.
Fire Station Response Times

Fire Station	Locations	Distance to Project Site	Response Time to Project Site
Fire Station 14	4011 32 nd Street	3 miles	6.0 minutes
Fire Station 18	4676 Felton Street	4 miles	5.7 minutes
Fire Station 23	2190 Comstock Street	2 miles	6.3 minutes
Fire Station 45	9499 Friars Road	1.75 miles	4.5 minutes

The Quarry Falls project would increase the call volume for the engine companies responsible for this area (Appendix M: September 12, 2005, letter from Samuel L. Oates, Fire Marshal, to Karen Ruggels). According to the City of San Diego Fire Prevention Bureau, with the temporary station in Mission Valley, the response time to the Quarry Falls site during the day is 4.5 minutes, which is below the national standard (Appendix M: February 17, 2006 letter from Samuel L. Oates, Fire Marshal, to Karen Ruggels).

2.0 ENVIRONMENTAL SETTING

The City's Fire-Rescue Department has evaluated the proposed Quarry Falls project relative to response times and facility needs. Because the anticipated or planned road networks within the development are not in San Diego Fire-Rescue Department's data base, two intersections were used to estimate response times. Additional time must be added to the response times for each intersection since they are outside the development. The response times are calculated using ERMS (Emergency Response Management System) programming and are routed point to point and to include standard chute/turnout time. All engines and trucks have one firefighter paramedic.

The first location is the intersection was the Friars Road west bound off ramp to Qualcomm. The response times to this intersection are:

- Engine 45 from temporary Fire Station 45 at Qualcomm Stadium - *4.5 minutes*
- Engine 18 from Fire Station 18 at Felton Street & Adams Avenue - *5.7 minutes*
- Engine 14 from Fire Station 14 at 32nd Street & Lincoln Street - *6.0 minutes*
- Engine 23 from Fire Station 23 at Linda Vista Road & Comstock Street - *6.3 minutes*
- Truck 14 from Fire Station 14 at 32nd Street & Lincoln Street - *6.0 minutes*
- Battalion 2 Chief from Fire Station 5 at 9th & University Avenue - *6.3 minutes*

Additionally, for FY 2006, Engine 18 responded to 2,785 incidents and Engine 14 responded to 3,566 incidents, which exceed the national standard for workload capacity of 2,500 incidents per engine.

The second location is the 5700 block of Mission Center Road. The response times to this location are:

- Engine 5 from Fire Station 5 at 9th & University Avenue - *5.3 minutes*
- Engine 23 from Fire Station 23 at Linda Vista Road & Comstock Street - *5.4 minutes*
- Engine 45 from Fire Station 45 Temp at Qualcomm Stadium - *6.0 minutes*
- Engine 8 from Fire Station 8 at Goldfinch Street & West Washington Street - *6.2 minutes*
- Truck 28 from Fire Station 28 at Aero Drive & Kearny Villa Road - *6.8 minutes*
- Battalion 2 Chief from Fire Station 5 at 9th & University Avenue - *5.3 minutes*

For FY 2006, Engine 5 responded to 3,260 incidents, which exceeds the national standard for workload capacity of 2,500 incidents per engine.

Based on the City's Fire-Rescue Department's evaluation, the project would result in an increased demand for service. The magnitude of the demand can only be approximated based on the number of incidents generated per 1,000 people. New development within the Mission Valley community are required to pay Development Impact Fees (DIF) in accordance with the Public Facilities Financing Plan (PFFP) for the Mission Valley Community to assist in funding public services and facilities such as the construction of an additional fire station within Mission Valley.

2.6.2 Emergency Medical Services

Emergency medical services are provided throughout the City of San Diego, including the project site, through a public/private partnership. The private partner is Rural Metro Corporation, which provides some personnel and some ambulances. The City's Emergency Medical Services (EMS) serves as the public partner.

EMS has ambulances, paramedics, and emergency medical technicians (EMTs) who respond to emergency calls. There are four levels of calls. Level 1 is the most serious (i.e., heart attack, shortness of breath, etc.), and the closest fire engine and an advance life support ambulance respond to this type of call. The fire crew has to respond within eight minutes of being dispatched; pursuant to City contract requirements, the ambulance has to meet a 12 minute response time. A Level 2 call is the next most serious; however, these calls are either triaged up to a Level 1 call or down to a Level 3 call. No fire station staff or equipment would respond to a Level 2 call, only the advance life support ambulance. The response time for a Level 2 call is 12 minutes. For a Level 3 call (i.e., someone having extended flu-like symptoms), either a basic or advance life support ambulance would respond. A basic ambulance is staffed with two EMTs, whereas an advance life support ambulance is staffed with one paramedic and one EMT. The response time for a Level 3 call is 18 minutes. The last type of call is a Level 4 call, which is not an emergency (i.e., the patient could have driven themselves to a hospital). A basic ambulance would respond to a Level 4 call within 18 minutes of being dispatched.

Medic 6, which is housed in Fire Station 18, is the nearest emergency medical unit to the project site (approximately four miles away). Medic 6 has an ambulance; the ambulance may be used city-wide and is often not sitting in the fire station. EMS is under contract to meet the 12 or 18 minute response times at least 90 percent of the time.

2.6.3 Police Protection Services

The project site is located within the service area of the City of San Diego Police Department. The Police Department practices and applies a Neighborhood Policing philosophy, which involves working together in a problem solving partnership with communities, government agencies, private groups, and individuals to fight crime and improve the quality of life for the people of San Diego.

The Eastern Division Substation, located approximately four miles from the project site at 9225 Aero Drive in Serra Mesa, would serve the project site. Eastern Division is currently comprised of 103 sworn personnel, three civilian professional staff and three Police Service Officers. Eastern Division provides police services to the following neighborhoods and communities: Kearny Mesa, Tierrasanta, Serra Mesa, Birdland, Mission Valley East, Grantville, Allied Gardens, Del Cerro, San Carlos and Lake Murray. Additionally, the Police Community Relations Office (also called the Navajo Storefront), located at 7381 Jackson Drive, approximately 9.1 miles east of the project site, is a community outreach facility that would serve the project site.

The Police Department currently utilizes a five level priority dispatch system, which includes priority E (Emergency), One, Two, Three and Four. The calls are prioritized by the phone dispatcher and routed to the radio operator for dispatch to the field units. The priority system is designed as a guide, allowing the phone dispatcher and the radio dispatcher discretion to raise or lower the call

priority as necessary based on the information received. Priority E and Priority One calls involve serious crimes in progress or those with a potential for injury.

The project is located in the Mission Valley East Neighborhood, which is located within the boundaries of police beat 315. The 2006 average response times for beat 315 on emergency calls were 7.27 minutes and 14.12 minutes for priority One calls. The citywide average response times for emergency calls were 7.28 minutes and 14.60 minutes for priority One calls. The current patrol strength at Eastern Division is 79 patrol officers. Based on the Department's Minimum Staffing Guidelines, Eastern Division currently deploys a minimum of 27 patrol officers each 24-hour period. An increase in the number of police officers assigned to Eastern Division would likely reduce the response times to calls for service.

The current budgeted staffing ratio for police officer to population is 1.67 officers per 1,000 residents based on a residential population citywide of 1,263,000 (2004 SANDAG) and a budgeted strength of 2,108 police officers. This ratio does not include the significant population increase resulting from employees who commute to work in the community or those visiting. The Quarry Falls project with 4,780 dwelling units would result in an additional permanent population increase of approximately 12,476 residents based on the City-wide averaged household size of 2.61 (2000 Census). (Note: The Police Department uses the 2000 City-wide census for projecting staffing and facility needs.) This population increase would require an additional 21 police officers.

The Quarry Falls project also includes 603,000 square feet of retail space and 620,000 square feet of office space. The developed commercial space of over 1.2 million square feet has an average daily trip population increase of approximately 48,900 (40 trips per 1,000 square feet). The increase in daily trips would increase the likelihood of traffic congestion and traffic collisions in the area.

The Department's Crime Analysis Unit conducted a study of calls for service in similar commercial spaces in the Mission Valley area, such as Rio Vista, Hazard Center, and Fenton Parkway. The study examined the number of radio calls dispatched for 2006 in these target areas and the amount of officers that were needed to handle the calls. Using the Department's current staffing method, the Crime Analysis Unit concluded these commercial spaces would generate the need for two additional police officers.

The initial costs associated with increased police officer staffing include the following: expansion to existing police facilities (when necessary), police vehicles, portable radios, firearms, and other related safety equipment. This one time, start up amount totals \$14,000 per sworn officer. Salaries and other employee benefits are not included in this figure. Based on the additional officer requirements as described above for 23 officers, the effect of the development on response time could be offset by compensating for the initial equipment costs of \$322,000.

The addition of police officers and related equipment for assignment to the Department would be adequate to remain consistent with optimal staffing. Eastern Division currently has 79 patrol officers though optimal patrol staffing is 110 officers. Adding 23 police officers to the Department would not bring the Division to capacity. In addition to increasing staffing by 23 sworn members, the Department would need to also hire eight civilian employees for support staff. The Department employs one civilian for every three sworn members for administrative and technical support.

The project would add additional police-related calls for service to the Department; therefore, without additional police officers, it is likely that police response times would increase in the project area. The effect to response times is a function of the allocation of police officers citywide and the annual budget allocation for personnel and non-personnel expenses for the Police Department. However, the 2006 emergency response time for Mission Valley is comparable to the approximate 7.3-minute city-wide average response time for emergency calls.

2.6.4 Library Services

The project site is located in the service area of the City of San Diego Library System. The function of the library system is to provide to the public at large a major source of information, research, and recreation, as well as a being a major cultural facility for the City. According to the City of San Diego Progress Guide and General Plan, the following standards apply to the City of San Diego Library System:

- The service area should be at least 18,000 to 20,000 residents before a permanent library facility is warranted with anticipated growth reaching about 30,000 within a period of 20 years after the branch is opened;
- The maximum service area is a two-mile radius. The site should be accessible by foot and automobile. Since the automobile is the prime source of transportation, it is important to locate the facilities in the vicinity of major streets; but public transportation should also be a significant locational consideration;
- Based on experience in the City of San Diego, the branch should house 2.7 volumes per square foot on opening and eventual capacity of 4.4 volumes or more.

The nearest library to the project site is the Mission Valley Branch Library located at 2120 Fenton Parkway, approximately one mile southeast of the project site. The Mission Valley Branch Library is located in the eastern portion of Mission Valley next door to Ikea at the Fenton MarketPlace. The library is 19,700 square feet in size and owns approximately 77,658 items (books, paperbacks, DVDs, CDs, etc.). The Mission Valley branch provides library materials, reference, and children's services (programs, story hours, etc.), as well as meeting room space and a computer lab that provides public access to the internet. According to coordination with the City of San Diego Public Library Department, the Mission Valley library meet the City's goal for its service area population. Because of its location in the Fenton MarketPlace, over 80 percent of the users come from outside the Mission Valley zip code area. In addition, because of its central location, Mission Valley has the longest service hours of any branch of the San Diego Public Library.

Currently, based on the January 1, 2006 SANDAG estimate, the population for Mission Valley is 17,230 people. The project would add 8,317 residents, based on SANDAG's estimate of 1.74 people per household for Mission Valley. This would bring the estimated population for Mission Valley to 25,547. This projected population is within that anticipated to be served by the Mission Valley Library.

2.6.5 School Services

The Quarry Falls project site is located within the jurisdiction of the San Diego Unified School District (SDUSD), although there are no public school facilities located within Mission Valley. As defined by SDUSD, the project site is served by Jones Elementary School, Juarez Elementary School, Taft Middle School, and Kearny High Educational Complex, all of which are located in the Serra Mesa community. Jones Elementary, a grade K-5 school, serves most of the site and is located at 2751 Greyling Drive, less than two miles northeast of the project site. A portion of the project site is also served by Juarez Elementary, a grade K-5 school, which is located approximately 2.5 miles east of the project site at 2633 Melbourne Drive. Taft Middle School, a grade 6-8 school, is located at 9191 Gramercy Drive, approximately three miles northeast of the project site. Kearny High Education Complex is located at 7651 Wellington Street, approximately three miles north of the project site. Table 2-2, *2006-2007 Capacity and Enrollment for the SDUSD Schools Serving the Project Area*, provides a summary of the capacity, current enrollment, and estimated future enrollment at each of the schools serving the project site.

**Table 2-2.
2006-2007 Capacity and Enrollment for the SDUSD Schools Serving the Project Area**

School	Capacity 2006-2007	Enrollment September 2006	No. of Portable Classrooms 2006-2007
Jones Elementary School	390	334	9
Juarez Elementary School	343	298	6
Taft Middle School	997	784	8
Kearny Mesa High Educational Complex	1,900	1,858	21

Source: San Diego City Schools, Instructional Facilities Planning Department, December 11, 2006

Pursuant to state regulations, class size has been reduced to 20 children to one teacher (20:1 ratio) in grades K-3 and in selected secondary courses. The District has installed classroom space to accommodate this action. In addition to the conventional classrooms at each school serving the project site, there are currently nine portable classrooms at Jones Elementary, six portable classrooms at Juarez Elementary, eight portable classrooms at Taft Middle School, and 21 portable classrooms at Kearny High Educational Complex.

San Diego City Schools currently has recreational joint use agreements with the City of San Diego at many sites. According to San Diego City Schools, Juarez Elementary School has a joint-use agreement. Jones Elementary School, Taft Middle School, and Kearny High Educational Complex do not currently have joint-use agreements.

Only the residential uses of the proposed project, which include a total of 4,780 dwelling units, could possibly generate school age children. According to San Diego City Schools staff, the number of students per unit in residential developments within the District varies widely depending on unit sizes, proximity to schools, sales price or rent, density, target market, and specific amenities. The San Diego City Schools Department of Instructional Facilities Planning identified comparable existing developments in order to estimate the potential number of students generated from the proposed Quarry Falls project, as described below (see Appendix M: December 11, 2006, letter from Roy MacPhail to Karen Ruggels).

The overall density of the development for Quarry Falls (more than 40 units per acre of residential land) is comparable to existing development in Mission Valley in terms of unit sizes and potential student generation. Based on Fall 2004 student generation rates for Mission Valley, there is a range from 0.000 (Mission Greens Condominiums) to 0.474 (Mission Terrace, below market-rate rental housing), with an average student per unit in Mission Valley of 0.040. Broken down by grade level, student per unit rates are 0.022 for elementary school-aged children, 0.009 for middle school-aged children, and 0.009 for high school-aged students.

Based on information provided by the School District, the provision of affordable housing units could influence the student generation rates for Quarry Falls. Based on the student generation rate from Mission Terrace complex where below market-rate rental housing is provided, if 10 percent of the residential units of Quarry Falls are income-restricted, those units could generate as many as, or more than, the 90 percent that are market-rate. The student generation rate could be approximately 0.080 students per unit. Table 2-2, *Potential Student Generation – Quarry Falls*, shows the estimated number of students that could be generated by the proposed project based on information provided by San Diego City Schools. The number of school-aged children expected from the proposed development would be accommodated by the existing elementary, middle, and high schools.

**Table 2-3.
Potential Student Generation – Quarry Falls**

Grade Level	Students Per Unit	Number of Students
K-5	0.022 to 0.044	105 - 210
6-8	0.009 to 0.018	43 to 86
9-12	0.009 to 0.018	43 to 86
TOTAL	0.040 to 0.080	191 to 382

Source: San Diego City Schools, Instructional Facilities Planning Department, December 11, 2006

The Quarry Falls project would be required to pay school fees in accordance with the requirements of San Diego City Schools, as would other future developments. The payment of school fees is mandated by State law to accommodate the needs of public schools in serving existing and projected student generation. School fees are addressed by Senate Bill (SB) 50, enacted on August 27, 1998, which significantly revised developer fees and mitigation procedures for school facilities so that payment of statutory fees constitutes full and complete mitigation. Additionally, the Quarry Falls project allows for the possible development of a school within Quarry Falls, which may include an elementary, middle or high school. The development of a school within Quarry Falls would not remove the obligation for payment of school fees.

While SB 50 authorizes the collection of developer fees for school facilities construction, it also established a maximum cap on such fees at \$2.63 per square foot for residential construction and \$0.42 per square foot for commercial construction (indexed for inflation). (Gov. Code, §65995, subd. (b).) The fee could increase every even-numbered year based on the Consumer Price Index. Developer fees collected pursuant to SB 50 are “deemed to be full and complete mitigation” for impacts related to the provision of adequate school facilities. (Gov. Code, §65995, subd. (h).) SB 50 also prohibits local agencies from denying land use approvals on the basis of inadequate school facilities, so long as the project proponent, if required to do so, pay the statutorily-capped developer fees. (Gov. Code, §65995, subd. (I).)

2.6.6 Parks

The City's Progress Guide and General Plan guidelines recommend a minimum 10.0 acre neighborhood park for every 3,500 to 5,000 residents located within a 0.5 mile service radius and a minimum 20.0 acre community park and a recreation center for every 18,000 to 25,000 residents located within a 1.5 mile service radius. This results in a range of 2.8 to 3.9 useable acres per 1,000 residents.

The project site is located within the Mission Valley and Serra Mesa communities; however, residential development is only proposed within the Mission Valley portion of the site. Currently, Mission Valley has only one public park—Sefton Fields—an 11-acre City-owned parcel that is proposed to be dedicated as a public park. Sefton Fields is currently owned by the City's Transportation Department and leased to Presidio Little League. No public parks are located on or adjacent to the project site. The lack of public facilities in Mission Valley has resulted in a current park deficiency for the Mission Valley community of 47.75 acres of population-based parks.

There are two resource-based parks that border Mission Valley: Presidio Park located in Old Town San Diego and Mission Bay Park located at the western end of Mission Valley. Additionally, Mission Valley YMCA, a semi-private recreational facility, is located at the western end of Mission Valley. Bicycle and pedestrian trails exist or are planned along the San Diego River corridor.

The Serra Mesa community has three neighborhood parks and two joint-use school/park sites. The nearest public park to the project site is Murray Ridge Neighborhood Park, a population-based park located 0.41 mile from the site. Murray Ridge Neighborhood Park offers a multi-purpose court, tennis courts, a horseshoe area, and picnic facilities to serve the Serra Mesa community. All other parks within Serra Mesa are located outside the City's recommended service radius to the project site.

The proposed project would develop 4,780 residential units, which would result in approximately 8,317 new residents to Mission Valley, based on SANDAG's 2006 forecast of 1.74 people per household. Based on the City's Progress Guide and General Plan guidelines of a minimum 2.8 useable acres of parkland per 1,000 residents, there is a requirement for approximately 16.64 useable acres of Neighborhood Parks and approximately 6.65 useable acres of Community Park, for a total of 23.29 useable acres of population-based parks for Quarry Falls.

Both public and private park and recreational facilities are planned as part of the proposed Quarry Falls Specific Plan. These include passive and active recreational amenities in the form of parks and trails, a Civic Center, and a Community Recreation Center. As shown by Table 2-4, *Quarry Falls Parks and Recreation Land Use Summary*, a total of 17.5 acres of public population-based park area would be provided by the project through a combination of privately owned parks with public easements and public parks. The remaining requirement for population-based community park area would be satisfied by payment of the DIF. The City has determined that based upon SANDAG's 2030 projection of additional residential units planned in Mission Valley, there would be adequate funds collected from future development and other sources to construct the community park and related facilities identified in the financing plan.

**Table 2-4.
Quarry Falls Parks and Recreation Land Use Summary**

Land Use	Area (acres)	Population-Based Park Area (acres)
Parks/Civic/ Open Space ¹	23.0	14.3
The Civic Center	4.6	3.0
The Community Recreation Center	2.1	--
Finger Parks	3.9	--
Franklin Ridge Road Pocket Park	0.2	0.2
Private / Revegetated Slopes	35.6	--
TOTAL	69.4	17.5

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

The City requires that the DIF be paid at time of building permit issuance. The project’s contribution to population based parks for the community as identified in Table 2-4 would be considered in determining the amount of the park portion of the DIF remaining to be paid. Other development projects in Mission Valley would be conditioned in a similar manner (i.e., payment of DIF fees for population based parks and/or construction of public park facilities).

2.7 Planning Context

Development projects within the City of San Diego are generally guided by the City’s Progress Guide and General Plan. More specifically, however, development proposals are reviewed in accordance with the plan for the community in which they are located. The project site encompasses approximately 230.5 acres, with approximately 225 acres located within the Mission Valley Community Plan area and approximately six acres within the Serra Mesa Community Plan area (see Figure 2-10, *Community Planning Context*). Therefore, in addition to the Progress Guide and General Plan, for the Quarry Falls project, both the Mission Valley and Serra Mesa community plans apply (see Section 5.1, *Land Use*, of this Program EIR for a detailed discussion of the planning documents and policies affecting development of the project site.)

2.7.1 City of San Diego Progress Guide and General Plan

The City of San Diego’s Progress Guide and General Plan sets forth a comprehensive, long-term plan for development within the City of San Diego. As such, the plan and development guidelines it identifies pertain to the project site. Elements of the Progress Guide and General Plan address the following issue areas: housing; transportation; commercial; industrial; public facilities, services, and safety; open space; recreation; redevelopment; conservation; energy conservation; cultural resources management; seismic safety; and urban design and land use. The Progress Guide and General Plan identifies the project site as General-Industrial. The Progress Guide and General Plan was most recently printed in 1989, although an amendment updating its Guidelines for Future Development was adopted in 1992.



Figure 2-10.
Community Planning Context

The *Strategic Framework Element*, adopted on October 22, 2002, represents the City's new approach for shaping the City while preserving the character of its communities and its natural resources and amenities. It provides the overall structure to guide the General Plan update, including future community plan updates and amendments and implementation of an action plan. The strategy presented in the Strategic Framework Element targets "village" areas, where a village is defined as the heart of a community. Residential, commercial, employment and civic uses are integrated in a manner that is pedestrian friendly, that offers a variety of housing types and densities, and that is supported by excellent transit service and public facilities, such as schools and parks. The Quarry Falls project site is identified as an *Urban Village Center*.

An update of the General Plan is currently underway, which, when adopted, will include incorporation of the Strategic Framework Element to replace the Guidelines for Future Development. The new General Plan is intended to provide *a vision, core values and policy guidance to balance the needs of a growing city while enhancing quality of life for current and future San Diegans*.

2.7.2 Mission Valley Community Plan

Most of the project site is governed by the Mission Valley Community Plan, which was first adopted by the San Diego City Council on June 25, 1985. Several amendments have occurred since its adoption, with the most recent amendment occurring November 18, 2003. According to the adopted Mission Valley Community Plan, the project site is designated as *Multiple Use* (see Figure 2-11, *Mission Valley Community Plan Land Use Map*).

The Mission Valley Community Plan also calls for construction of a street connection between Friars Road in the Mission Valley community and Phyllis Place in the adjacent Serra Mesa community. Specifically, the Mission Valley Community Plan states:

Public streets of adequate capacity to connect Stadium Way [Qualcomm Way] and Mission Center Road with I-805 at Phyllis Place will be needed when urban development occurs north of Friars Road, between Mission Center Road and I-805 (Mission Valley Community Plan, page 76).

The purpose of the Mission Valley Community Plan is to "provide guidance for the orderly growth of the Mission Valley Community" and includes recommendations to guide development in Mission Valley through the horizon year. The horizon year is defined as attaining the Plan's maximum occupancy capacity, which is based upon land use, development intensity, circulation and public facilities. According to the adopted Community Plan, it is anticipated that the horizon year will be reached sometime after the year 2000.

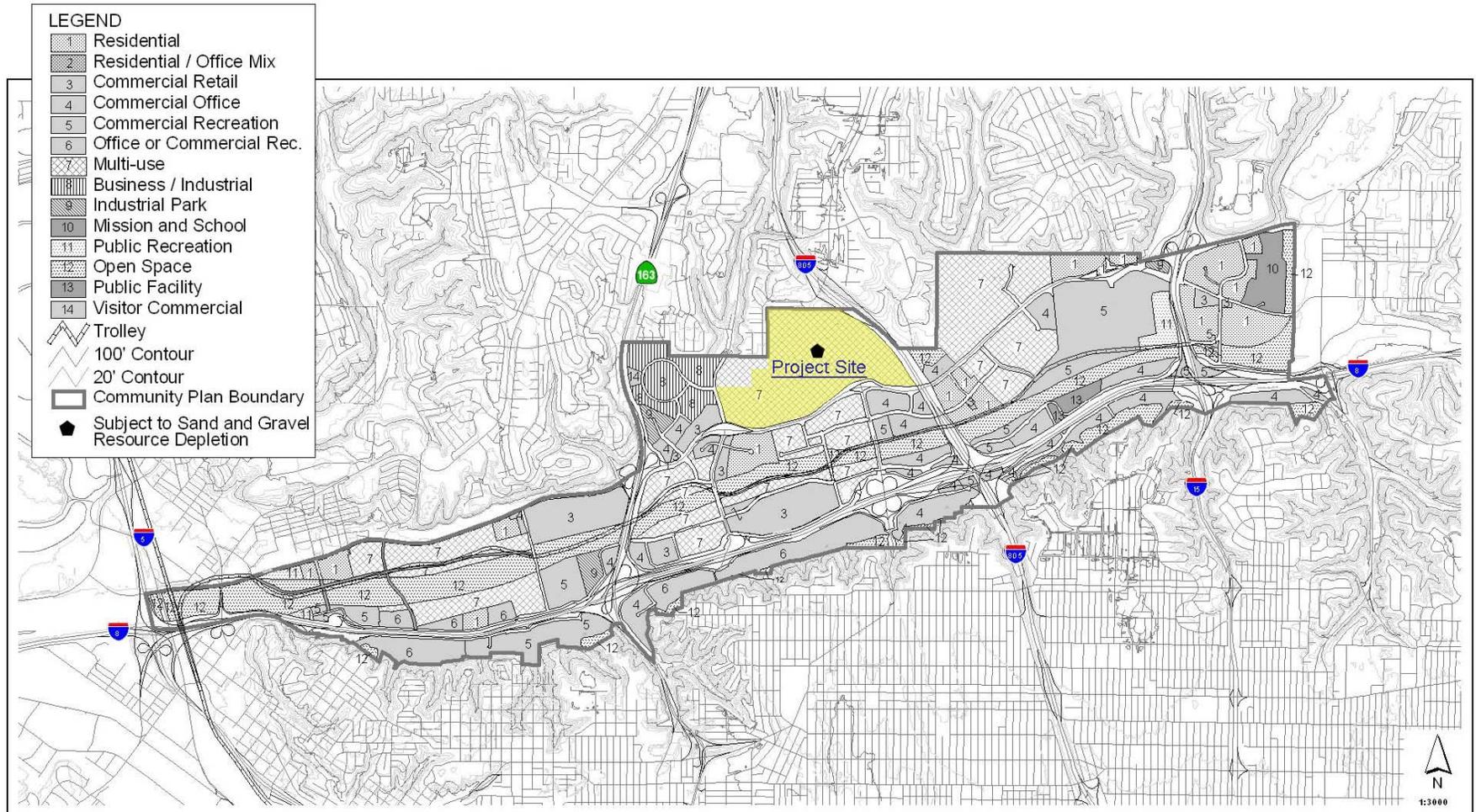


Figure 2-11.
Mission Valley Community Plan Land Use Map

2.7.3 Serra Mesa Community Plan

Approximately six acres located in the northern portion of the project site are located within the Serra Mesa Community Plan area. The Serra Mesa Community Plan was originally adopted in 1977 and encompassed the current Kearny Mesa Community Plan area north of Serra Mesa and the north slopes of Mission Valley to the south. The Kearny Mesa Community Plan was adopted in 1992, giving that area its own community plan, and the Mission Valley Community Plan that was adopted in 1985 moved the north slopes of the valley and the associated sand and gravel operations into that community's plan area. There have been several subsequent amendments to the Serra Mesa Community Plan, the most recent in May 2000, which was principally related to the zoning of open space areas. The Serra Mesa Community Plan designates the portion of Quarry Falls within Serra Mesa as *Residential* (low density) (see Figure 2-12, *Serra Mesa Community Plan Land Use Map*). Unlike the Mission Valley Community Plan, the Serra Mesa Community Plan does not identify a street connection between Friars Road in Mission Valley and Phyllis Place in Serra Mesa.

2.8 Zoning

Zoning for the Quarry Falls project site is governed by the City's Land Development Code (LDC). For properties in the Mission Valley community which do not have an approved Specific Plan in effect, the Mission Valley Planned District Ordinance (MVPDO) also applies. Should the proposed Quarry Falls Specific Plan be approved by the San Diego City Council, any subsequent project at the project site that is found to be in substantial conformance with the approved specific plan would be exempt from the requirements of the MVPDO. Within the Mission Valley community, the project site is zoned MVPD-MV-M and MVPD-MV-SP, which allows for mixed use. Located within the Serra Mesa community, the northern portion of the site is zoned RS-1-7 (see Figure 2-13, *Existing Zoning*).

2.9 Multiple Species Conservation Program (MSCP) Subarea Plan/Multi-Habitat Planning Area (MHPA)

In March 1997, the City of San Diego adopted the MSCP Subarea Plan, a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. An Implementing Agreement (IA) was signed in July 1997 between the City of San Diego, United States Fish and Wildlife Service (USFWS), and California Department of Fish and Game (CDFG), which identified roles and responsibilities of the parties to implement the MSCP Subarea Plan. Based on the Subarea Plan and IA, the City of San Diego was granted authorization by the USFWS and the CDFG to approve projects that serve to implement the plan.

The MHPA was developed by the City in cooperation with the wildlife agencies, property owners, developers, and environmental groups and delineates core biological resource areas and corridors targeted for open space conservation. Within the MHPA, limited development may occur. The MSCP Subarea Plan and implementing regulations provide development guidelines for areas within and adjacent to the MHPA. Section 1.4.3 of the City of San Diego MSCP Subarea Plan provides Land Use Adjacency Guidelines that addresses the potential impacts of drainage, lighting, noise, barriers, invasives, grading/land development, for development adjacent to the MHPA brush management, and toxins to the MHPA.

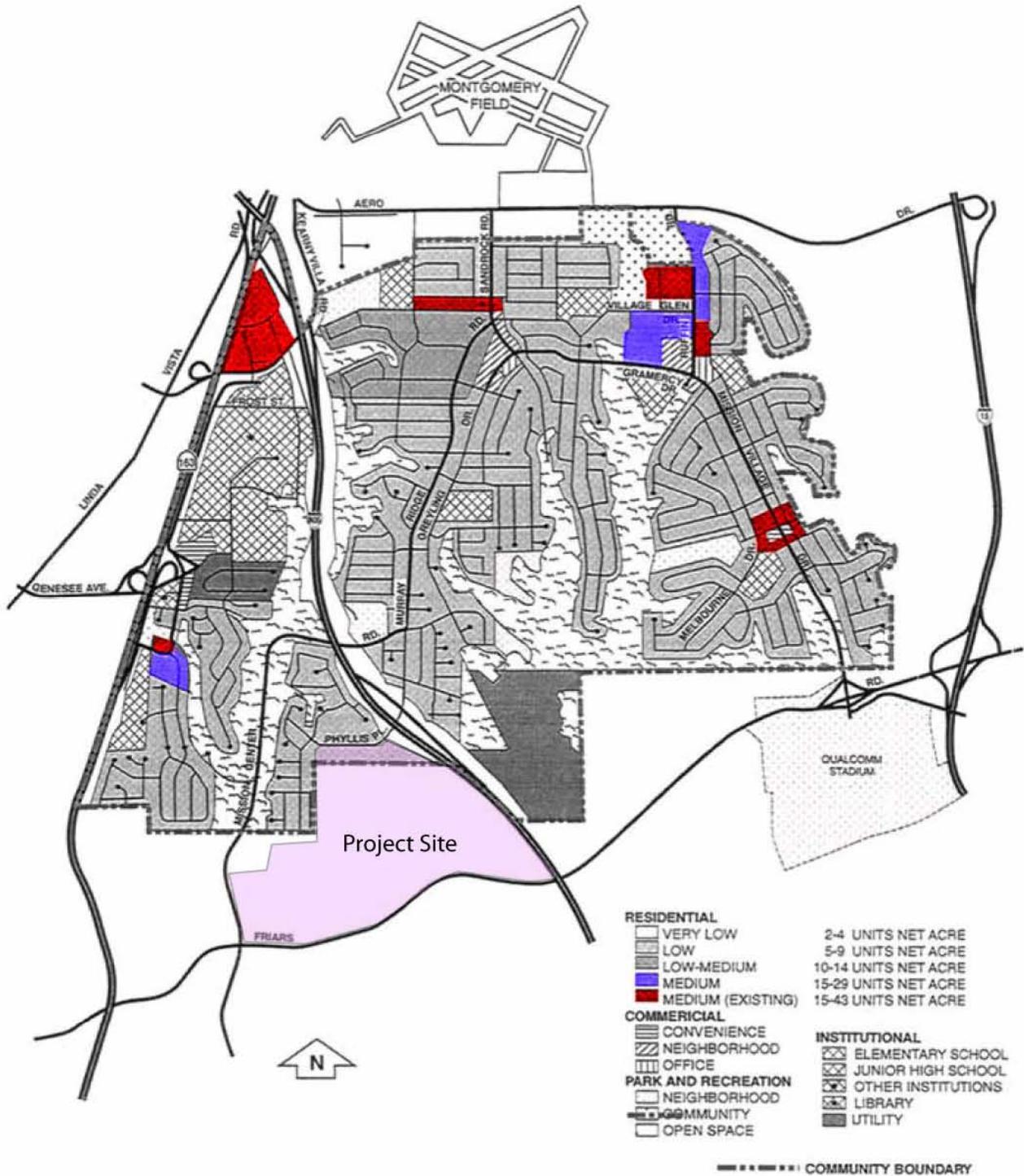


Figure 2-12.
Serra Mesa Community Plan Land Use Map

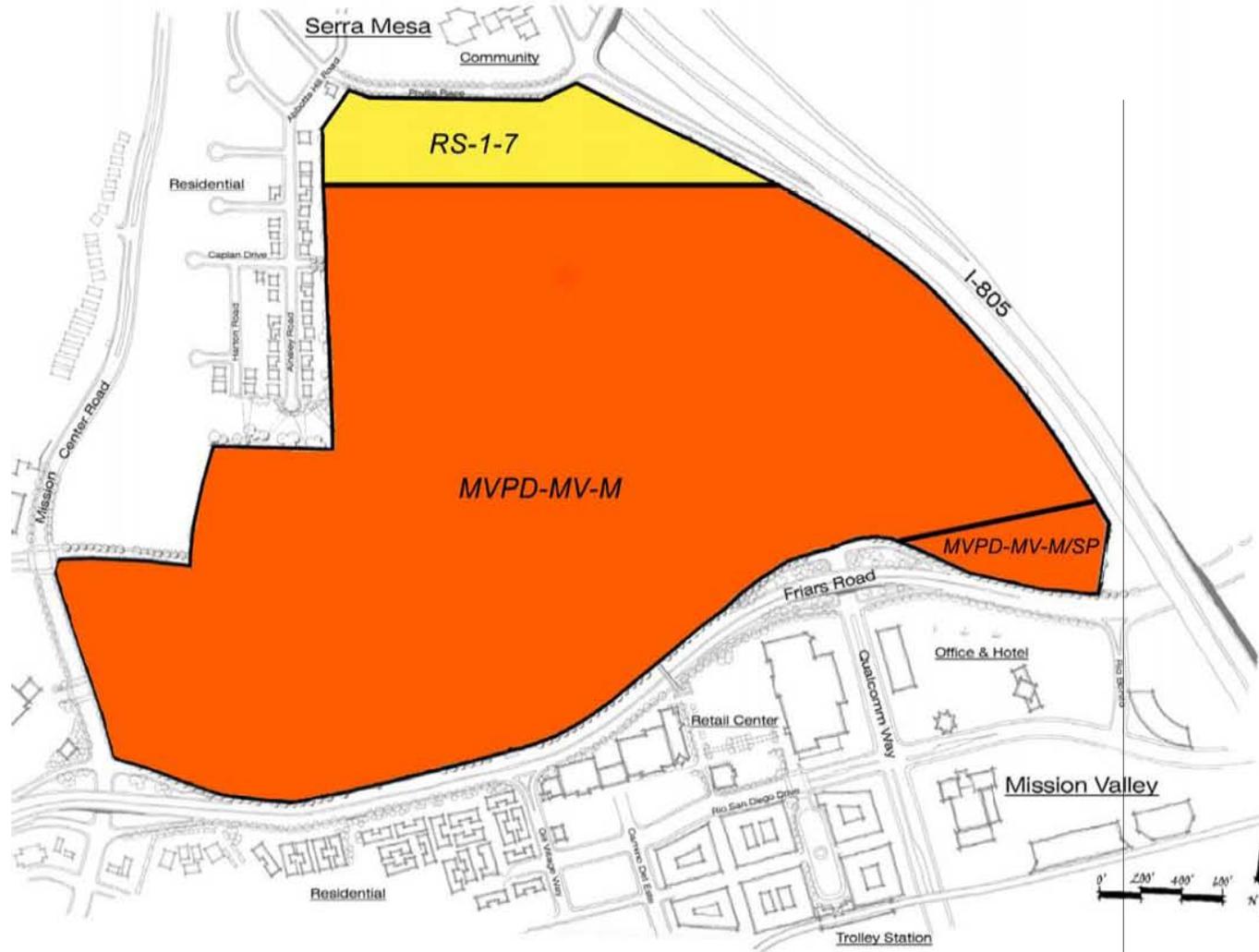


Figure 2-13.
Existing Zoning

2.0 ENVIRONMENTAL SETTING

The Quarry Falls project site is located within the City's MSCP area, which covers 206,124 acres within the City's jurisdiction; however, it is not within or adjacent to the MHPA. The nearest MHPA area to the project site is the San Diego River, located ¼ -mile to the south of the project site, and along the slopes of Murray Canyon approximately 0.5 mile northwest of the project site.

3.0 PROJECT DESCRIPTION

3.1 PROJECT BACKGROUND

This Program EIR analyzes potential environmental effects associated with the Quarry Falls project located in the Mission Valley and Serra Mesa communities within San Diego, California. The Quarry Falls 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 50 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; 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 limits of the CUP are shown in Figure 3-1 , *Boundary of Existing CUP 5073*.

Amended CUP 5073 originally covered approximately 336 acres. Changes have occurred to the approved CUP as amended, including deleting land within the original CUP boundaries as mining is completed and development takes over. Specifically, the eastern portion of the original CUP was deleted in concert with the 1979 amendment for the I-805 Freeway along the eastern project boundary; additional areas were also removed to allow for development of the Mission Center Retail Center; and last, the southern portion of the original CUP area was removed to allow development of Rio Vista West.

Associated with the approved CUP is an approved Reclamation Plan (see Figure 2-5, *Existing Approved Reclamation Plan*). Following mining, the Reclamation Plan shows that the site would be reclaimed as a flat pad, with a gradient ranging between one and four percent, rimmed by steep mined slopes. The slopes would be at a 1 1/2: 1 ratio with eight-foot benches every 30 feet. Slope heights resulting from the approved Reclamation Plans would range from 62 feet to more than 220 feet. Revegetation of the mined slopes and central pad area would occur in accordance with City requirements and the current standards identified under the Surface Mining and Reclamation Act (SMARA) of 1975 (see Figures 2-8a and 2-8b, *Existing Approved Reclamation Plan Revegetation Plan*).

Because the mining site is surrounded by urban development and is not contiguous with large areas of native habitat, it does not function as a wildlife corridor. A lack of connectivity would also preclude a viable wildlife corridor even after revegetation of the mined site. Additionally, the site is not identified as within or adjacent to the MHPA.

CUP 82-0315 was approved in August 1982, allowing the operation of asphalt and concrete batch plants. Based on the approved permit, CUP 82-0315 remains in effect until the sand and gravel resources are depleted on the property under CUP 5073 (see Figure 2-7, *Existing Site Conditions*). Asphalt and concrete plants in operation on the project site are located in the central portion of the site. The aggregate plant processes mined material primarily for use on-site or for sale to outside customers. Some aggregate is imported to the site to supplement production or because products produced in the on-site aggregate plant do not meet specifications. The asphalt plant combines aggregate, asphalt oil, and recycled asphalt pavement (RAP) to produce an asphalt product for sale to outside customers. The concrete plant combines



— CUP No. 5073 Boundary

Figure 3-1.
Boundary of Existing CUP 5073

aggregate, cement, various mixtures, and water to produce ready mix concrete for sale to outside customers. Asphalt oil, RAP, cement, and various mixtures must be imported to the site. Aggregate and asphalt is picked up by customers or delivered by contract trucking firms. Concrete is picked up by customers or delivered by Vulcan Material Company mixer trucks.

As discussed in Section 3.3.6, *CUP/Reclamation Amendment*, CUPs 5073 and 82-0315 would be altered by project actions. The approved Reclamation Plans would be adjusted to reflect grading proposed as part of the project and to retain more material on-site for use in terracing the site (see Figure 3-41, *Proposed Adjusted Reclamation Plan*). In addition, the project proposes locating the asphalt and concrete plants to the southeast corner of the project site to continue as an interim use until 2022 (see Figure 3-43, *Existing and Proposed Batch Plant Locations*).

3.2 PURPOSE AND OBJECTIVES OF THE PROPOSED PROJECT

CEQA Guidelines require that the Project Description include a statement of the objectives sought by the proposed project and states that a clearly defined written statement of the objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the Program EIR and will aid decision-makers in preparing findings and overriding considerations, if necessary. The statement of objectives also needs to include the underlying purpose of the project. [CEQA Guidelines §15124(b)]

3.2.1 Project Purpose

The purpose of the Quarry Falls project is to develop urban uses and public parks and open space on a 230.5-acre site which includes a 210-acre 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 would be developed in a phased manner as depletion of resources occurs and mining ceases. Proposed land uses would be linked with an internal pedestrian and trail system and connected to adjacent areas by an internal roadway network. Land uses would include parks and open space, residential, retail commercial, office/business parks, and an option for a school.

Actions associated with the project include an amendment to the Mission Valley Community Plan, a Specific Plan, Rezones, a Master Planned Development Permit (PDP), a Site Development Permit (SDP), a Vesting Tentative Map (VTM), a CUP/Reclamation Plan Amendment, and an amendment to the Mission Valley Public Facilities Financing Plan (PFFP). Because the Mission Valley Community Plan is part of the City's Progress Guide and General Plan, the Mission Valley Community Plan Amendment would also result in an amendment to the Progress Guide and General Plan. The project would also require a CDFG Section 1602 Streambed Alteration Agreement.

3.2.2 Project Objectives

The following project objectives are stated in the Draft Quarry Falls Specific Plan:

- Develop a community that responds to the natural and created attributes of the project site by placing primary focus on the creation of an interactive system of public parks and private parks with public easements and open space;

- Provide “for sale” and “for rent” multi-family and single-family residential units to serve a variety of income levels for residents of San Diego;
- Enhance employment opportunities for the City through the creation of office/business parks that are fully integrated into the Quarry Falls community;
- Provide a mixed-use area, with neighborhood, community and lifestyle retail commercial uses and residential development, to serve Quarry Falls and the surrounding areas;
- Encourage pedestrian activity through a logical connection of trails, sidewalks, and bicycle facilities;
- Unify land uses by setting forth design guidelines and an implementation program;
- Design individual development projects that positively contribute to the character of the City of San Diego and reinforce community identities through control of project design elements such as architecture, landscaping, walls, fencing, lighting, and signage;
- Demonstrate high quality design and construction;
- Develop an environment that is visually attractive and efficiently and effectively organized, including visually pleasant landscaping;
- Provide for a long-range comprehensive planning approach to the project site’s development which cannot be accomplished on a parcel-by-parcel basis;
- Attract commercial and office uses to serve community and regional needs;
- Develop land uses that would serve as a revenue source for the City of San Diego through sales taxes, property taxes, and project-related fees;
- Encourage sustainability in design to foster “green” development that reduces project energy needs and water consumption;
- Improve the water quality of site run-off through sustainable design features, such as a natural bioswale.
- Phase development with respect to the logical extension of infrastructure and services; and
- Allow for the option to construct a school to serve children within Quarry Falls and from other areas in Mission Valley, as well as areas served by the San Diego Unified School District.

3.3 PROJECT CHARACTERISTICS

To implement the Quarry Falls project, the project applicant is requesting approval of an amendment to the Mission Valley Community Plan and associated General Plan Amendment, Specific Plan, Planned Development Permit (PDP), Site Development Permit (SDP), Rezones, Vesting Tentative Map (VTM), amendments to CUPs 5073 and 82-0315, and an amendment to the Mission Valley PFFP. The elements of these various project actions are described below.

3.3.1 Mission Valley Community Plan/General Plan Amendment

The Quarry Falls project site is identified as Multiple Use development in the Mission Valley Community Plan. According to the community plan, “*multi-use development*” means a relatively large-scale real estate project characterized by:

- *Two or more significant revenue-producing uses (such as retail, office, residential (either as rentals or condominiums), hotel/ motel, and/ or recreation – which, in well-planned projects, are financially supportive of the other uses;*
- *Significant functional and physical integration of project components including uninterrupted pedestrian connections, if available, to adjacent development;*
- *Development in conformance with a coherent plan (which frequently stipulates the type and scale of uses, permitted densities, and related items); and*
- *Public transit opportunities and commitments.*

The community plan also states that multi-use is an option for developers. It may be applied for through the Planned Commercial Development (PCD) Permit or through a Specific Plan. [Note. PCD permits are now Planned Development Permits (PDPs) in the City’s Land Development Code.] In general, the Specific Plan should be used for projects of ten acres or more. Therefore, the Quarry Falls project proposes adoption of a Specific Plan (see Section 3.3.2) 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 an integral component of the General Plan.

The applicant has submitted a draft amendment to the Mission Valley Community Plan, which proposes changes to the community plan to address the Quarry Falls Specific Plan. Proposed changes to the community plan as part of the amendment include the following:

- **Commercial Land Uses** – The applicant proposes the addition of the *Urban Village* land use category for the Village Walk District within Quarry Falls. As described in the Draft 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 applicant proposes an 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, the applicant proposes adding language to reflect that commercial office space would 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 project proposes relocating 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 would remain in operation until 2022. At that time, this area of the Specific Plan – the Quarry District – would develop in accordance with the Specific Plan.
- **Multiple Use Development Option** – The applicant proposes that the description of a multi-use development be expanded to clearly indicate that a comprehensive plan for development should be associated with this option, and it is not the intent of the community plan that every parcel within a multi-use development include *two or more significant revenue-producing uses*.
- **Transportation Element** – Within the Development Guidelines section of the community plan’s Transportation Element, the proposed amendment would add language to address the public streets proposed as part of the Quarry Falls Specific Plan. (A description of the circulation network proposed to serve Quarry Falls is presented in Section 5.2, *Transportation/Circulation/Parking*).

The proposed Community Plan Amendment would also revise exhibits in the community plan to identify Quarry Falls as a Specific Plan area and to include new circulation element streets as proposed by the Quarry Falls project.

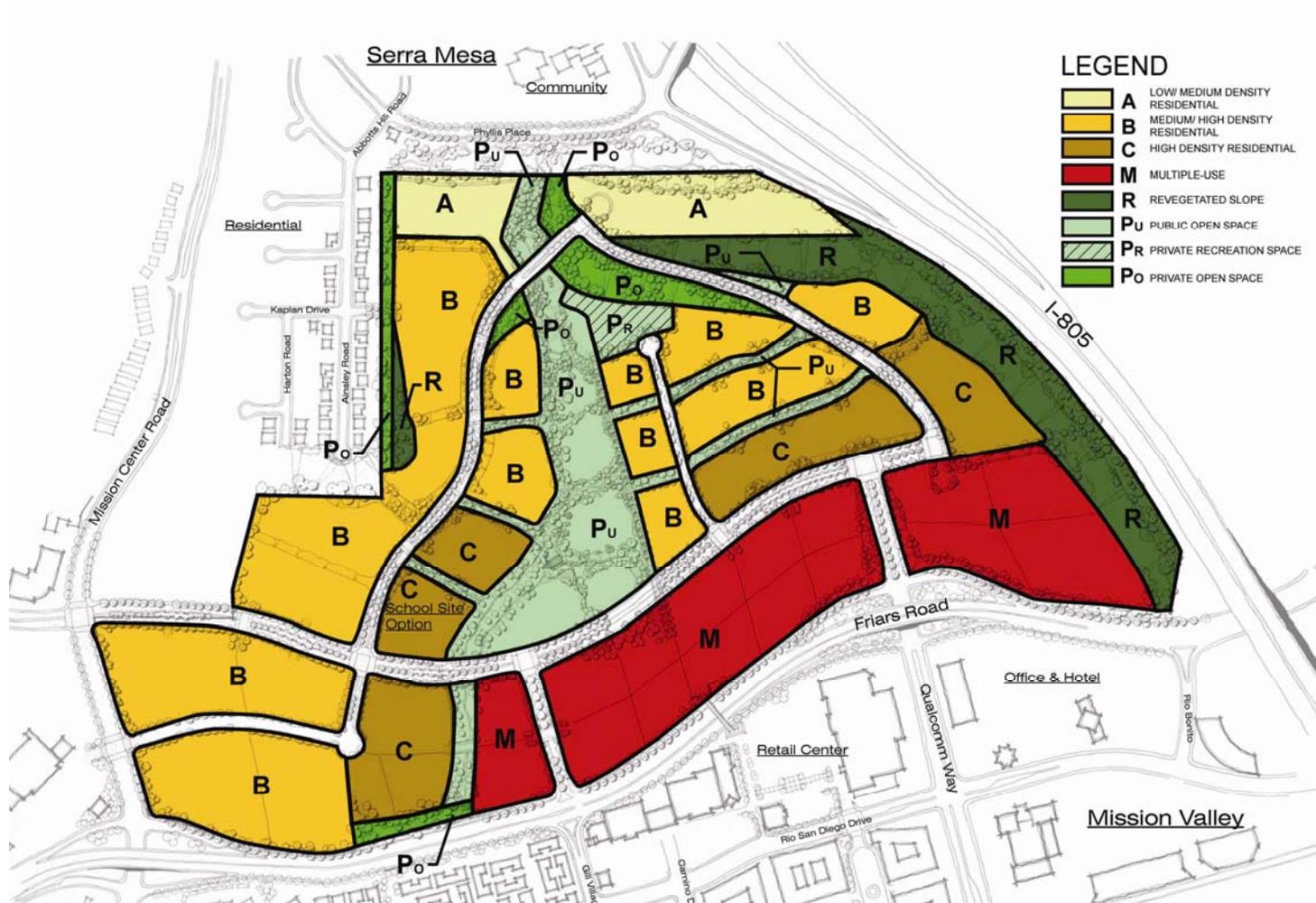
3.3.2 Quarry Falls Specific Plan

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 PDP and VTM (see discussion in Sections 3.4 and 3.7, respectively).

Development of the project site in accordance with the Quarry Falls Specific Plan would result in a range of land uses (open space, parks, civic uses, mixed use, residential, retail commercial, and office), 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.

3.3.3 Land Use Plan

Figure 3-2, *Quarry Falls Specific Plan Land Use Map*, shows the types and locations of land uses proposed for the Quarry Falls Specific Plan area. Figure 3-3, *Quarry Falls Illustrative Land Use Plan*, provides an illustrative representation of the landscaped streets, slopes, parks and open space areas associated with Quarry Falls. Figure 3-4, *Quarry Falls Planning Districts*, identifies the various planning district within Quarry Falls.



Public Open Space is publicly owned or includes an easement for general public use

Figure 3-2.
Quarry Falls Specific Plan Land Use Plan



Figure 3-3.
Quarry Falls Illustrative Land Use Plan

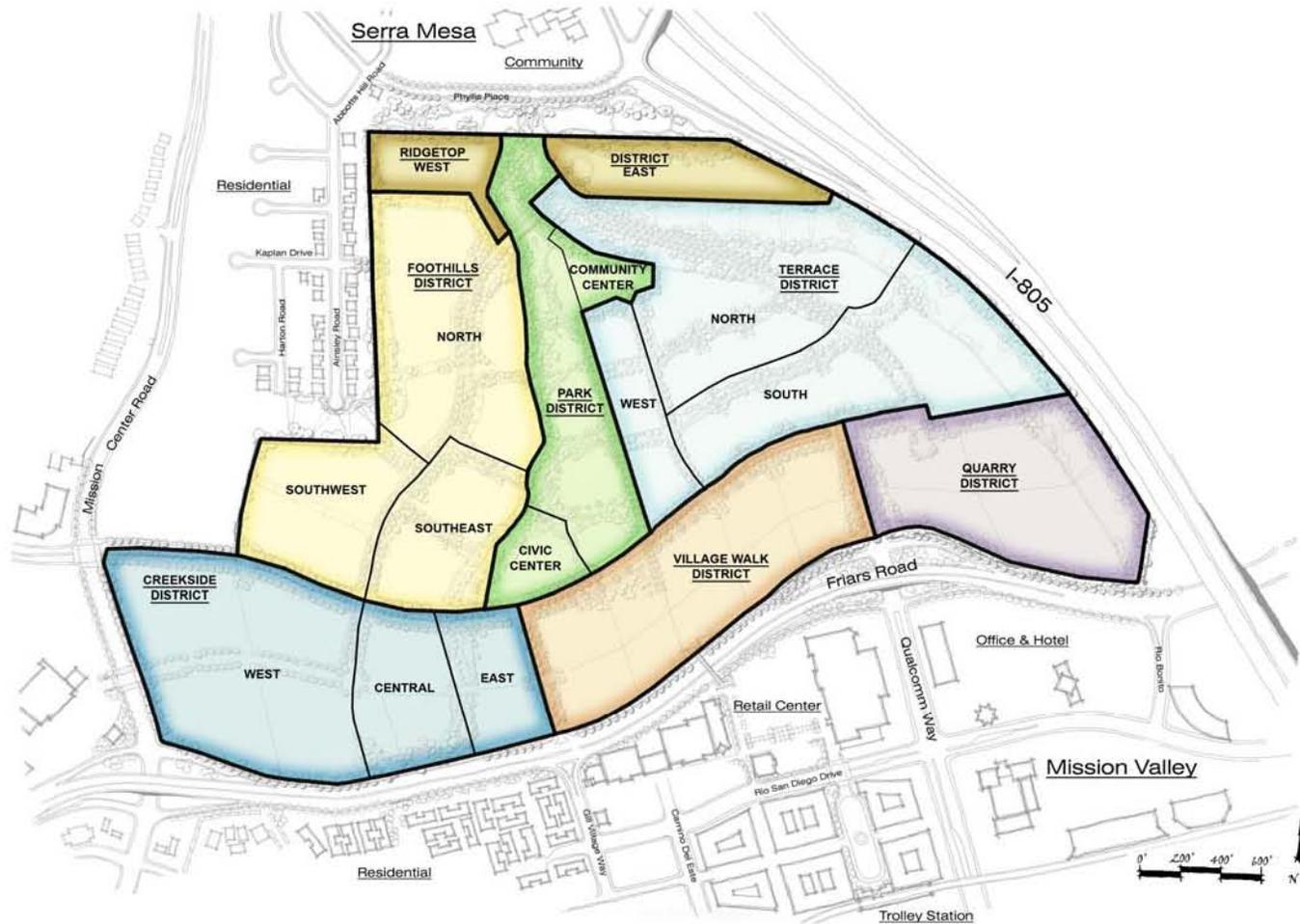


Figure 3-4.
Quarry Falls Planning Districts

3.0 PROJECT DESCRIPTION

Traversing the central portion of the Specific Plan area in a north-south direction, the Specific Plan proposes open space and parks within the Parks District that link to and connect with the various urban land uses and circulation system. The residential neighborhoods include the Ridgetop, Terrace, and Foothills districts that propose a range of 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.

As shown in Table 3-1, *Quarry Falls Land Use Summary*, Quarry Falls would provide approximately 31.8 acres of publicly and privately-owned parks (with the privately-owned area having easements to allow for general public use), civic uses, open space and trails; ~~approximately a maximum of 4,780~~ residential units offered as a variety of “for sale” and/or “for rent” and built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units (dwelling units on one or more floors located above a private garage), senior housing and assisted care units; ~~approximately a maximum of 603,000~~ square feet of retail space; and ~~a maximum of 620,000~~ square feet of office/business park uses. Additional land uses provided for within Quarry Falls include an option for a school site. All of these land uses are described in greater detail below.

**Table 3-1.
Quarry Falls Land Use Summary**

Land Use	Approximate Gross Area	Target-Maximum Development Intensity
Public Parks/Civic/Open Space ¹	31.8 acres (17.5 acres neighborhood parks)	N/A
Private Recreation	2.1 acres	4,000 square feet N/A
Residential ²	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
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 public parks and private open space with public access easements.

² includes Low Medium, Medium High, and High density residential areas.

Approval of the Quarry Falls Specific Plan, concurrent with approval of the VTM, would result in rezoning of the 225.0-acre Specific Plan area from the existing MVPD-MV-M (Mission Valley Planned District Multiple Use), MVPD-MV-M/SP (Mission Valley Planned District Specific Plan), and RS-1-7 zones to the City-based zones shown in Table 3-2, *Quarry Falls Zones and Development Intensity*. The zones for Quarry Falls are depicted in Figure 3-6, *Proposed Zoning*, and are discussed in Section 3.3.4, *Proposed Zoning*, below. Zones proposed for Quarry Falls are based on Citywide base zones established by Chapter 13 of the San Diego Municipal Code (City Land Development Code) and as modified by the proposed Quarry Falls Specific Plan and Master PDP.

**Table 3-2.
Quarry Falls Zones and Development Intensity**

Planning District	Land Use	Net Area	Subdistrict	LDC Zone	Intensity Range (du/ac)	Development Intensity Range	Target Density
Park District	Parks, Open Space, Civic, Community	12.4	Park	OP-2-1	N/A	N/A	N/A ¹
		2.1	Community Recreation Center	RM-1-1		0 sq. ft. -10,000 sq. ft.	4,000 sq. ft.
		4.6	Civic Center	RM-1-1		0 sq. ft. – 15,000 sq. ft.	0 sq. ft. ¹
Ridgetop District	Residential	4.0	Ridgetop West	RM-1-1	6 – 14.5	24 du – 58 du	41 units
		6.3	Ridgetop East	RM-2-4	6 – 24.9	37 du – 156 du	59 units
Foothills District	Residential	15.4	Foothills North	RM-3-7	10 – 43.5	154 du – 670 du	363 units
		9.4	Foothills Southwest	RM-3-8	20 – 54.5	187 du – 510 du	376 units
		6.3	Foothills Southeast	RM-4-10	20 – 108.9	126 du – 688 du	383 units
Terrace District	Residential	11.2	Terrace North	RM-3-8	20 – 54.5	223 du – 608 du	470 units
		4.7	Terrace West	RM-3-7	10 – 43.5	48 du – 209 du	154 units
		10.5	Terrace South	RM-4-10	20 – 108.9	211 du – 1,147 du	812 units
Creekside District	Residential Multiple Use	20.5	Creekside West	RM-3-9	20 – 72.6	410 du – 1,490 du	1,353 units
		5.4	Creekside Central	RM-4-10	40 – 108.9	215 du – 586 du	358 units
		5.0	Creekside East	CC-3-5	0 – 29.0	0 du – 145 du 50,000 sq. ft. – 130,000 sq. ft.	84 units 100,000 sq. ft.
Village Walk District	Multiple Use	19.5	N/A	CC-3-5	0 – 29.0	0 du – 567 du 250,000 sq. ft. – 650,000 sq. ft.	327 units 547,000 sq. ft.
Quarry District	Multiple Use	12.9	N/A	IL-3-1	N/A	345,000 sq. ft. – 750,000 sq. ft.	576,000 sq. ft.
MAXIMUM ALLOWABLE DEVELOPMENT INTENSITY							4,780 units 1,227,000/603,000 sq. ft. Retail Commercial 620,000 sq. ft. Office Commercial

LDC – Land Development Code

du – dwelling units _____ du/ac – dwelling units per acre

sq. ft. – square feet

¹ Traffic generation for the Park District on a per acre basis has been included in the Traffic Impact Study (TIS) prepared by Katz, Okitsu & Associates (March 2007).

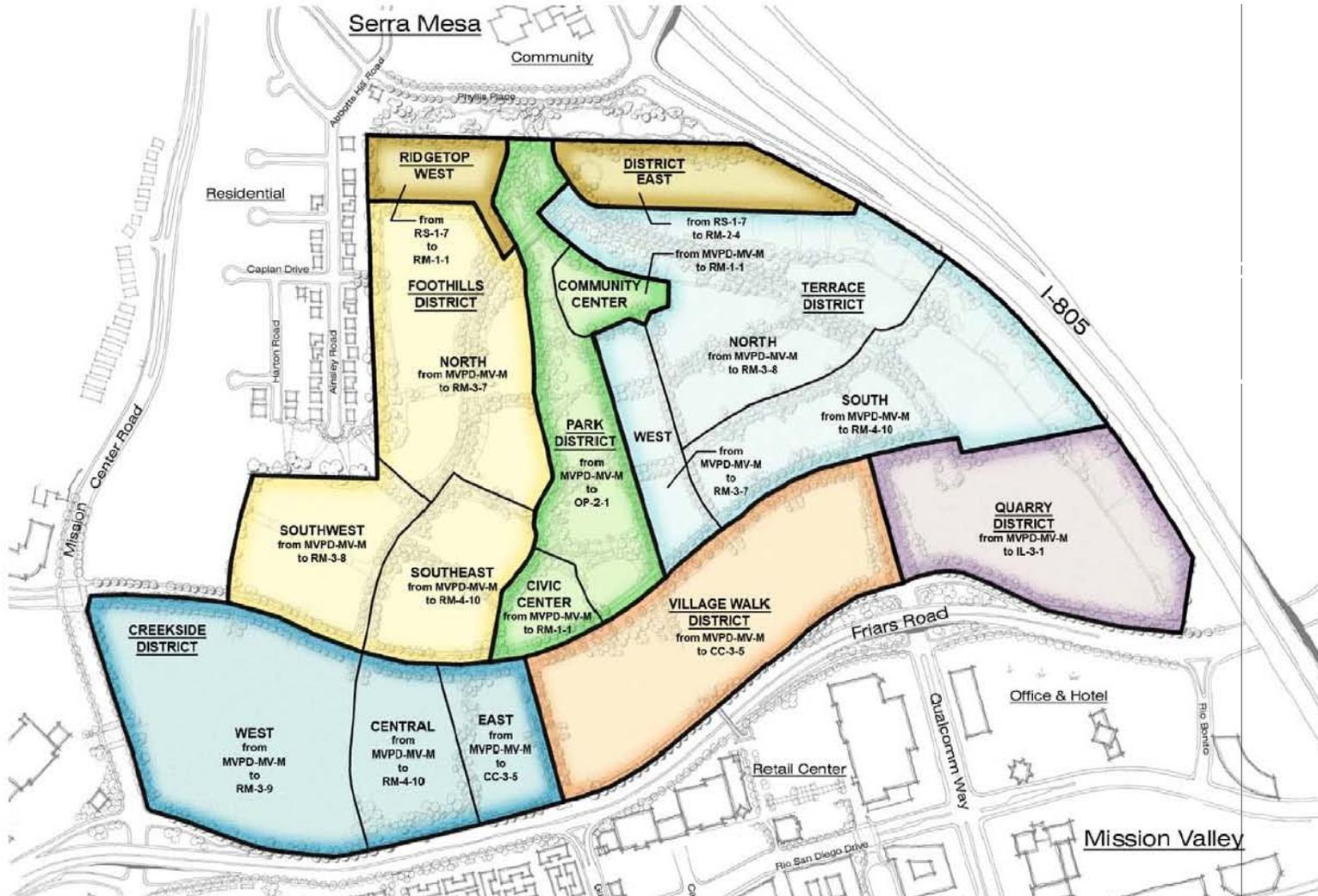


Figure 3-5.
Proposed Zoning

The City's Land Development Code (effective May 17, 2005) is the governing regulatory document for development in Quarry Falls. Permitted uses and development regulations of the designated zone would govern development of a lot or group of lots, unless as modified by this Specific Plan and the Master PDP. While the Quarry Falls Specific Plan allows for a range of development intensity, the project is limited by the amount of traffic that can be generated.

A Traffic Impact Study (see Appendix B of this Program EIR) has been prepared for Quarry Falls and is addressed in Section 5.2, *Transportation/Circulation/Parking*. The Traffic Impact Study is based on one conceptual development scenario for the Specific Plan, which results in the "target development intensity" shown in Table 3-1, *Quarry Falls Land Use Summary*, and further elaborated in Table 3-2, *Quarry Falls Zones and Development Intensity*. The target development scenario and intensity would result in a total of 66,286 average daily driveway trips (ADT). However, other development scenarios and land use mixes may result in more or less than the target development intensity and still meet the ADT and AM/PM peaks within each phase but not to exceed a total of 4,780 dwelling units; 603,000 square feet of retail space; and 620,000 square feet of office business park uses. Section 9.7, *Density Transfer*, of the Quarry Falls Specific Plan includes a mechanism for reviewing and monitoring development of Quarry Falls as it builds out.

Because ultimate build-out of the project is limited by the restrictions contained in the traffic analysis, this Program EIR evaluates worst case impacts based on development which could occur within those limitations. Should future development be proposed that is in excess of the constraints set by the traffic analysis, subsequent traffic analysis and environmental review would be necessary.

The various land uses proposed for Quarry Falls are summarized below by planning district.

- **Open Space, Parks, Recreation and Community Amenities** - Areas proposed for open space, parks, recreational and community amenities within the Quarry Falls Specific Plan area fall within the Park District and would occur in many forms (see Figure 3-6, *Park District Plan*, Table 3-3, *Park District – Land Use Summary*, and Figure 3-7, *Quarry Falls Open Space, Parks, Recreation, and Community Amenities Plan*). The primary public open space and park feature would be the Quarry Falls Park, which would begin in the northern portion of the property and transcend the site to the southern planning districts. The approximately 13-acre park would terrace down from the Ridgetop District to Quarry Falls Boulevard. A range of features may be offered within the park such as gardens, trails, play areas, picnic areas, volleyball and basketball courts, restrooms, an amphitheater, and water features. A dry creek bed and bioswale are proposed within the park to accommodate runoff. The dry creek bed/bioswale would collect surface water from areas within Quarry Falls. Finger Parks are proposed to radiate off the central park to provide pedestrian connection and land use linkage to the park. The bioswale and finger parks would be privately owned with easements to allow for general public use. Figure 3-8, *Quarry Falls Park Conceptual Plan*, provides a concept for Quarry Falls Park based on the guidelines provided in the Draft Specific Plan.



Figure 3-6.
Park District Plan

Table 3-3.
Park District – Land Use Summary

Land Use	Allowable Zone(s)	Density Range (dwelling units/acre) ¹	Net Area (Acres) ¹	Development Intensity Range	Target Development Intensity
Parks/Public Open Space	OP-2-1	N/A	12.4	N/A	N/A
Community Recreation Center	RM-1-1	N/A	2.1	0-10,000 sq. ft.	4,000 sq. ft. ²
Civic Center	RM-1-1	N/A	4.6	0-15,000 sq. ft.	0 sq. ft. ²

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.

² The Traffic Impact Study (May 2007) prepared by Katz, Okitsu & Associates includes intensities for development of park, civic and recreational uses.

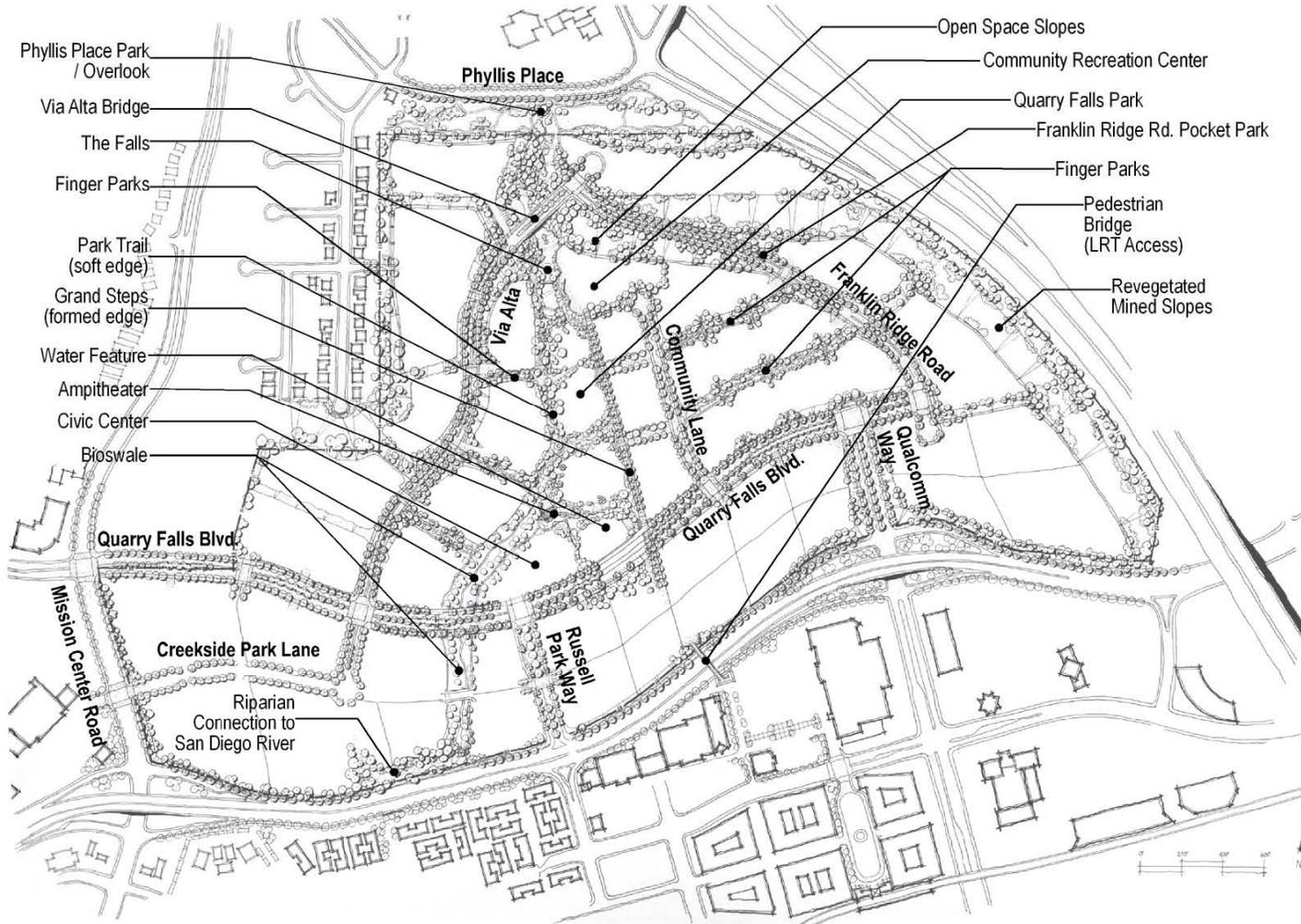


Figure 3-7.
Quarry Falls Open Space, Parks, Recreation and Community Amenities Plan

3.0 PROJECT DESCRIPTION



Figure 3-8.
Quarry Falls Park Conceptual Plan

3.0 PROJECT DESCRIPTION

The Creekside Park is proposed within the Creekside District. Creekside Park would be comprised of two segments, beginning at the southern edge of Quarry Falls Boulevard and culminating adjacent to a detention basin just north of Friars Road. A bioswale would follow the alignment of the park. Creekside Park would be privately owned with an easement to allow for general public use.

The project also proposes more formal areas for concentration of social and civic functions. A public/private Civic Center (see Figure 3-9, *Civic Center*) could be located in the southern portion of the Parks District, which could provide for civic buildings, such as a heritage museum, pre-school, and information center, that would be open to the public. The Civic Center could also include an outdoor amphitheater for outdoor public events, such as concerts and theatrical productions. At the north end of the Park District, a private Community Recreation Center (see Figure 3-10, *Community Recreation Center*) is proposed and could provide for more informal community gatherings, events and recreation. The Community Recreation Center would serve residents in Quarry Falls.

Additional private development area recreation facilities would be provided for residential development within the Ridgetop, Foothills, Terrace and Creekside Districts. The requirements and area devoted to private open space and recreational facilities would be in conformance with the City's Land Development Code and would depend on the zone for each particular development area.

A network of publicly accessible trails and pedestrian amenities is proposed to tie together the various open space, parks, recreation and community activities. A Park Trail is proposed that would traverse the Park from north to south, while a system of Finger Trails is proposed to serve as lateral connections to the various planning districts. The pedestrian trail system, in conjunction with the street network, is proposed to serve pedestrians and bicyclists.

The proposed project would develop 4,780 residential units, which would result in approximately 8,317 new residents to Mission Valley (based on SANDAG's estimate of 1.74 people per household for Mission Valley). Based on the City's requirement of a minimum 2.8 acres of parkland per 1,000 residents, a total of 23.29 useable acres of community and neighborhood park land is required.

As shown by Table 3-4, *Quarry Falls Parks and Recreation Land Use Summary*, a total of 17.5 acres of population-based park area would be provided by the project. The remaining requirement for population-based community park area would be satisfied by the payment of Development Impact Fees (DIF).

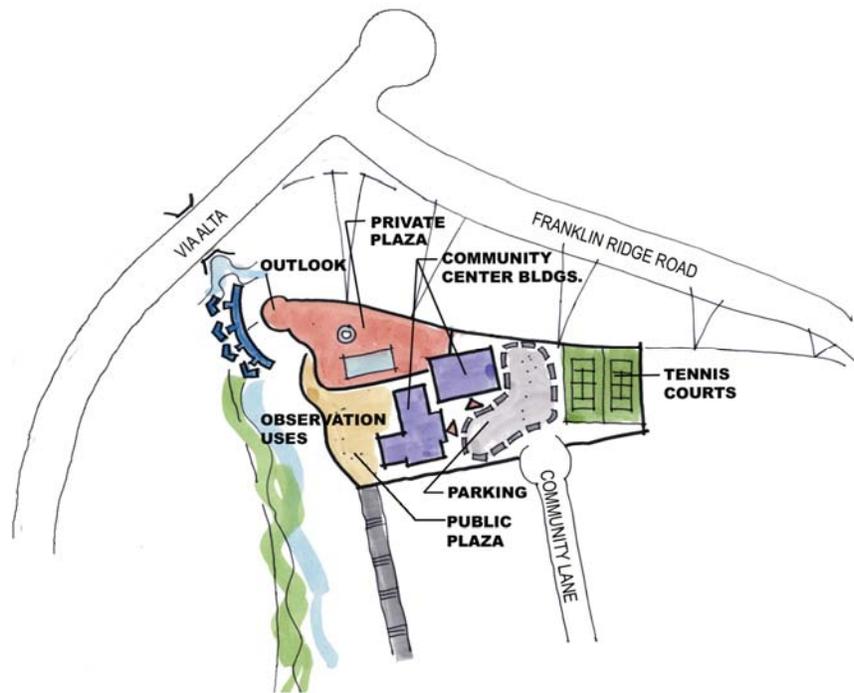


Figure 3-9.
Civic Center

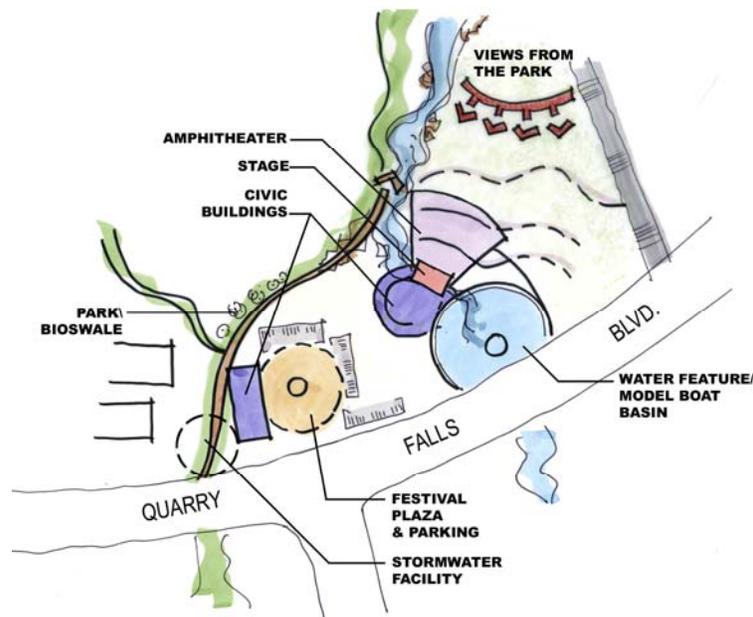


Figure 3-10.
Community Recreation Center

**Table 3-4.
Quarry Falls Parks and Recreation Land Use Summary**

Land Use	Area (acres)	Population-Based Park Area (acres)
Parks/Public Open Space	23.0	14.3
The Civic Center	4.6	3.0
The Community Recreation Center	2.1	--
Finger Parks	3.9	--
Franklin Ridge Road Pocket Park	0.2	0.2
Private/Revegetated Slopes	35.6	--
TOTAL	69.4	17.5

- **Residential Land Uses** – Residential uses are proposed in the Ridgetop, Foothills, Terrace, and Creekside districts, with additional residential units allowed as part of the mix of uses in the Village Walk district. Residential development in Quarry Falls would consist of a range of residential density and product types, including “for sale” and/or “for rent” units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units (dwelling units on one or more floors located above a private garage), senior housing and assisted care units.

The Ridgetop neighborhoods are proposed on a ridge along the northern portion of Quarry Falls (see Figure 3-11, *Ridgetop District Plan*, and Table 3-5, *Ridgetop District – Land Use Summary*). Set at the highest elevations within the Specific Plan area, residential development within the Ridgetop District overlooks the proposed Park, other districts within Quarry Falls, and the valley below. The Ridgetop neighborhoods are proposed as a transition between the existing single family development within the Abbots Hill area of Serra Mesa to the north and west and the more dense urban development proposed within Quarry Falls and that which exists in Mission Valley to the south. The project proposes that development of this planning district occur as residential units in the form of single family detached units on conventional or small lots; as privacy yard homes (the structure adjacent to the side yard has no facing windows or doors) or as attached multifamily units featuring town homes, apartments, flats, row houses, courtyard units, lofts, and carriage units.

Residential neighborhoods are proposed within the Foothills and Terrace planning districts in the central portion of Quarry Falls. The Foothills District would be located between the Quarry Falls Park and the manufactured slopes remaining from use of the property as a resource extraction area (see Figure 3-12, *Foothills District Plan*, and Table 3-6, *Foothills District – Land Use Summary*). As such, this district experiences elevational transitions, with the Ridgetop homes proposed at a higher elevation to the north and the proposed Creekside District set at a lower elevation to the south. This setting allows residents to overlook the system of meandering trails and the Quarry Falls Park proposed for Quarry Falls. The Terrace District is proposed as a residential neighborhood located on the east side of Quarry Falls, bounded by I-805 freeway

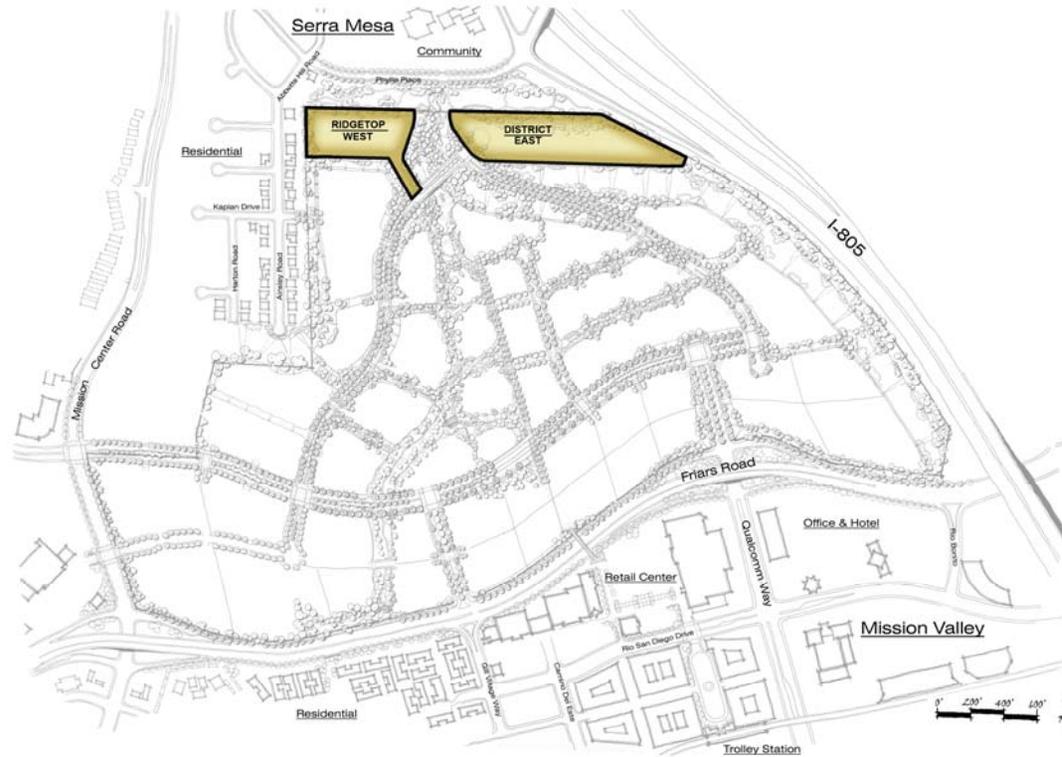


Figure 3-11.
Ridgetop District Plan

Table 3-5.
Ridgetop District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/ acre) ¹	Net Area (acres) ¹	Development Intensity Range	Target Development Intensity
Ridgetop West	RM-1-1	6 – 14.5	4.0	24 du – 58 du	41 units
Ridgetop East	RM-2-4	6 – 21.8	6.3	37 du – 156 du	59 units

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.



Figure 3-12.
Foothills District Plan

Table 3-6.
Foothills District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/acre) ¹	Net Area (acres) ¹	Development Intensity Range	Target Development Intensity
Foothills North	RM-3-7	10 - 43.5	15.4	154 du – 670 du	363 units
Foothills Southwest	RM-3-8	20 – 54.5	9.4	187 du – 510 du	376 units
Foothills Southeast	RM-4-10	20 – 108.9	6.3	126 du – 688 du	383 units
Finger Parks	RM-3-7/RM-4-10	N/A	1.5	N/A	N/A

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.

slope to the east, the Quarry and Village Walk Districts of Quarry Falls to the south, and the Ridgetop District to the north (see Figure 3-13, *Terrace District Plan*, and Table 3-7, *Terrace District – Land use Summary*). Proposed for the Foothills and Terrace Districts is the development of a variety of residential products, including “for sale” and/or “for rent” units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units (dwelling units on one or more floors located above a private garage), senior housing and assisted care units.

The Creekside District is located in the southwest portion of the Quarry Falls Specific Plan area (see Figure 3-14, *Creekside District Plan*, and Table 3-8, *Creekside District – Land Use Summary*). It is influenced by roadways that create its boundaries, as well as its relationship to the activity center created by the Village Walk District immediately east. The western portion of this district would develop with medium to high density uses. Proposed for the eastern portion of the Creekside District is a mix of uses, including neighborhood and community serving retail, boutique office and residential. Traversing the Creekside District would be a linear park that connects the Creekside District to the Park District.

- **School Use Option** – As an option within the residential areas of Quarry Falls, a school may be constructed. The school may serve elementary, middle, or high school students, or a combination of grade levels, and may be public, such as a Charter School, or private. The school could encompass approximately three acres within the Foothills District, proximate to the Civic Center and Park District. If a school occurs in Quarry Falls, it would replace 270 residential units that could have occurred on the school site location.

- **Retail Commercial Uses** - The Village Walk District is proposed as the activity center for Quarry Falls (see Figure 3-15, *Village Walk District Plan*, and Table 3-9, *Village Walk – Land Use Summary*). Located in the southern end of the Specific Plan area with street frontage visible from Friars Road and Quarry Falls Boulevard, the Village Walk District would connect residential developments to the north and west and the employment center within the Quarry District to the east through an array of shops, eateries and active outdoor spaces. Quarry Falls Park would terminate in the Village Walk District. Commercial uses in this area would include lifestyle retail and restaurants with outdoor patios. Lifestyle retail centers provide community gathering places which are typically open-air and designed with an upscale architecture that mirrors the character of surrounding neighborhoods. Lifestyle centers create a critical mass of specialty retailers; open spaces, fountains and areas for casual browsing; and one or more sit down restaurants that may feature outdoor dining areas.

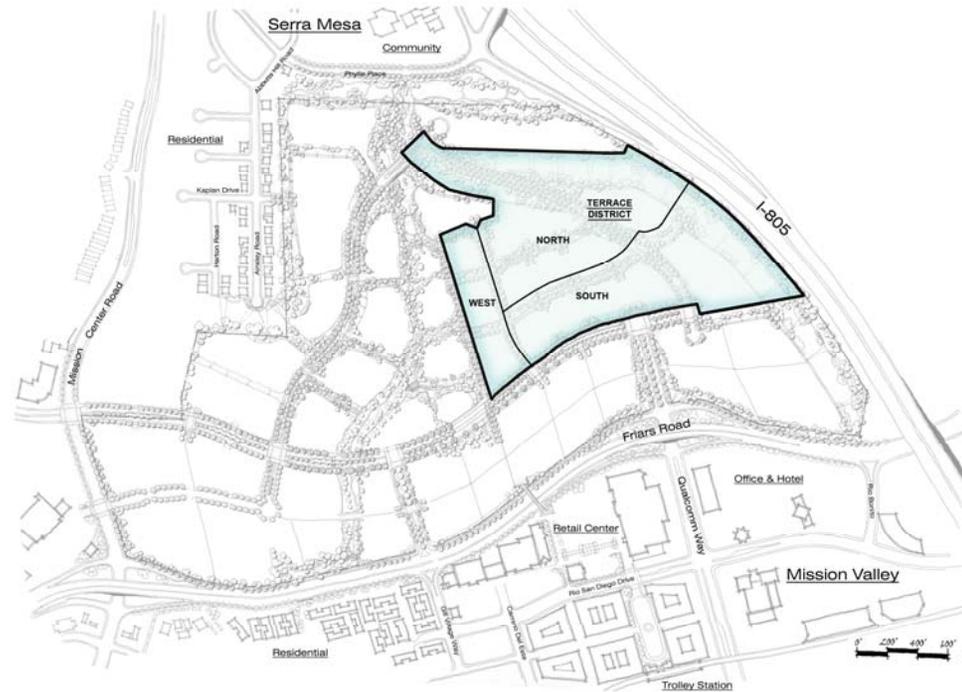


Figure 3-13.
Terrace District Plan

Table 3-7.
Terrace District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/acre) ¹	Net Area (acres) ¹	Development Intensity Range	Target Development Intensity
Terrace North	RM-3-8	20 – 54.5	11.2	223 du – 608 du	470 units
Terrace West	RM-3-7	10 – 43.6	4.7	48 du – 209 du	154 units
Terrace South	RM-4-10	20 – 108.9	10.5	211 du – 1,147 du	812 units
Finger Parks	RM-3-7/RM-4-10	N/A	2.7	N/A	N/A

¹ Acreages are approximate and may vary by up to 10 percent as final mapping for specific development areas occurs.

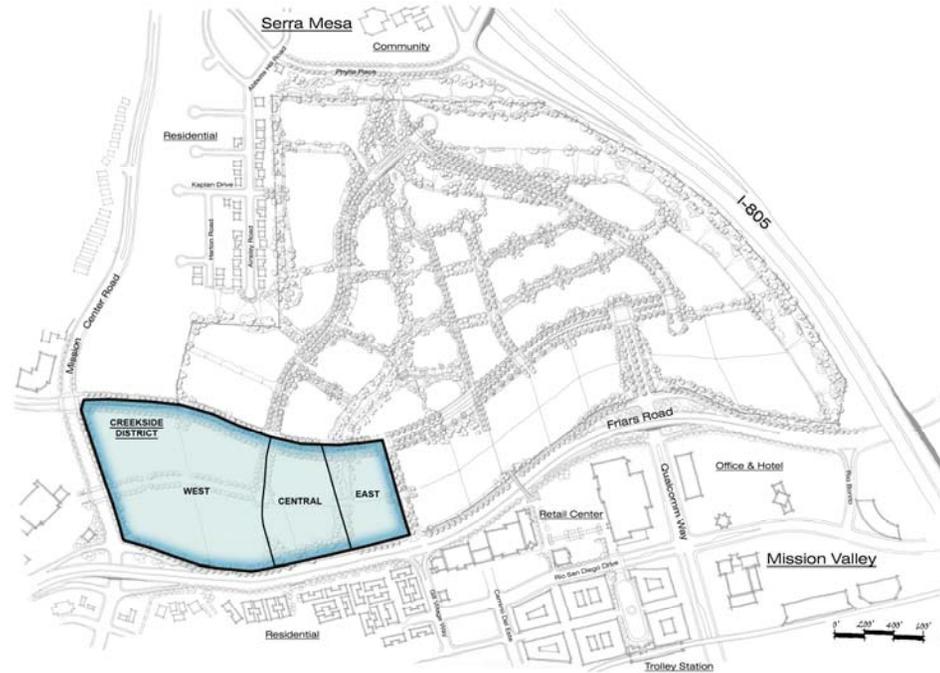


Figure 3-14.
Creekside District Plan

Table 3-8.
Creekside District – Land Use Summary

Land Use	Allowable Zone(s)	Residential Density Range (dwelling units/ acre) ¹	Net Area (acres) ¹	Development Intensity Range	Target Development Intensity
Creekside West Residential	RM-3-9	20 – 72.6	20.5	410 du – 1,490 du	1,353 units
Creekside Central Residential	RM-4-10	40 - 108.9	5.4	215 du – 586 du	358 units
Creekside East Residential Retail and/or Office	CC-3-5	0 - 29.0	5.0	0 du – 145 du 50,000 – 130,000 sq. ft.	84 units 100,000 sq. ft.
Parks/Public Open Space	CC-3-5	N/A	1.5	N/A	N/A

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.

- **Office/Business Park Uses** - The Quarry District is located in the southeast corner of the Specific Plan area (see Figure 3-16, *Quarry District Plan*, and Table 3-10, *Quarry District – Land Use Summary*). To the north of the Quarry District is the Terrace District, where residential uses would occur, allowing for housing proximate to employment. To the west is the proposed Village Walk District, providing access to regional transit and areas for noontime lunches and shopping. South of this district is Friars Road, providing access via Qualcomm Way to other areas in Mission Valley and beyond. The Quarry District would provide a campus of employment uses. Supporting commercial uses such as a restaurant or café may also occur within this district, as an amenity to office dwellers and as an introduction to the urban village setting of the Village Walk District. As an interim use in this District, asphalt and concrete plants would operate under an amendment to CUP Nos. 5073 and 82-0315 (see Section 3.9).
- **Affordable Housing** - The City of San Diego has adopted Inclusionary Affordable Housing Regulations (Land Development Code Section 142.1300) to encourage diverse and balanced neighborhoods with housing available for households of all income levels. To meet the City's Inclusionary Affordable Housing Regulations, the following requirements apply:

§142.1306 General Inclusionary Affordable Housing Requirements

- (a) At least 10 percent (10%) of the total dwelling units in the proposed development shall be affordable to targeted rental households or targeted ownership households in accordance with Section 142.1309. For any partial unit calculated, the applicant shall pay a prorated amount of the in lieu fee in accordance with Section 142.1310 or provide an additional affordable unit. Condominium conversion units affordable to and sold to households earning less than 150 percent (150%) of the area median income pursuant to an agreement entered into with the San Diego Housing Commission shall not be included in the dwelling units total for purposes of applying the 10 percent inclusionary housing requirement.
- (b) With the exception of condominium conversions of twenty or more dwelling units the requirement to provide dwelling units affordable to and occupied by targeted rental households or targeted ownership households, can be met in any of the following ways:
 - (1) On the same site as the proposed project site.
 - (2) On a site different from the proposed project site, but within the same community planning area. Nothing in this Division shall preclude an applicant from utilizing affordable units constructed by another in accordance with this Division upon approval by the Housing Commission in accordance with the standards set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual;



Figure 3-15.
Village Walk District Plan

Table 3-9.
Village Walk District – Land Use Summary

Land Use	Allowable Zone(s)	Residential Density Range (dwelling units/acre) ¹	Net Area (Acres) ¹	Development Intensity Range	Target Development Intensity
Residential, Retail, and/or Office	CC-3-5	0 – 29.0	19.5	0 du – 567 du 250,000 sq. ft. – 650,000 sq. ft.	327 units 547,000 sq. ft.

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.

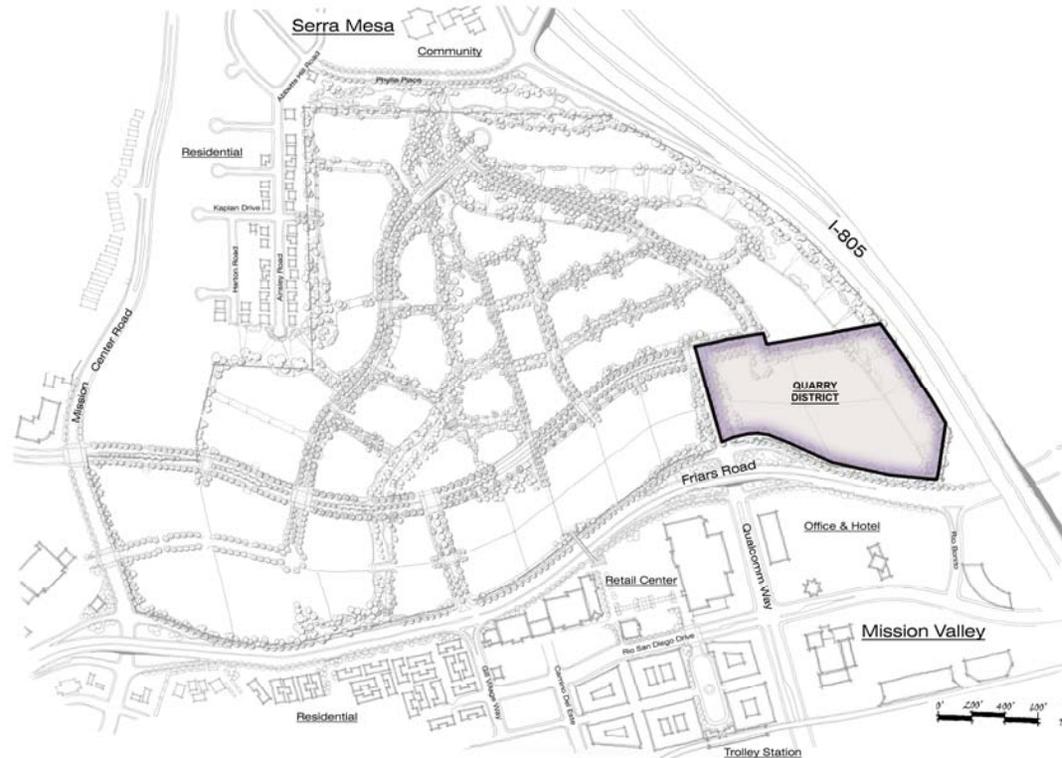


Figure 3-16.
Quarry District Plan

Table 3-10.
Quarry District - Land Use Summary

Land Use	Allowable Zone(s)	Net Area (acres) ¹	Development Intensity Range	Target Development Intensity
Office/Business Park, Support Commercial Interim Use: Asphalt and Concrete Plants	IL-3-1 CUP (183194)	12.9	345,000 sq. ft. – 750,000 sq. ft.	576,000 sq. ft.

¹ Acreages are approximate and may vary as final mapping for specific development areas occurs.

- (3) On a site different from the proposed project site and outside the community planning area if the applicant has obtained a variance in accordance with Section 142.1304. Nothing in this Division shall preclude an applicant from utilizing affordable units, constructed by another applicant from utilizing affordable units, constructed by another applicant in accordance with this Division, upon approval by the Housing Commission pursuant to the standards set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual;
- (4) Payment of an in lieu fee in accordance with the provisions of Section 142.1310; or
- (5) Any combination of the requirements of this Section.

The Quarry Falls project proposes 10 percent of residential units provided by the project as affordable in accordance with Section 142.1309 of the City's Land Development Code.

3.3.4 Circulation Plan

The Quarry Falls project site is currently served by existing public streets within Mission Valley, which connect to and through the Specific Plan area. The primary east-west local access is provided by Friars Road, which forms the southern border for Quarry Falls. Mission Center Road along the western border of the proposed Specific Plan area provides north-south access. It connects I-8 with Friars Road and extends north into Serra Mesa connecting to Murray Ridge Road, which provides access to the I-805 freeway. If the Quarry Falls project is approved, Qualcomm Way would be extended into the site from its current terminus at Friars Road as part of the proposed project to provide a north-south entry into the Specific Plan area.

Vehicular circulation within Quarry Falls is proposed as a network of seven main public roads that connect each planning district. Additional internal private streets and drives would provide access to development within each district. The proposed streets have been designed in accordance with City regulations with the exception of diagonal parking on Quarry Falls Boulevard and Russell Park Way and the street grade for Qualcomm Way and the northern portion of Franklin Ridge Road, which have been designed and accepted using the City's Deviation from Standards process. All streets would accommodate fire and emergency vehicles. Additionally, an emergency access would be provided in the northwestern portion of the Foothills District at the terminus of Kaplan Drive in the adjacent Abbots Hill neighborhood of Serra Mesa.

Figure 3-17, *Quarry Falls Vehicular Circulation Plan*, depicts the circulation plan proposed for Quarry Falls and designates the classification of roads designed to serve development with the Specific Plan area. Provided below is a brief description of primary roadways proposed for Quarry Falls. Additionally, local streets and private drives would be utilized to provide access from the primary roadways described above through individual residential neighborhoods and commercial developments.

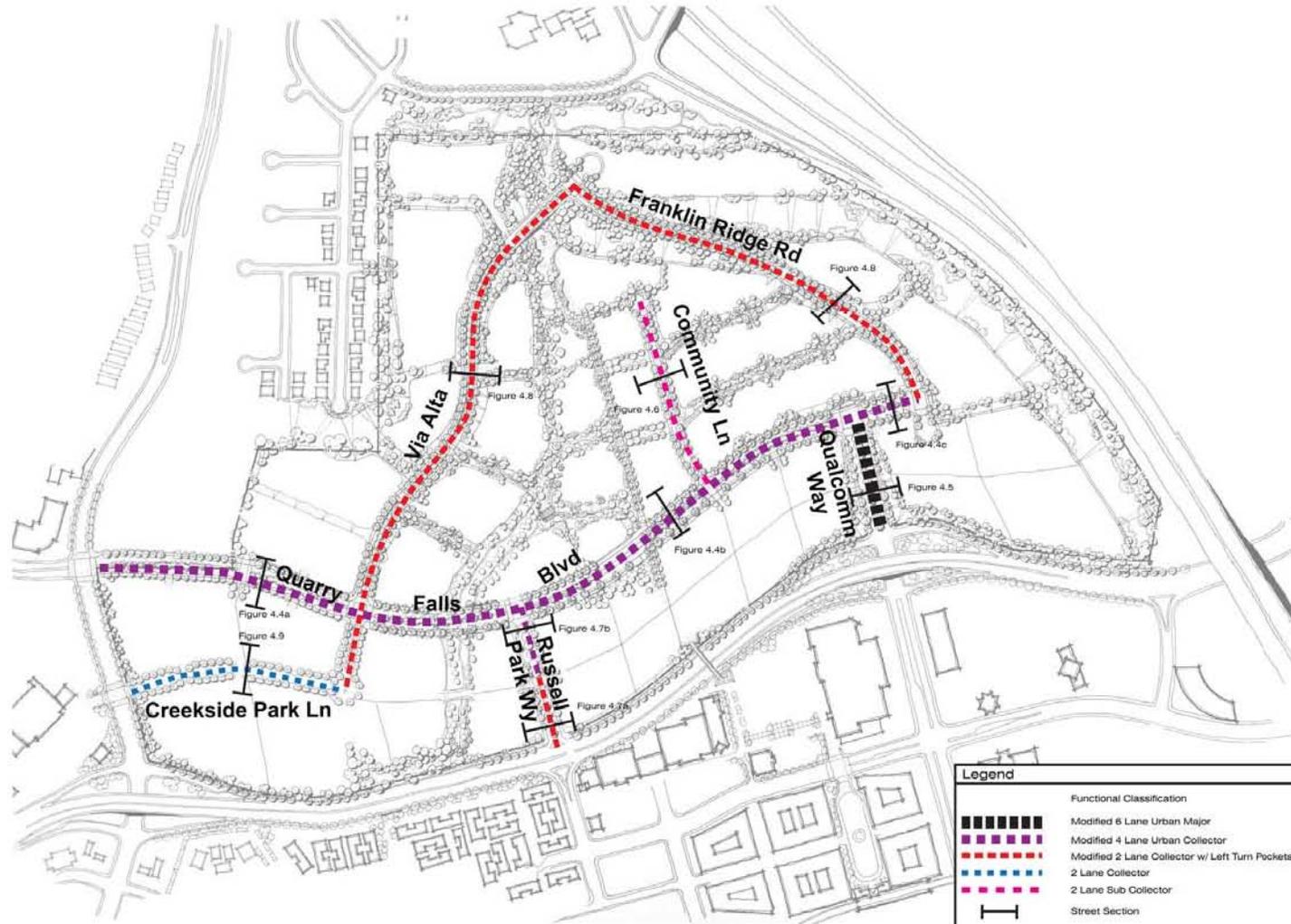


Figure 3-17.
Quarry Falls Vehicular Circulation Plan

3.0 PROJECT DESCRIPTION

- North Side of Friars Road** (Figure 3-18) - The north side of Friars Road along the Quarry Falls frontage would be constructed with a 22-foot distance from the curb line to the edge of the right-of-way. Included within this distance is a 15-foot landscape parkway behind the curb with street trees and a six-foot wide noncontiguous sidewalk. In some areas, the 15-foot wide parkway landscape area may need to slope from curb to sidewalk due to existing topography along the north side of Friar’s Road. In these situations, the landscape area would not slope greater than 20 percent from sidewalk to curb (one-foot vertical to five-foot horizontal). Sidewalks from within Quarry Falls (Creekside, Village Walk and Quarry Districts) would extend to the south and meet the sidewalk on the north side of Friars Road. In addition, the Friars Road sidewalk would connect to the pedestrian bridge over Friars Road when the bridge is constructed. The width of the parkway would be reduced below the bridge.

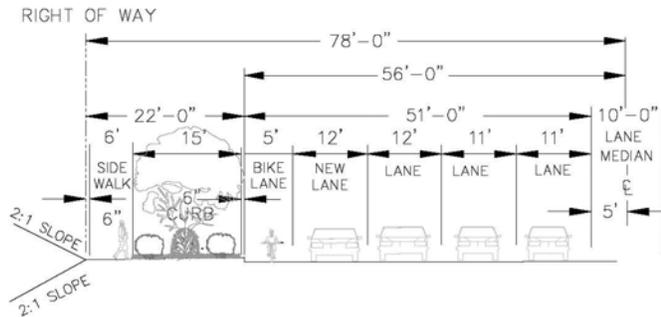


Figure 3-18. North Side of Friars Road

- Quarry Falls Boulevard** (Figure 3-19, Figure 3-20, and Figure 3-21) - Quarry Falls Boulevard would be constructed as the primary circulation spine for Quarry Falls. Paralleling Friars Road, Quarry Falls Boulevard would provide a vehicular, pedestrian, and bicycle connection between Mission Center Road on the west and Qualcomm Way on the east. The Specific Plan includes varying treatments for Quarry Falls Boulevard as it extends from Mission Center Road to Via Alta and Qualcomm Way to Franklin Ridge Road.

From Mission Center Road to Via Alta (Figure 3-19), Quarry Falls Boulevard would be constructed as a modified four-lane urban collector roadway from its beginning at Mission Center Road to Via Alta. A 20-foot wide median would separate travel lanes.

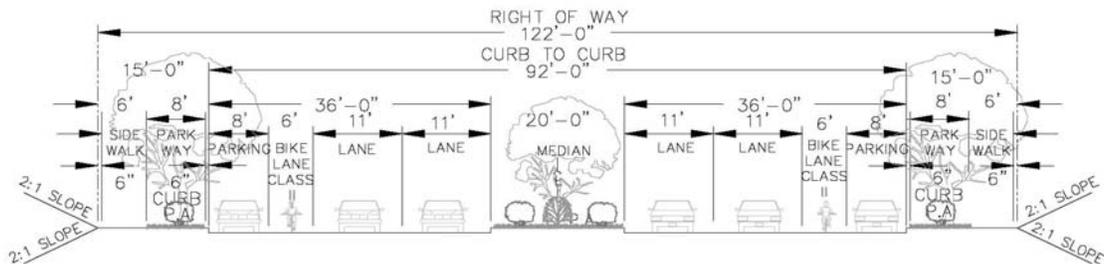


Figure 3-19. Quarry Falls Boulevard – Mission Center Road to Via Alta

3.0 PROJECT DESCRIPTION

Between Via Alta and Qualcomm Way (Figure 3-20), Quarry Falls Boulevard would transition to a 129-foot wide right-of-way to allow for diagonal parking on the south side of the roadway along the Creekside and Village Walk Districts, with parallel parking on the north side of the Boulevard. Except at turn lanes, a 20-foot wide median is proposed through this section, as well as Class II bikeways, six-foot wide sidewalk separated from the roadway and an eight-foot wide landscaped parkway.

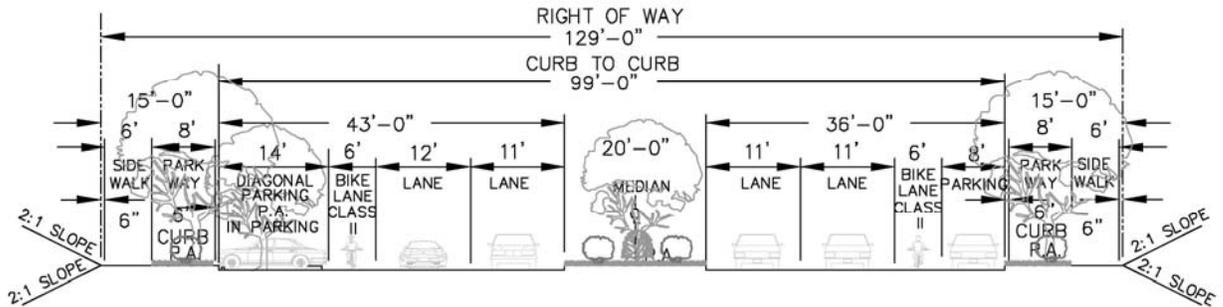


Figure 3-20. Quarry Falls Boulevard – Via Alta to Qualcomm Way

Between Qualcomm Way and Franklin Ridge Road (Figure 3-21), Quarry Falls Boulevard would be constructed as a 94-foot wide street within a 124-foot wide right-of-way. A 14-foot wide median would separate travel lanes. A six-foot wide sidewalk would be separated from the roadway by an eight-foot wide parkway.

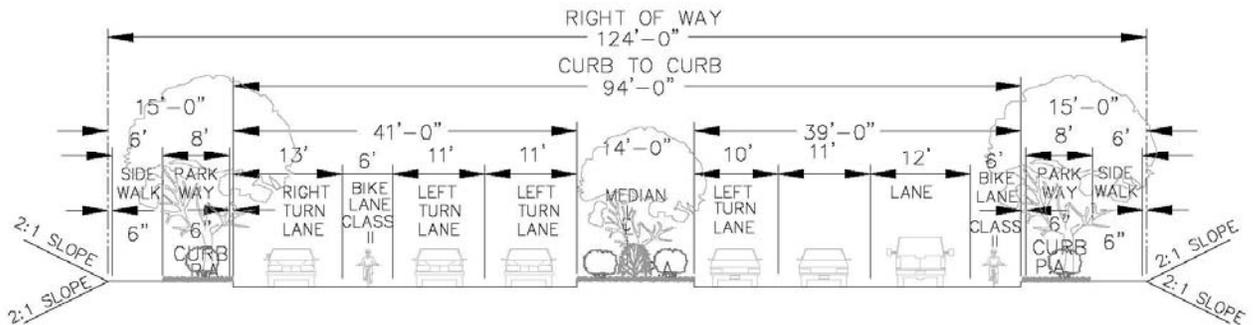


Figure 3-21. Quarry Falls Boulevard – Qualcomm Way to Franklin Ridge Road

3.0 PROJECT DESCRIPTION

- Qualcomm Way** (Figure 3-22) - Qualcomm Way would extend from its current terminus just north of Friars Road into Quarry Falls. Qualcomm Way would be constructed within Quarry Falls as a modified six-lane urban major street with a 16-foot wide center median. A six-foot wide sidewalk would occur along the roadway with an eight-foot wide landscaped median separating the sidewalk from the development area.

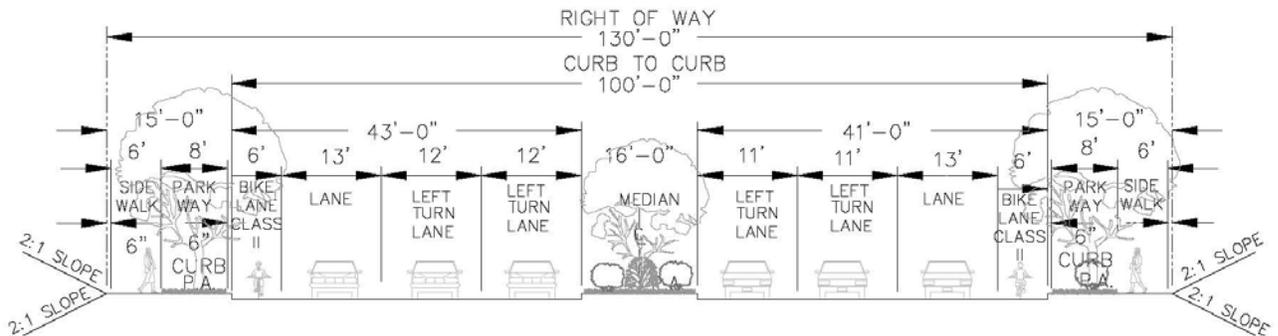


Figure 3-22. Qualcomm Way

- Community Lane** (Figure 3-23) - Community Lane is a local street proposed to extend north of Quarry Falls Boulevard and would be constructed as a two-lane subcollector within a 64-foot wide right-of-way (34 feet curb-to-curb), with parallel parking on both sides. A six-foot wide sidewalk, separated from the street by an eight-foot wide parkway, would occur on both sides of the street.

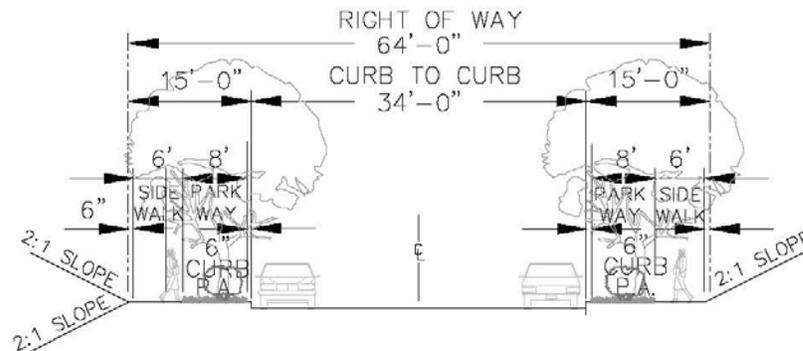


Figure 3-23. Community Lane

3.0 PROJECT DESCRIPTION

- Creekside Park Lane** (Figure 3-24) – Creekside Park Lane connects Mission Center Road and Via Alta, providing additional vehicular and pedestrian circulation within the Creekside District. This street would be constructed as a two-lane collector within a 66-foot wide right-of-way (36 feet curb-to-curb) with parallel parking on both sides. A six-foot wide sidewalk, separated from the street by an eight-foot wide parkway would occur on both sides of the street.

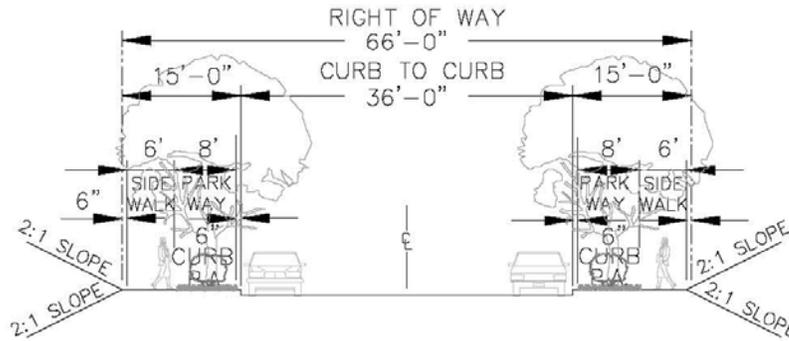


Figure 3-24. Creekside Park Lane

- Russell Park Way** (Figure 3-25a and Figure 3-25b) - Russell Park Way would provide access into Quarry Falls from Friars Road for right-turn in/right-turn out only movements without installing a traffic signal on Friars Road. It would enter Quarry Falls as a modified two-lane collector constructed within a 98-foot wide right-of-way (Figure 3-25a). Class II bikeways would be provided on both sides of the street that connect to existing bike lanes on Friars Road. No parking would be permitted along this portion of Russell Park Way at its entry point into Quarry Falls. Russell Park Way would transition to four-lanes within a 112-foot right-of-way as it approaches Quarry Falls Boulevard and allow for diagonal parking on the west side of the roadway (Figure 3-25b). An eight-foot wide landscaped parkway would separate a six-foot wide sidewalk on both sides of Russell Park Way along its entire length.

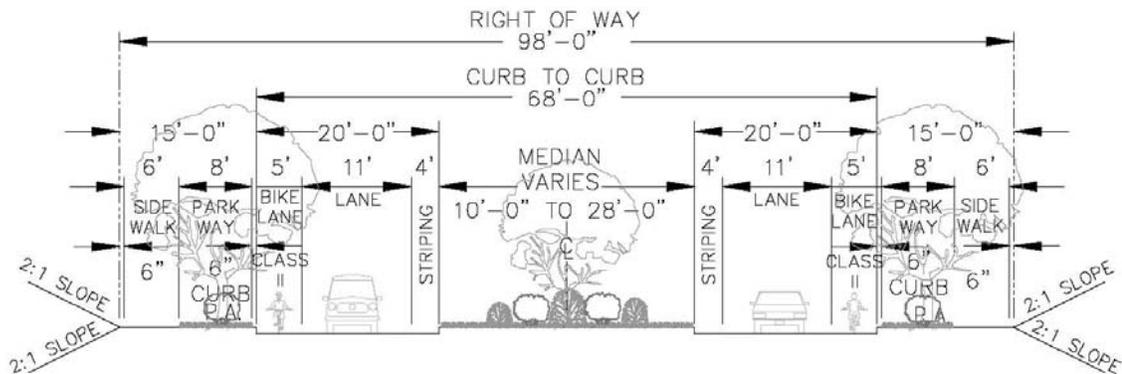


Figure 3-25a. Russell Park Way

3.0 PROJECT DESCRIPTION

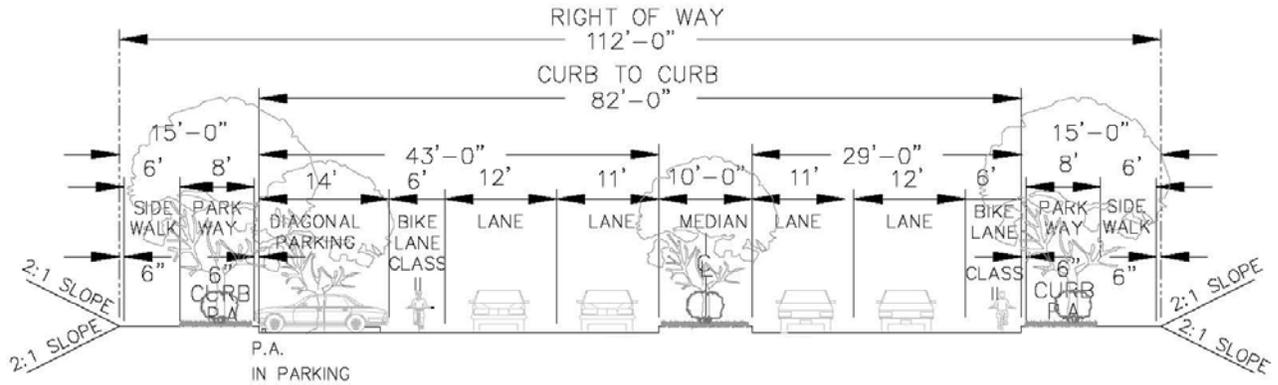


Figure 3-25b. Russell Park Way

- Via Alta and Franklin Ridge Road** (Figure 3-26) - Via Alta and Franklin Ridge Road would provide north-south travel through Quarry Falls. Via Alta begins at the Creekside District in the western portion of Quarry Falls, traversing the Foothills District. Franklin Ridge Road begins at the eastern terminus of Quarry Falls Boulevard and traverses the Terrace District. These streets have been designed to meet in the northern portion of the Specific Plan and would be constructed as modified two-lane collector roads with left-turn pockets within 86-foot wide rights-of-way and with a 16-foot wide median. The median would be reduced in width to six feet in order to allow for turn lanes. Class II bikeways and a six-foot wide sidewalk, separated from the streets by an eight-foot wide parkway, would occur on both sides of Via Alta and Franklin Ridge Road. Neither street would allow for parking.

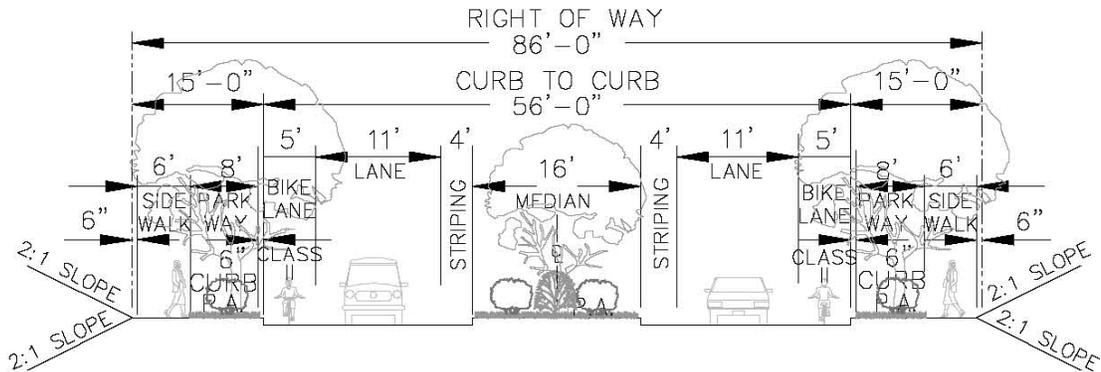


Figure 3-26. Via Alta and Franklin Ridge Road

- Mission Center Road** (Figure 3-27) - Mission Center Road forms the Specific Plan area's western boundary. The Quarry Falls project would add an additional lane and six-foot wide sidewalks separated from the street by an eight-foot wide parkway and landscaping and construct a raised center median.

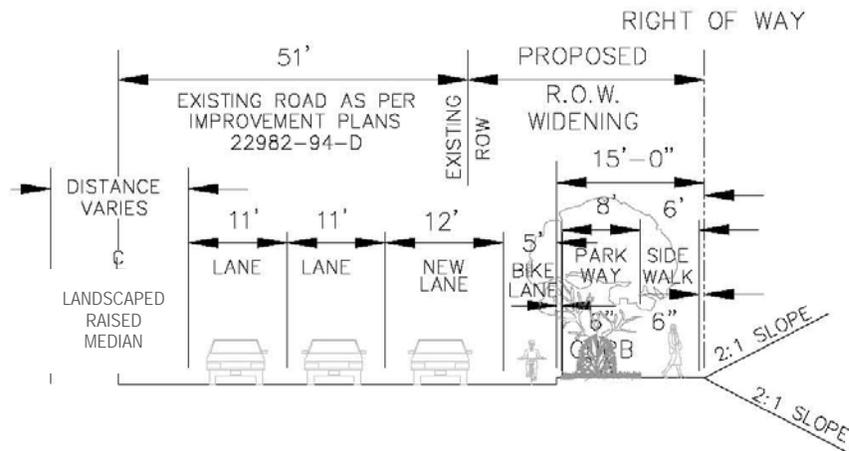


Figure 3-27. Mission Center Road

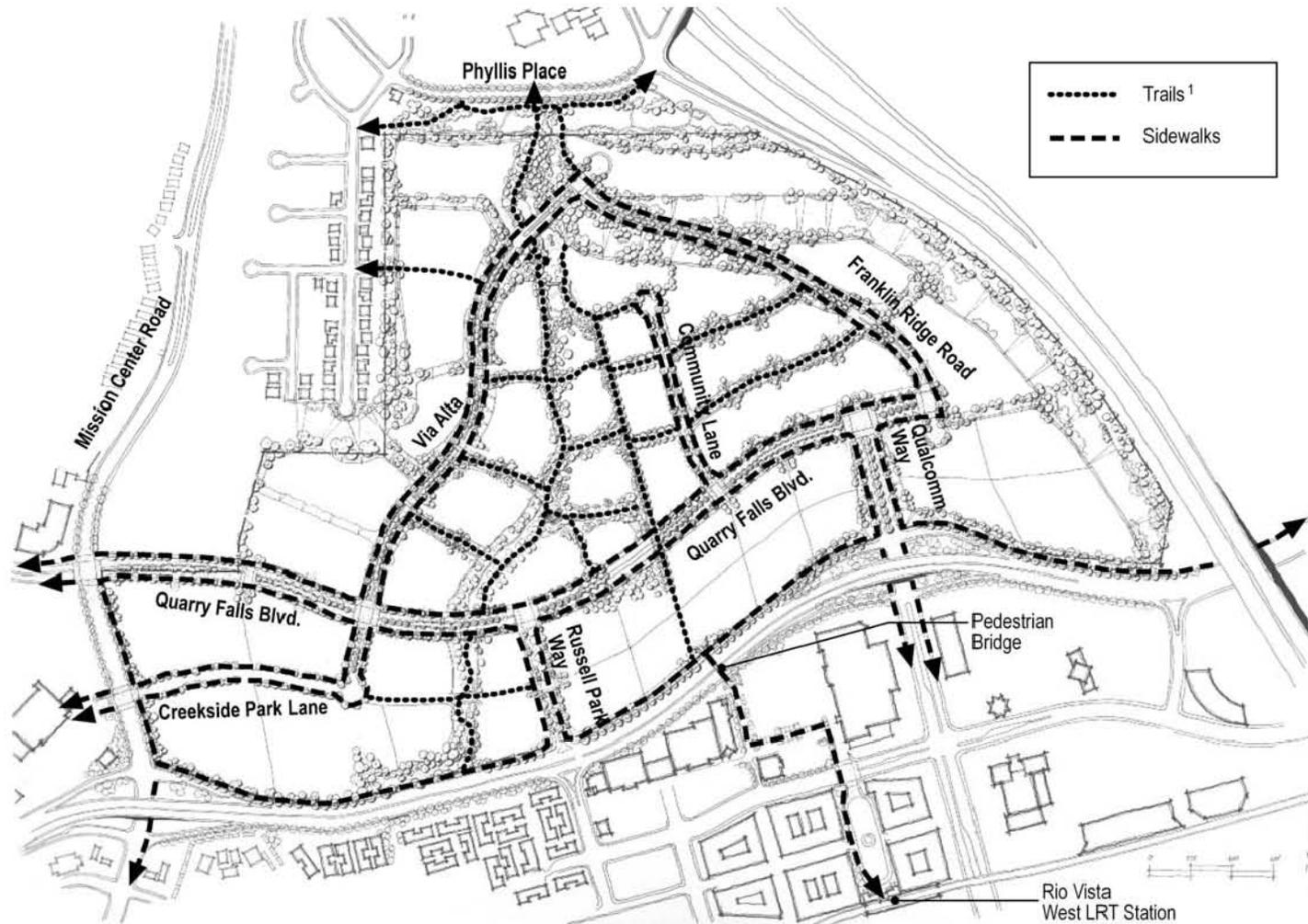
In addition to roadways for vehicular use, Quarry Falls would accommodate transit services, such as bus service and light rail transit (LRT), and would provide for pedestrian and bicycle access. The LRT trolley station closest to Quarry Falls is located at Rio Vista West, approximately 1,500 feet from the Specific Plan's southern border. Pedestrian access to the Rio Vista West trolley station would occur via the sidewalks along Qualcomm Way and via a new pedestrian bridge proposed as part of the project, which would connect across Friars Road between Gill Village Way and Qualcomm Way. The pedestrian bridge would be a concrete structure, spanning Friars Road. A controlled pedestrian-only crosswalk would directly link the Village Walk District and a connection to the pedestrian bridge. Figure 3-28, *Pedestrian Circulation*, shows the proposed location of the pedestrian bridge which spans approximately 200 feet across Friars Road between Gill Village Way and Qualcomm Way. A discussion of the potential visual impacts of the structure is included in Section 5.3, *Visual Effects and Neighborhood Character*, which includes photo simulations (see Figures 5.3-10 and 5.3-11) of views from both westbound and eastbound perspectives. The Metropolitan Transit System (MTS) provides bus service to the Mission Valley area, with routes serving the project area along and adjacent to Friars Road and Mission Center Road.

As shown in Figure 3-28, *Pedestrian Circulation*, the project proposes a variety of pedestrian trails, sidewalks and linkages. A main trail (the Park Trail) would originate in the northern portion of Quarry Falls and would traverse the site to the lower end of the Specific Plan area. A series of "Finger Trails" would traverse planning districts in an east-west direction to provide connectivity between the residential developments and the Quarry Falls Park. Streetside sidewalks would occur as pedestrian elements along Quarry Falls Boulevard, Community Lane, Russell Park Way, Via Alta and Franklin Ridge Road separated from the streets by landscaped parkways. Sidewalks would be

3.0 PROJECT DESCRIPTION

provided along local streets and private drives in accordance with the City of San Diego Street Design Manual.

Additionally, the project proposes Class II and Class III bicycle facilities along all public streets. Class II bikeways are restricted rights-of-way located on the paved road surface of the traffic lane nearest the curb and identified by special signs, lane striping, and other pavement markings. Class III bikeways are shared rights-of-way designated by signs only, with bicycle travel sharing the roadway with pedestrian and motor vehicles. Class II bikeways are proposed along Quarry Falls Boulevard, Russell Park Way, Via Alta, Franklin Ridge Road, and Qualcomm Way. Class III bikeways are proposed on Community Lane and Creekside Park Lane (see Figure 3-29, *Quarry Falls Bikeways*).



¹ May be constructed from a variety of materials including concrete, asphalt, and permeable materials

Figure 3-28.
Pedestrian Circulation

3.3.5 Landscape Plan

The Conceptual Landscape Plan for Quarry Falls (presented in Figure 3-30, *Conceptual Landscape Plan*) proposes a landscape framework for future development proposals. The Conceptual Landscape Plan focuses on landscaping the Quarry Falls Park with its various components to set the tone for the landscape in the planning districts. Included in the Landscape Element of the Specific Plan are also guidelines for street trees, median plantings, landscaped trails and pedestrian areas, and landscape treatments for special treatment areas, such as the mined slopes and transition areas. A list of recommended plant material for the various landscape treatment areas is included in Appendix A of the Specific Plan.

All landscaping of perimeter slopes, street-scenes, individual development areas, and special treatment areas would tie into the proposed Quarry Falls Park. The Quarry Falls Park would be landscaped with a variety of plantings, including open lawn areas, shrubs, trees, and formal plantings. Landscaping for the Finger Parks with small evergreen trees and shrubs is proposed to screen views into surrounding residential units.

Landscaping of the streets within Quarry Falls is proposed as planted parkways and medians and the use of street trees. Streetscape treatments would occur on the north side of Friars Road, the east side of Mission Center Road, and along Via Alta, Qualcomm Way, Community Lane, Russell Park Way, Franklin Ridge Road, Creekside Park Lane, and Quarry Falls Boulevard within the project site.

3.3.6 Design Standards/Architectural Design and Site Planning Guidelines

The Quarry Falls Specific Plan proposes development standards and architectural design and site planning guidelines that are intended to serve as a methodology for achieving a high quality, aesthetically cohesive community as development occurs in Quarry Falls. The proposed development standards and design guidelines are based on the following design objectives presented in the Draft Specific Plan:

- Provide the City with the necessary assurances that the Quarry Falls Specific Plan will develop in the manner intended and envisioned by this Specific Plan.
- Serve as a manual for developers, builders, engineers, architects, landscape architects and other professionals to maintain the desired characteristics established by this Specific Plan.
- Provide City staff with a template upon which future development projects can be compared.
- Accommodate flexibility for innovative and creative design solutions that respond to contemporary market trends throughout the lifetime of Quarry Falls.

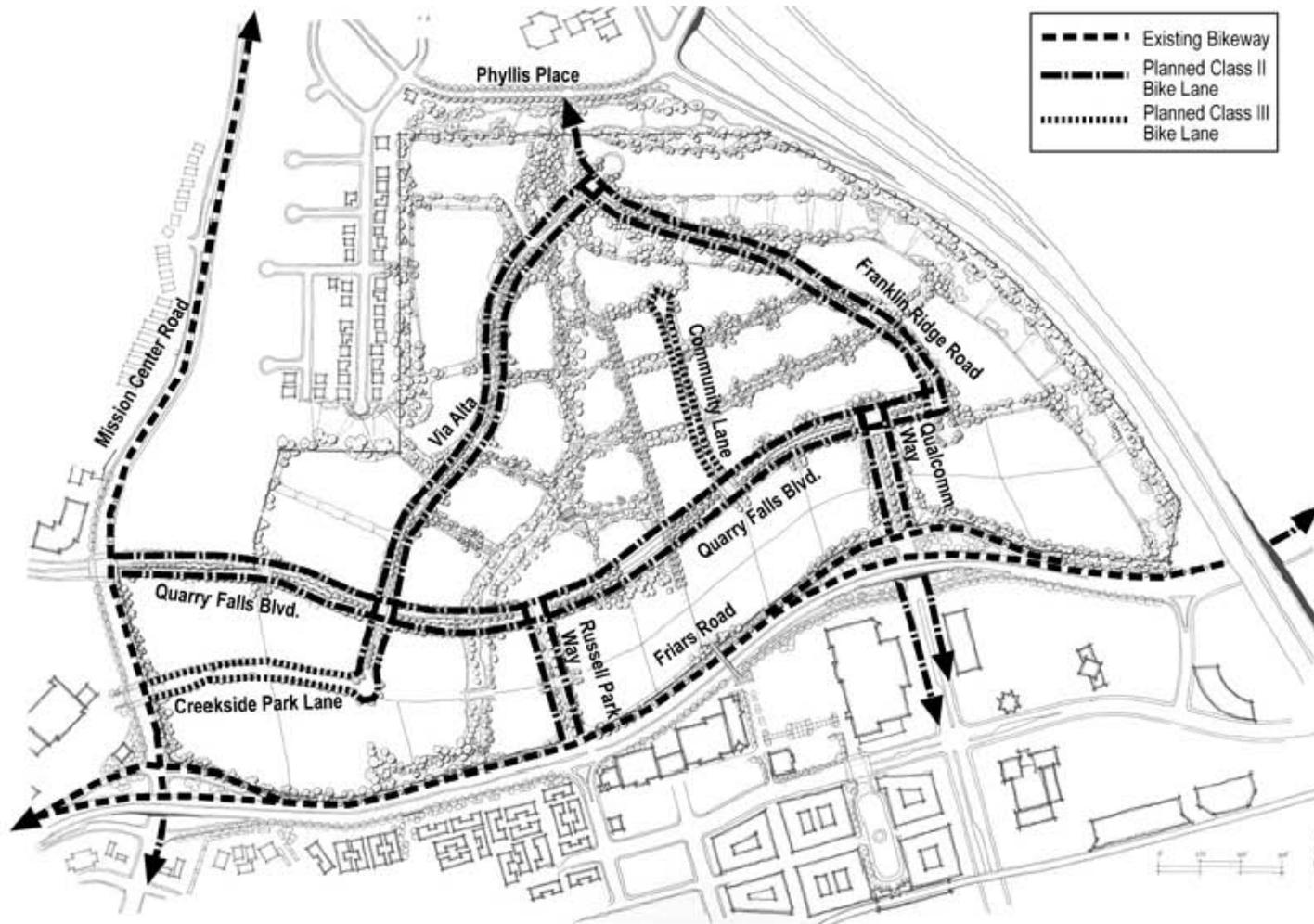


Figure 3-29.
Quarry Falls Bikeways

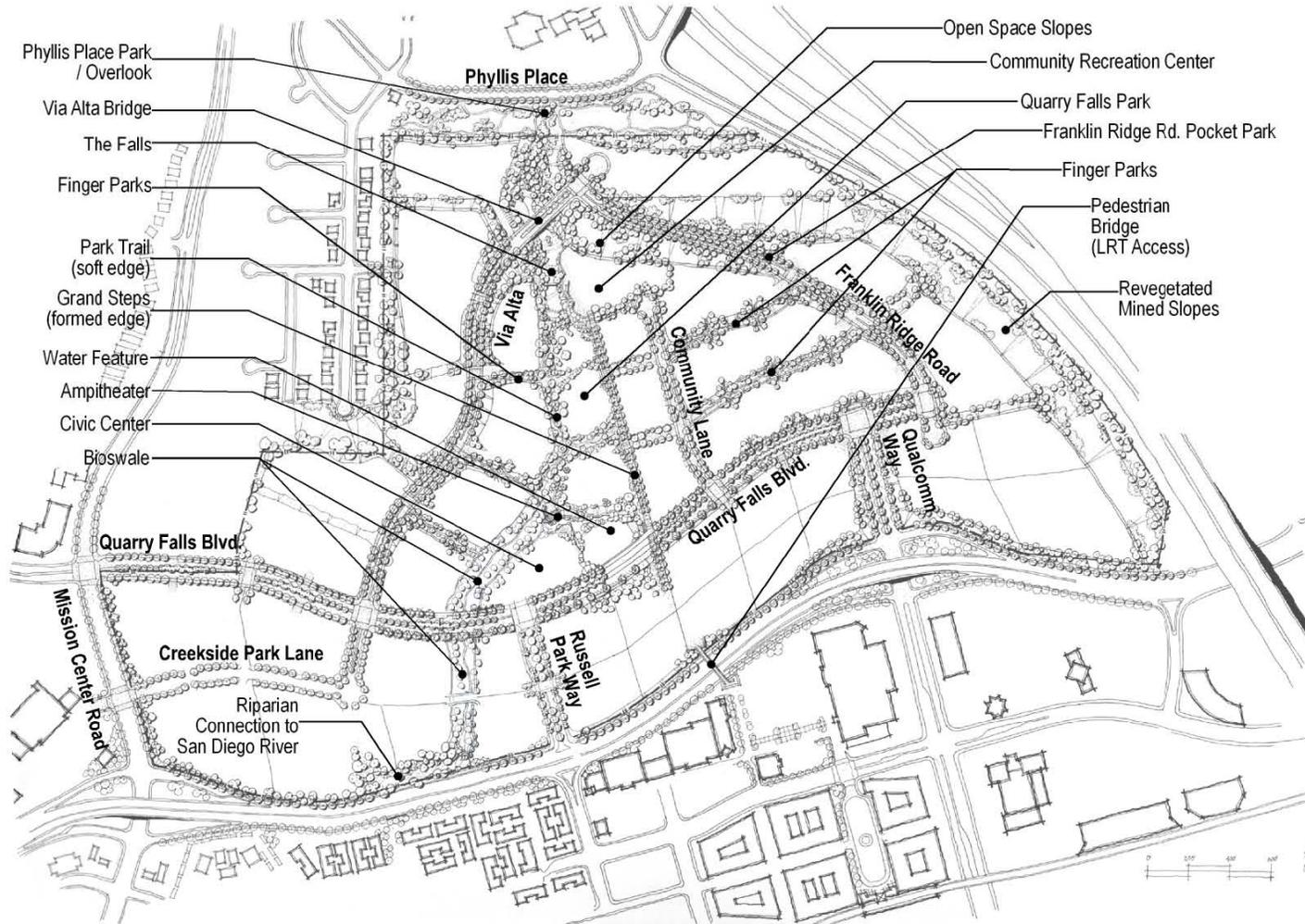


Figure 3-30.
Conceptual Landscape Plan

- Create a high quality community that will maintain and enhance its economic value and generate tax revenue for the City.
- Facilitate the development of an integrated community based on the strong influence of the Quarry Falls Park and its various amenities.
- Establish a viable and attractive circulation network accessible to vehicles, bicycles and pedestrians which connects the planning districts within Quarry Falls and facilitates access to the park infrastructure.

General Site Planning Guidelines

As proposed, Quarry Falls would be developed with residential neighborhoods (the Ridgetop, Foothills, Terrace and Creekside Districts), a mixed-use urban core (the Village Walk District) and employment areas (the Quarry District) centered on a central north-south public park. The Quarry Falls Specific Plan proposes that site design and building layouts reflect an overall development as a single community where site planning integrates and connects with adjacent development and planning districts through compatible landscaping palettes, building placements, and neighborhood linkages. Pedestrian access through and between planning districts, as well as the proposed trail system for Quarry Falls, are proposed to promote pedestrian accessibility. The proposed Specific Plan encourages vehicular access to individual residential units with street frontage to be from internal private driveways in order to enhance the walkability of the street system.

General Architecture Guidelines

The type of architecture within a particular planning district in Quarry Falls would be determined at the time a given parcel is brought forward for development. The design of the architecture ultimately selected for each planning district would depend on market trends and design styles at the time of development. The proposed Specific Plan encourages different architectural styles intended to co-exist in the overall Specific Plan to provide for independent and distinct neighborhood character and identifying elements. The use of a variety of building materials is recommended to provide additional opportunity to create unique elements within each neighborhood. When several different styles are planned in a single development project, the Specific Plan requires that architectural styles be carefully evaluated to ensure a consistent palette of building materials and complementary color schemes, in conjunction with a unifying landscape scheme, be used to tie several architectural styles together and create a cohesive community character.

General Building Placement and Massing

The proposed Specific Plan requires that building placement consider indoor and outdoor privacy, solar access and overall aesthetic appearance. To avoid sharp edges which often occur as individual builders develop at different times within the various planning districts, the Specific Plan recommends that building placement provide see-throughs and/or passageways between buildings of adjacent development areas. The Specific Plan discourages the use of uninterrupted walls of structures and allows buildings to be clustered and arranged as individual residences (such as small lot and courtyard projects) or groups of residential units occurring as staggered, informally sited clusters. Grouping of buildings in clusters and arranged around courtyards or small plazas is also suggested as a way to create public gathering areas and places to socialize. To avoid monotony in visual appearance, the Specific Plan discourages buildings sited in rigid, parallel fashion and

recommends that setbacks from streets vary to maximize streetscape interest.

In the residential districts (Ridgetop, Terrace, Foothills, and Creekside), variable setbacks and projections, as well as buildings with stepped forms, are recommended to create interest and maximize view opportunities. Decks and balconies are recommended in the Specific Plan to capture outdoor space and dramatic views. The proposed Specific Plan requires that variety in structures and exterior elements to avoid creation of monotonous development and encourage massing articulation of projections such as balconies, decks, roof overhangs, trim moldings and fascia to enhance building appearance through creation of shadows.

For the project's proposed urban core – the Village Walk District – the proposed Specific Plan suggests that this area be characterized by activities such as shopping, entertainment, dining and promenade walking. Buildings within Village Walk are proposed as a retail center with a variety of building forms with open areas for outdoor dining, retail shopping and entertainment. Massing should be oriented toward the pedestrian promenade. Amenities for the retail center would include landscaped plazas, water features, public art/sculptures, and enriched paving.

The proposed Specific Plan suggests that the Quarry District feature vertical massing of office buildings clustered in a campus form to allow for areas of common open space and to create opportunities for courtyards and sculptures. The Quarry District is proposed to be a well-lit space with high visibility to encourage safe use of outdoor amenities beyond normal work hours.

Material, Texture and Colors

Materials within Quarry Falls would consist of wood, stucco, brick and stone. Metal and glass buildings would be allowed with exceptional architectural and landscape treatment. The predominant palette of color would be natural earthtones. Accent colors may be used to accentuate buildings in order to add interest. Paths would be surfaced with decomposed granite, stone, asphalt or concrete. Lighting would be used for security purposes and to illuminate focal areas and paths.

Roof Treatment

A variety of roof types are proposed for structures in Quarry Falls, including hip roofs, gable roofs and pitched roofs. Mansard, gambrel and flat roofs would not be recommended for use on detached residential, but would be permitted on attached residential buildings and in the retail commercial and office/business park developments. The proposed Specific Plan calls for roof forms in areas at lower elevations to be aesthetically pleasing to districts in higher elevations looking down. Use of clay, concrete or stone tile is encouraged. A variation in roof design and heights to include such elements as trellises, awnings, chimneys, etc. would be permitted within Quarry Falls.

Entries and Signage

The project proposes entries into planning districts as two primary forms: 1) pedestrian/bicycle entries via the paths, trails and sidewalks; and 2) vehicular entries via public streets, accessways and private drives. All vehicular entries into Quarry Falls would have highly visible signs and monument identification signifying a major entry into the project. The Quarry Falls Specific Plan also proposes that entries reflect the influence of the planning district(s) where they occur.

The Quarry Falls Specific Plan proposes to incorporate four levels of signage: major project entry monumentation, project directional signage, tenant and address signage, and street and traffic control signage. These various levels of signage share common forms and materials to establish a unified character. The proposed Specific Plan requires that the character and form of all signage within Quarry Falls respond to the informal character of Quarry Falls. All signs shall conform to sign regulations set forth in Land Development Code Section 142.1201.

As shown in Figure 3-31, *Quarry Falls Entries and Monuments Locations*, main vehicular project entries into Quarry Falls will occur at four locations:

- Qualcomm Way at Friars Road (south)
- Russell Park Way at Friars Road (south)
- Quarry Falls Boulevard at Mission Center Road (west)
- Creekside Park Lane at Mission Center Road (west)

Monument signs will occur at five key intersections:

- Friars Road and Mission Center Road
- Quarry Falls Boulevard and Via Alta
- Quarry Falls Boulevard and Russell Park Way
- Quarry Falls Boulevard and Community Lane
- Quarry Falls Boulevard and Qualcomm Way

Smaller monuments would be used to identify the entries into individual neighborhood development projects within Quarry Falls. Figure 3-32, *Quarry Falls Monuments and Entries*, and Figure 3-33, *Individual Project Entries*, illustrate a suggested style for the use of stone and concrete as entry monuments.

Walls and Fencing

Walls and fencing within Quarry Falls would comply with Section 142.0300 of the City's Land Development Code. Additionally, the Specific Plan proposes that design of walls and fences avoid long, monotonous or awkward sections of fencing. The Specific Plan encourages using a combination of open and solid wall fence styles which change angles and directions and that long, straight runs of a single fence are monotonous and should be avoided. In addition, landscaping, such as trees, shrubs or vines, is proposed to soften the appearance of the wall or fence.

The design of specific wall and fence types, as proposed in the Quarry Falls Specific Plan, include the following:

- **Perimeter Wall and Fence Conditions.** Walls and fences which serve as a development exterior boundary would be five or six feet in height from the highest finished grade (unless a greater height is required for noise attenuation or safety purposes). These walls and/or fences are intended to provide physical and visual separation from an adjacent project area or street. The Specific Plan requires that all perimeter walls and fences be attractive and compatible with the community design.

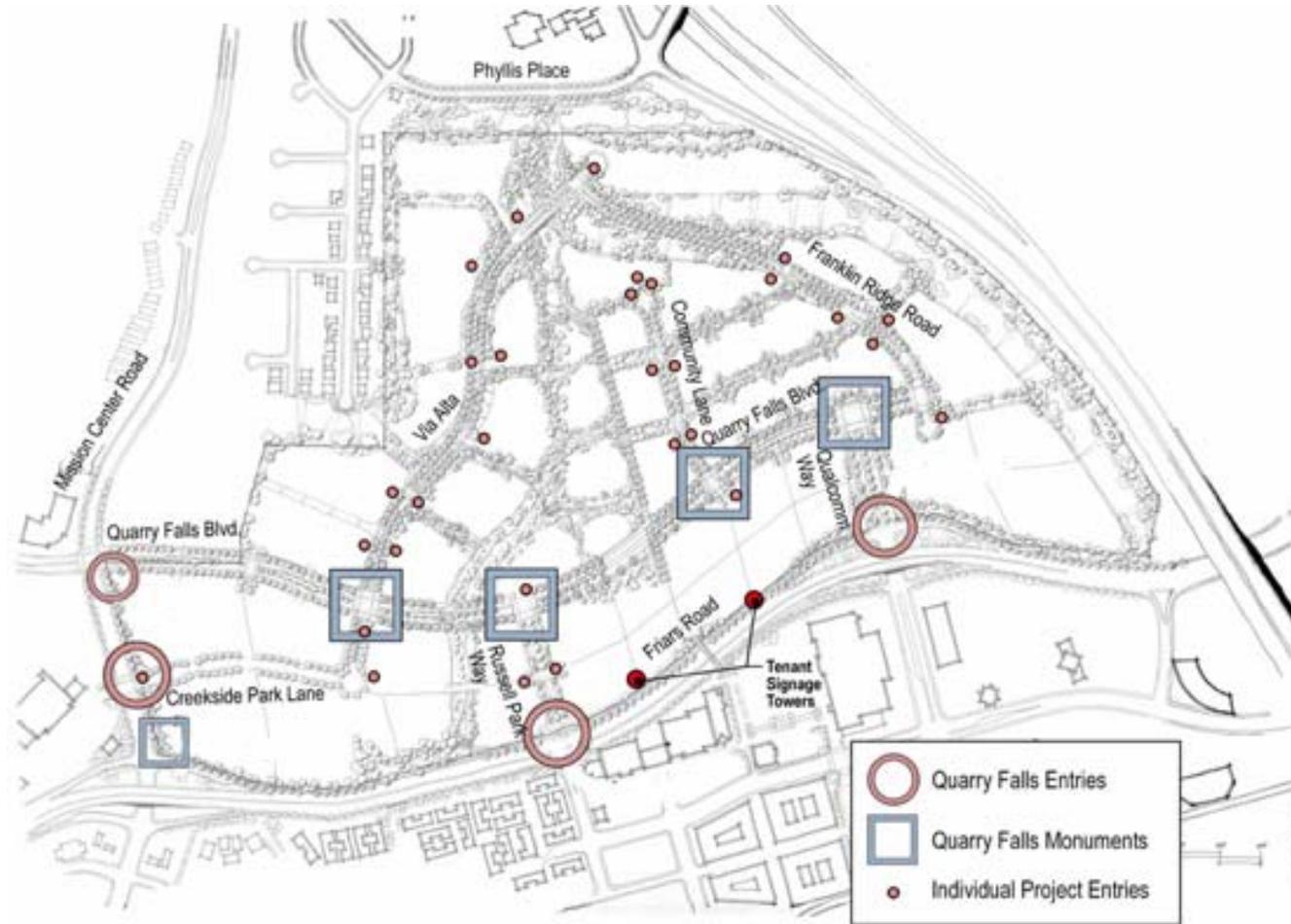


Figure 3-31.
Quarry Falls Entries and Monuments Locations

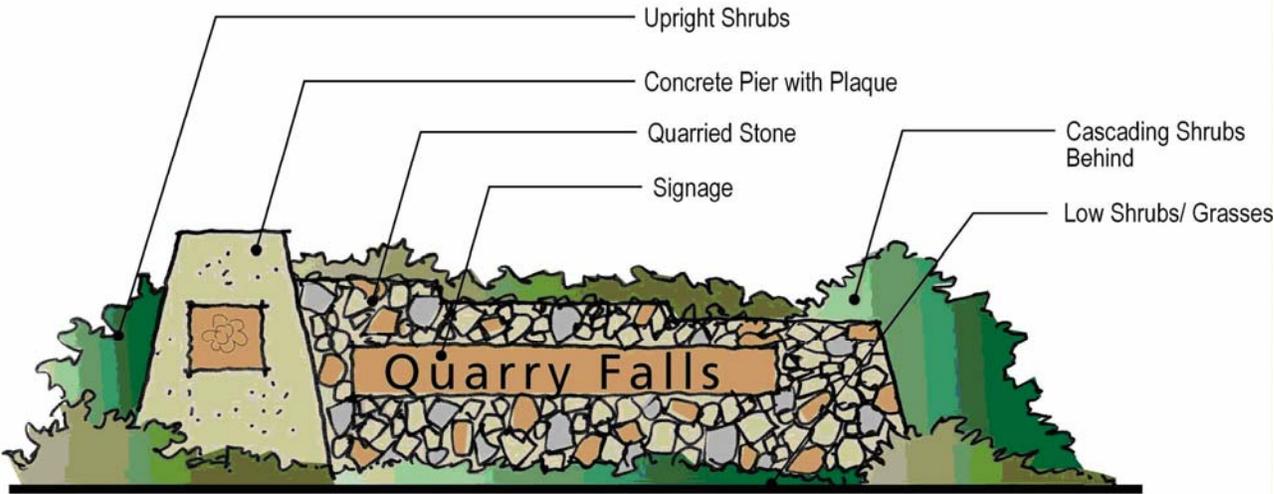


Figure 3-32. Quarry Falls Monuments and Entries

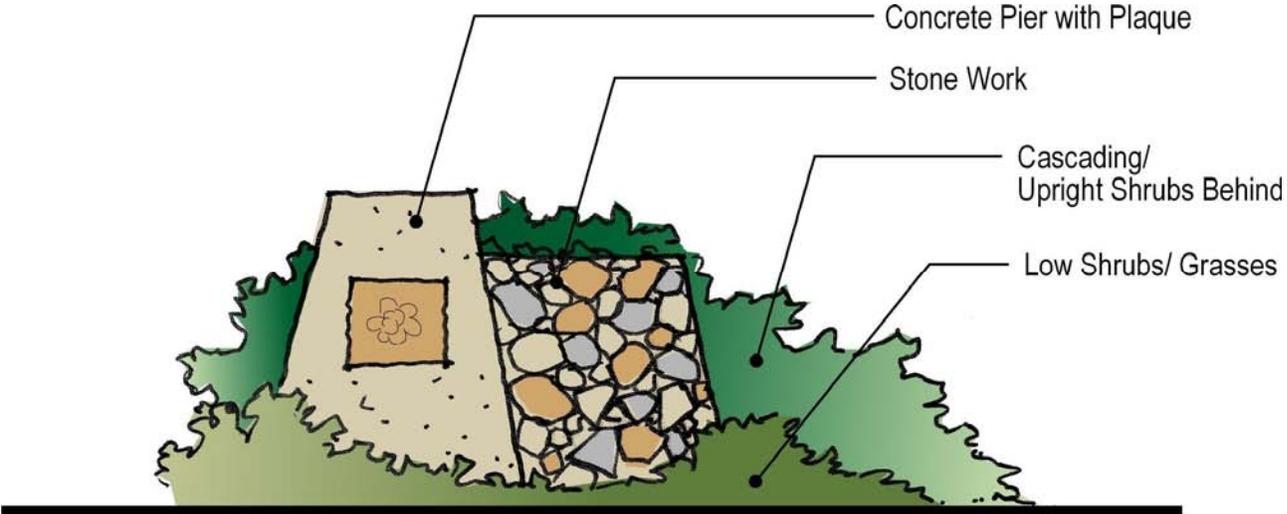


Figure 3-33. Individual Project Entries

- **Residential Conditions.** Walls and fences used in residential yards would not exceed five or six feet in height as measured from the point of highest elevation. Front yard fence heights would not exceed three feet and would be coordinated with the side yard and in conformance with the fence regulations set forth in the City's Land Development Code (LDC Section 142.0300).
- **Finger Trails.** Fencing along the Finger Trails would be low in profile and height to allow visual interaction with the trails but to provide necessary privacy and security for residents. Fencing, when necessary, would occur at the trail edge to define the public realm of the trail and would be organic in nature to blend with the natural condition of the Finger Trails.
- **Retaining Walls.** Retaining and plantable crib walls are allowed throughout the Specific Plan area to accommodate elevational changes within development areas, as well as in the perimeter of development areas and at the base of mined slopes. Retaining/crib walls would comply with the City's Land Development Code (LDC Section 142.0300). In special circumstances requiring flexibility, the Specific Plan proposes that retaining and crib walls incorporated into the landscape may be permitted through a Process 1 Substantial Conformance Review.
- **Noise Walls.** As addressed in Section 5.5, *Noise*, of this Program EIR, some residential development areas would be exposed to significant noise levels on arterial streets. Measures to reduce this exposure may need to be incorporated into development projects in affected areas. In areas determined to have a greater noise level than that compatible with the proposed land use(s), noise attenuation measures should be incorporated into the site design and construction of the development, such as through the use of landscaped berms and architectural design, to reduce noise exposure to acceptable levels, in accordance with the City's noise standards. Sound attenuation walls and fences, if additionally required to reduce noise levels, would be constructed of a textured solid surface material that is compatible with the architecture of the project. A wide variety of materials, including concrete block, wood, stone and other materials, may be used for constructing sound attenuation walls. Plexiglas may be used where views are to be maintained, provided it is of ample thickness to attenuate noise levels.

Special Edge Treatments

The Quarry Falls Specific Plan proposes special edge setbacks in several locations. In these areas, the Specific Plan proposes 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 Treatment Areas

In addition to the Special Edge Treatments, the Quarry Falls Specific Plan provides for special landscape treatment in several locations within Quarry Falls. These "Special Treatment Areas" include:

Land Use Transition Areas

- Civic Center and Foothills District
- Quarry District and Terrace District

- Community Center and Terrace District
- Asphalt and Concrete Plant
- Ainsley Road Homes

Slope Treatments

- Open Space Slopes
- Revegetated Mined Slopes

Land Use Transition Areas are the buffers between adjacent and varied land uses. Within Quarry Falls, public streets largely function as Land Use Transition Areas between development areas with a few exceptions, as follows:

- **Civic Center and Foothills Transition Area.** This transition area would separate the Quarry Falls Civic Center and the Foothills District residential area (see Figure 3-34, *Civic Center and Foothills District Transition Area*). The Foothills District housing would be approximately five feet (minimum) above the Civic Center. A portion of the Park Trail wraps around the Civic Center, separating it from the Foothills District within this transition area. A transition area is proposed to create an area that buffers noise and visual intrusions between the parcels.



Figure 3-34. Civic Center and Foothills District Transition Area

- **Quarry District and Terrace District Transition Area.** This proposed transition area would separate the Terrace District housing to the north from the commercial buildings within the Quarry District to the south (see Figure 3-35, *Quarry District and Terrace District Transition Area*). The Terrace District would be located approximately 15 to 30 feet above the Quarry District, at a minimum. This transition area proposes a buffer area between these two parcels that would include canopy shade and evergreen trees that soften the views into the office buildings and provide privacy for residents. Dense understory shrubs would screen views from the residential area into lower floor offices, service areas and parking lots and would discourage uncontrolled access between the districts. Similar to the landscape treatment of other Land Use Transition Areas, the Specific Plan proposes large shade and evergreen trees to provide a sense of security and privacy between the residential area to the north (Terrace District) and the offices to the south (Quarry District). The use of dense underplantings would discourage uncontrolled access between the districts.

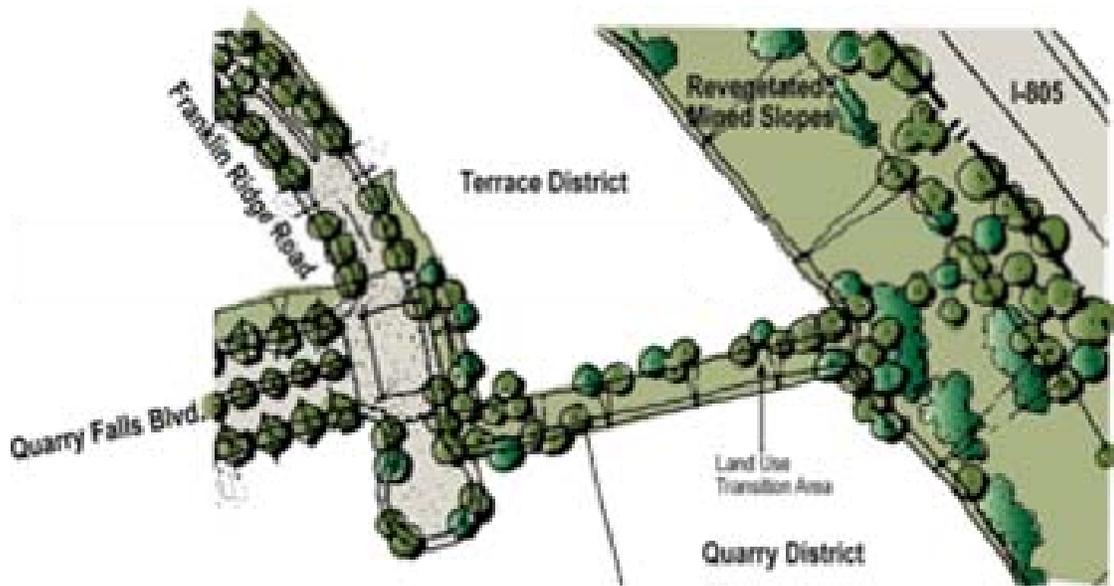


Figure 3-35. Quarry District and Terrace District Transition Area

- **Community Recreation Center and Terrace District Transition Area.** This transition area is proposed to separate the activities of the Quarry Falls Community Center from the Terrace District (see Figure 3-36, *Community Recreation Center and Terrace District Transition Area*). The Community Recreation Center may include activities such as outdoor tennis, swimming and play areas adjacent to the residential areas of the Terrace District. This Land Use Transition Areas would be intended to create privacy between the Community Recreation Center and adjacent residential areas. The Specific Plan proposes that these transition areas would be planted with large shade and evergreen trees that frame views to the south and west while also providing a degree of privacy for the residents. Dense underplantings, including evergreen shrubs and ground covers, are proposed to discourage uncontrolled access between the Community Recreation Center and the residential areas.

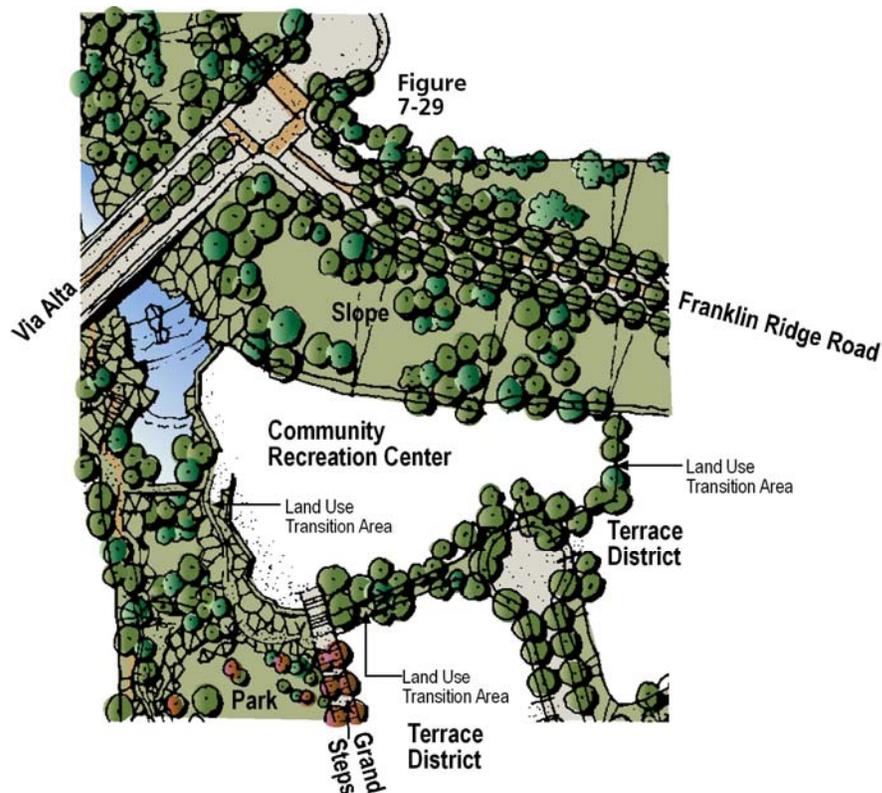


Figure 3-36. Community Recreation Center and Terrace District Transition Area

- **Asphalt and Concrete Plant Buffer.** During the initial years of development of the Quarry Falls community, asphalt and concrete plants would be located in the southeast corner of the Quarry Falls project, roughly in the area of the Quarry District. Improvements, including an elevated earthen berm, would be installed on the perimeter of this area to screen the visual aspects of this facility. Landscaping improvements on the perimeter of the berm are proposed to include a combination of trees, understory planting and shrubs.

- **Ainsley Road Homes/Quarry Falls Residential Buffer.** A 50-foot-wide landscape buffer between the homes on Ainsley Road and the top of the mined slopes was created by the operator of the existing mining operations to buffer the homes from the visual impacts of the mining operations. The project proposes that, upon termination of the mining operations and implementation of the Quarry Falls Specific Plan, this buffer area would be retained. Existing vegetation in the buffer area is largely comprised of aging eucalyptus trees with little or no understory planting. Many of the trees are litter-profusive and would no longer be appropriate once the mining operations cease. The Specific Plan recommends that, over time, the eucalyptus trees be replaced with drought tolerant park and shade trees and native grasses that are selected from the plant list proposed for Quarry Falls. The timing for the replacement of the eucalyptus trees is not known.

- **Slope Treatments** (Figure 3-37 and Figure 3-38). The Quarry Falls Specific Plan proposes special slope treatments along roadways of high visibility, along the perimeters of planning districts, and as revegetated mined slopes. These special treatment slope areas are described below.
 - **Open Space Slopes.** This category includes those planted slopes that are not included within the proposed Quarry Falls Park and Finger Parks. Open space slopes occur between proposed streets and development areas, and between separate development areas. These slopes would be planted with a combination of ground cover, shrubs and trees (see Figure 3-37, *Open Space Adjacent to Franklin Ridge Road*). Although the slopes would be irrigated, the plant material would be drought tolerant. In addition, plant material that spreads readily and minimizes erosion would be planted.
 - **Revegetated Mined Slopes.** There would be areas of revegetated steep slopes (1½:1) that remain as a result of the mining operations. The landscape plan for these slopes is not a part of the Specific Plan and would be revegetated by the current mining operator under the requirements of the ~~approved~~ amended Reclamation Plans and the current standards identified under the Surface Mining and Reclamation Act (SMARA) of 1975. Revegetation would be comprised of a City approved hydroseed mix and container stock that includes Coastal Live Oak, Scrub Oak, Toyon, Laurel Sumac, Lemonadeberry and Mexican Elderberry. The revegetated mined slopes are located primarily on the eastern edge of the project area and extend to Franklin Ridge Road, immediately south of the Ridgetop East District. In addition, they are located on the northwest corner of the project area, immediately west of Via Alta.

The Quarry Falls Specific Plan proposes Landscape Transition Areas at the base of the revegetated mined slopes (see Figure 3-38, *Revegetated Mine Slopes*). In this area, development of planning districts within Quarry Falls would include ornamental, native and naturalized fire retardant plant material to help further soften the appearance of the mined slopes. Additionally, low fencing would occur at the base of mined slopes to catch rocks and debris that may fall from the mined slopes prior to full establishment of plant material. Landscape Transition Areas would vary in width from 10 feet to 30 feet wide on the lower portion of the slope. Planting at the base of the mined slopes would emphasize larger faster-growing trees to assist in screening the slopes.



Figure 3-37.
Open Space Slope Adjacent to Franklin Ridge Road

3.3.7 Temporary/Interim Uses

As described in Chapter 1.0, *Introduction*, the Quarry Falls Specific Plan project site is the location of previous and on-going mining operations. As mining is completed, specific land uses in this Specific Plan would replace the mined and barren landscape. Between the time mining ceases and development actually occurs, building pads would be graded and prepared for development.

Graded undeveloped lots provide the opportunity for both temporary uses (less than 30 days), such as seasonal retail sales, special events, and event staging areas, as well as interim uses, such as vehicle parking and storage. Separately regulated uses identified in the LDC CC-3-5 and IL-3-1 Zones and Assembly and Entertainment Uses shall be allowed on an interim basis subject to compliance with all City-wide development regulations and permit requirements.

3.3.8 Implementation

The *Implementation* section (Chapter 9.0) of the Quarry Falls Specific Plan addresses phasing, implementation procedures, and maintenance responsibilities. Together, phasing and implementation are intended to ensure that roadways and infrastructure are in place commensurate with need and that build out of Quarry Falls is in accordance with the objectives and guidelines of the Specific Plan. Maintenance responsibilities are proposed so that common and public areas are appropriately maintained.

Quarry Falls is proposed as an integrated complex of land uses tied together by a network of parks, trails, and vehicular and pedestrian circulation. Implementation of Quarry Falls would require construction of new infrastructure and facilities, as well as improvements to existing infrastructure and facilities, as part of project implementation. Improvements would be necessary to the circulation network, drainage facilities, utilities (e.g., water, sewer, etc.) and other infrastructure. In addition, the project includes streetscape enhancement and pedestrian elements and proposes overall design guidelines in the Specific Plan for implementation of Quarry Falls. Additionally, major roads associated with each phase of development would be constructed; and, as presented in the *Transportation, Traffic Circulation and Parking* section of this Program EIR (see Section 5.2), traffic mitigation measures would be phased with development. Infrastructure improvements, including water, sewer, drainage, and dry utilities, also would be phased in logical progression to meet the development needs associated with each phase.

The proposed Specific Plan, Master PDP, and VTM include development thresholds that cannot be exceeded until the respective infrastructure has been constructed and/or assured to the satisfaction of the City of San Diego. A minimum of 50,000 square feet of commercial space (office and retail) is proposed to begin development once residential development has exceeded 2,477 residential units described as Phase A of the Specific Plan. To ensure neighborhood public parks and affordable housing are constructed commensurate with the development of residential units, the Specific Plan proposes that agreements for the construction of parks and affordable housing units would be entered into prior to the approval of the first final map for Quarry Falls.

Figure 3-39, *Quarry Falls Phasing Plan*, provides a general representation of the project's proposed phasing, and Table 3-11, *Quarry Falls Phasing Summary*, summarizes each of the phases of development. The Specific Plan proposes that phasing may occur in any order, and more than one phase may occur at one time, provided that the necessary infrastructure and mitigation are in place or occur, concurrently as specified in each phase(s) of development. This Program EIR evaluates potential impacts associated with developing more than one phase at a time. The environmental analysis contained in this Program EIR considers the potential impacts for air quality, noise, traffic, drainage, and sensitive receptors and identifies appropriate mitigation associated with constructing multiple project phases in a concurrent manner.

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 Table 3-12, *Development Project Review Process*, and described below.

- **Project Review Category 1.** Applications for construction permits, which are consistent with the Land Development Code Base Zone Use categories and development regulations applied to the district or subdistrict shall be processed pursuant to Process One, *Substantial Conformance Review*. This process shall include projects that are consistent with the setback regulation deviations identified in the Specific Plan and Master PDP. Transfer of ADT within the same district and between the same land use shall also be processed pursuant to this process which shall be ministerial and as such is not appealable. Individual site plans shall be provided to the Mission Valley Unified Planning Committee for review and comment in concert with review by City staff.
- **Project Review Category 2.** Projects that are consistent with the additional Land Use designations included in the Specific Plan and/or require an ADT transfer between districts or land uses shall be processed pursuant to Process Two, *Substantial Conformance Review*. This process shall include projects that are consistent with the development regulation height deviations identified in the Specific Plan and Master PDP. This process provides for an administrative review of building and site design by City staff to determine consistency with the general design guidelines presented in the Specific Plan.
- **Project Review Category 3.** Separately regulated uses as defined in the Land Development Code (effective May 17, 2005) and identified in the Specific Plan shall be processed as a Process Three, *Hearing Officer* hearing, discretionary approval. This shall include private and vocational schools; however, public and charter schools (established pursuant to State Law) shall be permitted in accordance to Process One. ~~A request to exceed the targeted residential units of 4,780 shall be processed pursuant to this Specific Plan, shall be in accordance with the City of San Diego Municipal Code, and shall meet the requirements of the State Subdivision Map Act.~~

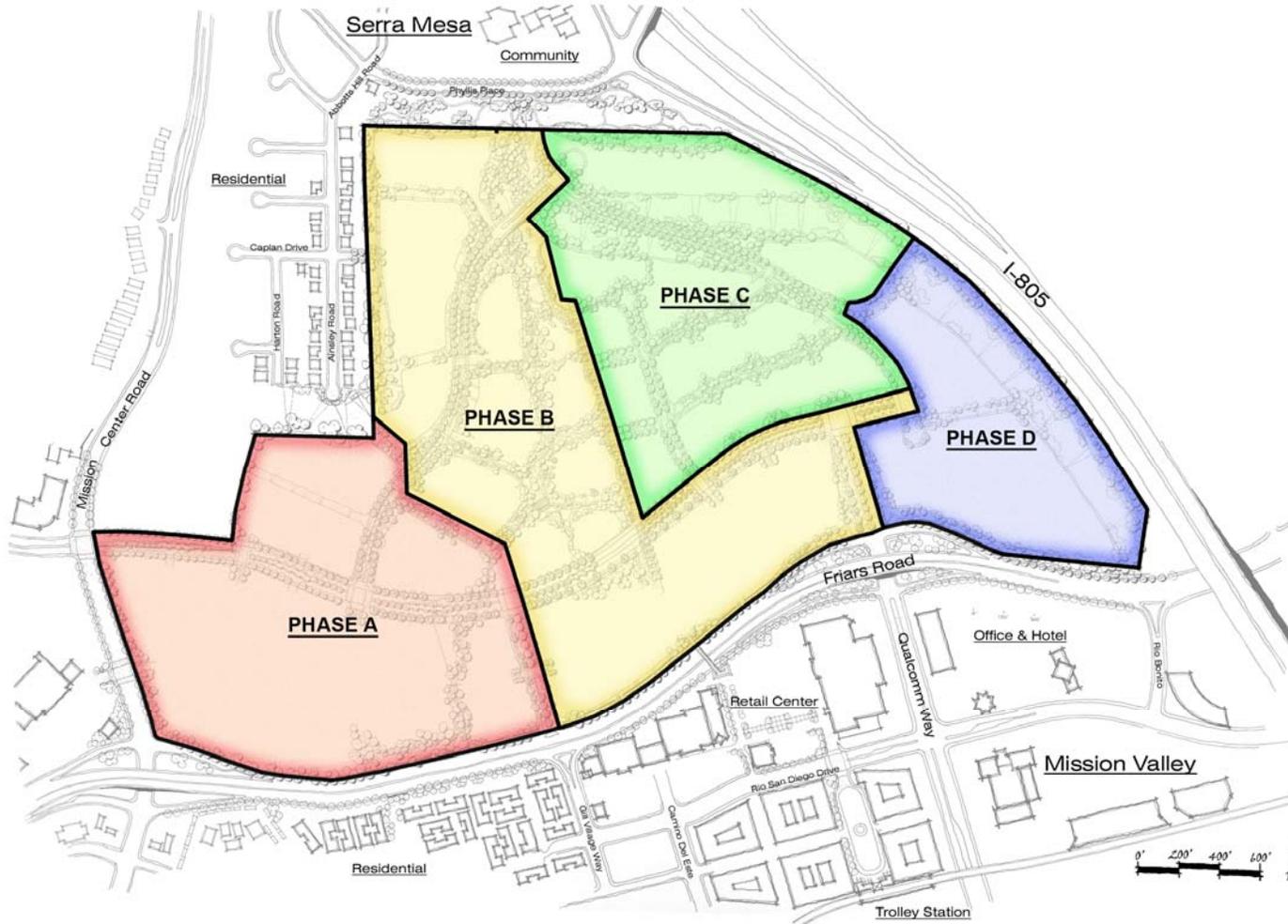


Figure 3-39.
Quarry Falls Phasing Plan

**Table 3-11.
Quarry Falls Phasing Summary**

Phase/ Target Land Use Assumptions	On-site Improvements	Off-site Improvements
Phase A		
2,171 Multifamily Residential (>20 du/acre) units 306 Senior Residential (>20 du/acre) units 100,000 sq. ft. Commercial Retail / Office Optional School Site	<ul style="list-style-type: none"> ▪ Creekside District ▪ Foothills District (Southwest and portions of Southeast Subdistricts) ▪ Creekside District Park ▪ Quarry Falls Boulevard (Mission Center Road to Russell Park Way) ▪ Mission Center Road / Quarry Falls Boulevard Intersection ▪ Creekside Park Lane ▪ Mission Center Road / Creekside Park Lane Intersection ▪ Via Alta (south of Quarry Falls Boulevard) ▪ Russell Park Way ▪ Friars Road / Russell Park Way Rt-in/Rt-out Intersection 	<ul style="list-style-type: none"> ▪ Additional Northbound lane along Mission Center Road ▪ Construct Phyllis Place Park in Serra Mesa ▪ Enhance Pedestrian crossing at Mission Center Road and Quarry Falls Boulevard ▪ Enhance Pedestrian crossing at Mission Center Road and Creekside Park Lane ▪ Gas and electric connection at Mission Center Road and Quarry Falls Boulevard ▪ Gas main connection at Gill Village Drive and Friars Road ▪ New gas line and main connection at Qualcomm Way from Rio San Diego to Friars Road ▪ Clean drainage channel south of seven-foot by seven-foot box culvert ▪ New Sewer on Gill Village Drive ▪ New Sewer on Rio San Diego ▪ Upgrade sewer line on Camino del Este ▪ Connect to Water Main on Mission Center Road at Quarry Falls Boulevard ▪ Connect to Water Main on Mission Center Road at Creekside Park Lane ▪ Connect to Water Main on Friars at Russell Park Way ▪ Add auxiliary westbound lane along Friars Road
Phase B		
41 Single Family Residential (<10 du/acre) units 602 Multifamily Residential (>20 du/acre) units 165 Multifamily Residential (<20 du/acre) units 503,000 sq. ft. Commercial Retail 44,000 sq. ft. Commercial Office	<ul style="list-style-type: none"> ▪ Ridgetop District (West Subdistrict) ▪ Foothills District (North and portions of Southeast Subdistricts) ▪ Quarry Falls Park ▪ Civic Center ▪ Quarry Falls Boulevard (Russell Park Way to Franklin Ridge Road) ▪ Qualcomm Way (Friars Road to Quarry Falls Blvd) 	<ul style="list-style-type: none"> ▪ Extend pedestrian trail to Phyllis Place ▪ Extend sidewalk easterly along north side of Friars Road ▪ Enhance Qualcomm Way sidewalk under Friars Road ▪ Construct pedestrian bridge over Friars Road ▪ Underground utilities along Friars Road – West of Qualcomm Way

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Phase/ Target Land Use Assumptions	On-site Improvements	Off-site Improvements
	<ul style="list-style-type: none"> ▪ Via Alta ▪ Western Finger Trails 	<ul style="list-style-type: none"> ▪ Upgrade Sewer on Camino del Este to Point Loma Trunk Sewer ▪ Connect to water main on Rio Bonito/Rio San Diego Drive ▪ Connect to water main on Kaplan Drive ▪ Connect to water main at Ainsley Court ▪ Install 12-inch interconnection on Encino Avenue ▪ Construct sidewalk and parkway along Friars Road from Qualcomm Way to Russell Park Way
Phase C		
59 Single Family Residential (<10 du/acre) units 1,194 Multifamily Residential (>20 du/acre) units	<ul style="list-style-type: none"> ▪ Ridgetop District (East Subdistrict) ▪ Terrace District (North, West, and portions of South Subdistricts) ▪ Community Recreation Center ▪ Franklin Ridge Road ▪ Community Lane ▪ Franklin Ridge Road Pocket Park ▪ Eastern Finger Trails ▪ Finger Court Parks 	
Phase D		
242 Multifamily Residential (>20 du/acre) units 576,000 sq. ft. Commercial Office	<ul style="list-style-type: none"> ▪ Terrace District (portions of the South Subdistrict) ▪ Quarry District 	

- **Project Review Category 4.** Applications which are not consistent with the Master PDP approved in concert with the Specific Plan due to design variations that are not minor in nature and that have not been anticipated by the Specific Plan but would meet the intent of the design guidelines presented in Chapter 8.0 of the Specific Plan would require processing of a separate Site Development Permit (SDP), PDP, or amendment to the Master PDP, and would be processed pursuant to Process Four, *Planning Commission* approval.
- **Project Review Category 5.** For projects which require a subsequent rezone or which are not consistent with the Specific Plan Land Use designation and/or development intensity, an amendment to the Specific Plan and/or Rezone would be required. Additionally, for subsequent projects which result in propose to exceeding the maximum development cap as established in the Quarry Falls Specific Plan, an amendment to the Specific Plan and Master Planned Development Permit will be required. -A Specific Plan Amendment and Rezone are actions processed in accordance with Process Five, *City Council* approval.

**Table 3-12.
Development Project Review Process**

Project Category	Development Project	City Review
1	<ul style="list-style-type: none"> ✓ 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	<ul style="list-style-type: none"> ✓ 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	<ul style="list-style-type: none"> ✓ Consistent with Specific Plan and Master PDP ✓ Defined as a separately regulated use in the LDC 	Process Three
4	<ul style="list-style-type: none"> ✓ Requires Master PDP Amendment 	Process Four
5	<ul style="list-style-type: none"> ✓ Requires change to Land Use Designation development intensity ✓ Requires Rezone ✓ Requires Specific Plan Amendment 	Process Five

3.4 MASTER PLANNED DEVELOPMENT PERMIT

In concert with the Specific Plan, a Master Planned Development Permit (PDP) is proposed to establish the design guidelines contained in the Specific Plan and allow for minor variations to the zones applied to specific planning districts and subdistricts. Chapter 8 of the Specific Plan addresses the allowable variations, which relate to setbacks, maximum building heights and permitted uses. The variations are further described in Section 3.6, below.

Proposed Package Recycled Water Facility

The Quarry Falls project would include a package recycled water facility to provide for the majority of the project's non-domestic landscape needs. The package recycled water facility would have a capacity to treat 250,000 gallons per day (gpd) and would be comprised of membrane filter technology and nitrification process and would be fully enclosed, either in an above-grade structure or underground. An above-grade

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facility would be integrated into the existing development and constructed in accordance with the architectural design guidelines of the Specific Plan. A below-grade facility may be placed either within the footprint of an existing structure or an open area, such as a parking lot, where the facility does not affect the above-grade use. The reclaimed water storage would also be located on-site and below-grade.

The plant would be capturing approximately 50 percent of the waste flows generated by the residential and commercial/office areas. The scalping system would provide approximately 74.5 million gallons per year (mgy) of irrigation water or approximately 204,000 gpd on average. Implementation of restrictions on the use of reclaimed water for landscape irrigation would ensure no flows would drain to the storm drain outlets or the San Diego River. Consistent with the concept of wastewater scalping, the residual solids captured from the reclamation process would be returned into the primary collection system for treatment at the City's Point Loma Wastewater Treatment Plant.

The treatment plant would use available and proven technology - membrane bioreactors (MBR) - which extracts the water through a filter membrane under a vacuum. This design provides a reclamation technology that is reliable with a minimum of operator intervention required for process control. Conceptually, the treatment plant would be constructed with three modules of treatment, one at 50,000 gpd and two at 100,000 gpd. This configuration of facilities would be augmented with a two million gallon storage tank to respond to fluctuations in reclaimed water usage.

Daily irrigation needs vary seasonally. The proposed treatment plant/storage configuration would allow reclaimed water to fulfill total irrigation needs 212 days of the year. During the months of May thru September, the irrigation demands would exceed the reclaimed water system. Irrigation demand would be met first through the use of stored reclaimed water and if needed, augmented with potable water.

During the initial phases of the Quarry Falls development project, wastewater flows would not be sufficient to effectively implement the scalping plant concept. However, during these phases the water usage would also be well below the allocation of water availability anticipated for the overall project. At such time as wastewater flows become substantial and prior to the occupancy of the 3,311th dwelling unit, the modules of treatment would be operationally phased in. Sufficient irrigation demand within Quarry Falls exists to make the solution feasible as a means of reducing the overall potable water supply source to ensure the project meets the Water Supply Assessment prepared for the project, thereby assuring a sufficient supply over the next 20 years.

Designed and located as an accessory use to the Quarry Falls development, the packaged recycled water facility would be within the project footprint in proximity to the 18-inch sewer main located in Russell Park Way in order to capture the maximum flow from the project. The system would be privately funded and operated by the developer or assigned designee to provide reclaimed water for use in landscaped areas within multi-family and commercial development, open space and slope lots, and right-of-way landscaping, as well as other allowed uses. Reclaimed water from the system would be restricted to users within the project. The design of treatment facility and infrastructure would comply with all City guidelines and standards and would be operational prior to occupancy of the 3,311th residential unit.

3.5 SITE DEVELOPMENT PERMIT

While the Quarry Falls 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 (LDC Section 143.0100). Specifically, a small area (0.06 acres) of disturbed wetlands, as well as upland habitat (coastal sage, scrub, mixed chaparral, and annual grasslands) regarded as sensitive by the City of San Diego, would be affected by implementation of the Quarry Falls Specific Plan. An additional 0.12 acre of off-site disturbed wetlands would also be affected. The project would also affect a very small area of steep slopes (approximately 0.02 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.

3.6 PROPOSED ZONING

As shown in Figure 2-13, *Existing Zoning*, the project site is currently zoned 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 would no longer apply to Quarry Falls. Instead, in concert with the Specific Plan, the City's Land Development Code would govern the development within Quarry Falls. Additionally, the design guidelines and development standards set forth in the Specific Plan would replace the requirements of the MVPDO and are intended to allow for administrative and discretionary review of subsequent projects within the specific plan area. Projects that are submitted in accordance with the adopted Specific Plan would be exempt from the MVPDO when found in conformance with the approved specific plan (SDMC 103.2103.B1).

The project would rezone the area within Mission Valley and covered by the Quarry Falls Specific Plan. Figure 3-5, *Proposed Zoning*, shows the various zones that would be applied to the Quarry Falls Specific Plan area, and Table 3-2, *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 six acres of the project site located within Serra Mesa.

Table 3-13, *Summary of City Zones Applied to Quarry Falls*, provides a general summary of the various zones proposed for Quarry Falls based on Chapter 13 of the City's Land Development Code. The reader is referred to the City Land Development Code for specific use regulations and development standards of these zones.

The Specific Plan would adhere to the requirements of the City's Land Development Code (effective May 17, 2005) which provide development standards for minimum lot area, minimum lot dimensions, lot coverage, rooftop equipment, floor/area ratio, and storage requirements, parking and residential supplemental zone requirements (as applicable). The Specific Plan also proposes that certain development regulations of the Land Development Code be modified to implement the intent of and design vision for Quarry Falls for each district within Quarry Falls. These deviations are presented below.

**Table 3-13.
Summary of City Zones Applied to Quarry Falls**

Proposed Zone	Purpose ¹	Maximum Density ¹	Application for Quarry Falls
Residential Areas: RM	The RM zones provide for multiple dwelling unit residential development at varying densities.		
RM-1-1	The RM-1 zones permit lower density multiple dwelling units.	1 dwelling unit per 3,000 square feet of lot area or approximately 14.5 dwelling units per acre	Ridgetop West District Community Center Civic Center
RM-2-4	The RM-2 zones permit medium density multiple dwelling units.	1 dwelling unit per 1,750 square feet of lot area or approximately 24.9 dwelling units per acre	Ridgetop East District
RM-3-7	The RM-3 zones permit medium density multiple dwelling units.	1 dwelling unit per 1,000 square feet of lot area or approximately 43.6 dwelling units per acre	Foothills North District Terrace West District
RM-3-8		1 dwelling unit per 800 square feet of lot area or approximately 54.5 dwelling units per acre	Foothills Southwest District Terrace North District
RM-3-9		1 dwelling unit per 600 square feet of lot area or approximately 72.6 dwelling units per acre	Creekside West District
RM-4-10	The RM-4 zones permit high density multiple dwelling units.	1 dwelling unit per 400 square feet of lot area or approximately 108.9 dwelling units per acre	Foothills Southeast District Terrace South District Creekside Central District
Mixed Use Areas: CC	The purpose of the CC zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Some of the CC zones may include residential development. Property within the CC zone will be primarily located along collector streets, major streets, and public transportation lines.		
CC-3-5	The CC-3 zones allow a mix of pedestrian-oriented, community-serving commercial and residential uses.	Accommodates development with a high intensity, pedestrian orientation. Maximum residential density is 1 dwelling unit per 1,500 square feet of lot area or 29.0 dwelling units per acre. A maximum floor area ration of 0.75 applies to the non residential portion of development.	Creekside East District Village Walk District
Employment Area: IL	The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities, including non industrial in some instances.		
IL-3-1	Allows for a mix of light industrial, office, and commercial uses.	A maximum floor area ration of 2.0.	Quarry District
Open Space Areas: OP	The OP zone is applied to public parks and facilities. The uses permitted in the OP zones will provide for various types of recreational needs of the community.		
OP-2-1	Allows for parks with passive uses and some active uses	Development is restricted to parks, recreation, open space and associated uses.	Park District

¹Source: City of San Diego Land Development Code.

Park District

In order to locate buildings within the Civic Center and Community Recreation Center that better integrate with the built environment, while also maximizing public and private open space, the Specific Plan proposes that building setbacks may deviate from those established in the RM-1-1 Zone under the following circumstances:

- Allow structures to front on public streets; and/or
- Create larger useable park spaces; and
- Occur in a manner that complements the public park experience.

For the Civic Center and Community Recreation Center portions of this Park District, building heights would either conform to the heights defined in the RM-1-1 Zone or could deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations would be permitted under the following circumstances:

- Provide architectural statement unique to the Park District; and/or
- Provide architectural treatment which lends a cohesive element that permeates throughout Quarry Falls; and/or
- Allow architectural landmarks, such as campaniles and clock towers.

Additionally, retaining walls proposed for the Park District would deviate from the regulations of the Land Development Code for the OP-2-1 Zone. This deviation would be permitted under the following circumstance:

- Retaining walls up to 30 feet in height are necessary to accommodate a water fall as a signature feature of the project.
- The walls shall be shielded by the waterfall itself and an engineering rock face to represent a natural environment.

Ridgetop District

The Ridgetop District would develop in accordance with the proposed zones for this district. No deviations are proposed.

Foothills District

Required setbacks for the Foothills District would be those established in the City's Land Development Code for the RM-3-7 Zone (Foothills District North) and the RM-4-10 Zone (Foothills District Southeast). For the Foothills District Southwest, building setbacks along Quarry Falls Boulevard would be allowed to deviate from that established in the RM-3-8 Zone under the following circumstances:

- Allows structures to address the street in an urban manner; and
- Provide entryways from the sidewalks to increase pedestrian activity.

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For the Foothills District North, building heights would either conform to the heights defined in the RM-3-7 zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Foothills District North would be permitted under the following circumstances:

- Provide architectural flexibility for building articulation and roofline variations; and/or
- Provide a transition from lower density/height projects to higher density/height projects; and/or
- Expose views from southern off-site vantage points and to avoid a “walling off” affect associated with projects built at all one height; and/or
- Allow for increase in height as a trade-off for providing more internal open space.

For the Foothills District Southwest, building heights would either conform to the heights defined in the RM-3-8 zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Foothills District Southwest would be permitted under the following circumstances:

- Provide architectural flexibility for building articulation and roofline variations; and/or
- Provide a transition from lower density/height projects to higher density/height projects; and/or
- Expose views from southern off-site vantage points and to avoid a “walling off” affect associated with projects built at all one height; and/or
- Allow for increase in height as a trade-off for providing more internal open space.

Terrace District

Required setbacks for the Terrace District would be those established in the City’s Land Development Code for the RM-4-10 Zone for the Terrace District South. For the Terrace District North, building setbacks along Community Lane may deviate from that established in the RM-3-8 Zone. Deviation would be allowed under the following circumstances:

- Allow structures to address the street in an urban manner; and
- Provide entryways from the sidewalks to increase pedestrian activity.

For the Terrace District West, building setbacks along Quarry Falls Boulevard and Community Lane would be allowed to deviate from that established in the RM-3-7 Zone under the following circumstances:

- Allow structures to address the street in an urban manner; and
- Provide entryways from the sidewalks to increase pedestrian activity.

Building heights allowed in the Terrace District South would occur as defined in the RM-4-10 Zone. For the Terrace District North, building heights would either conform to the heights defined in the RM-3-8 Zone or may deviate from those heights. Height deviations in the Terrace District North would be permitted under the following circumstances:

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- Provide architectural flexibility for building articulation and roofline variations, resulting in high quality design, reduce bulk, and to screen rooftop equipment from adjacent development; and/or
- Provide a transition from lower density/height projects to higher density/height projects; and/or
- Expose views from southern off-site vantage points and to avoid a “walling off” affect associated with projects built at all one height; and/or
- Allow for increase in height as a trade-off for providing more internal open space.

For the Terrace District West, building heights would either conform to the heights defined in the RM-3-7 Zone or would be allowed to deviate from those heights under the following circumstances:

- Provide architectural flexibility for building articulation and roofline variations, resulting in high quality design, reduce bulk, and to screen rooftop equipment from adjacent development; and/or
- Provide a transition to higher density/height projects in and around the village core.

Creekside District

For the Creekside District Central, required setbacks would be those established in the City Land Development Code for the RM-4-10 Zone. For the Creekside District West, building setbacks along Quarry Falls Boulevard, Via Alta, and Creekside Park Lane would be allowed to deviate from that established in the RM-3-9 Zone. Such deviations would be allowed under the following circumstances:

- Allow structures to address the street in an urban manner; and
- Provide entryways from the sidewalks to increase pedestrian activity.

For the Creekside District East, building setbacks would be allowed to deviate from the CC-3-5 Zone under the following circumstances:

- Provides a transition from the residential district to the west into the “main street” of the activated Village Walk District, and/or
- Provide building articulation to increase the public realm, and/or
- Provide consistency with the adjacent districts, and/or
- Achieve variations in massing and visual impact.

Building heights allowed in the Creekside District would occur as defined in the underlying zones. For the Creekside District West, building heights would either conform to the heights defined in the RM-3-9 Zone or would be allowed to deviate from those heights under the following circumstances:

- Provide architectural flexibility for building articulation and roofline variations, resulting in high quality design, reduce bulk, and to screen rooftop equipment from adjacent development.

Village Walk District

Required setbacks for the Village Walk District would be allowed to deviate from that established in the CC-3-5 Zone along Quarry Falls Boulevard under the following circumstance:

- Create a village core for the community that allows for the creation of greater opportunities to expand the public realm.

Additionally, an increased maximum setback along Russell Park Way and Quarry Falls Boulevard would be allowed under the following circumstance:

- Provide for continuity with the entire Village Walk district.

A reduced setback along Friars Road would be allowed under the following circumstances:

- Provide consistency with the adjacent districts, and/or
- Achieve variations in massing and visual impact.

The maximum height of buildings within the Village Walk District would be those defined by the CC-3-5 Zone. No deviations to heights are proposed.

Quarry District

Required setbacks for the Quarry District would be those established in the City Land Development Code for the IL-3-1 Zone. The maximum height of buildings within the Quarry District would be those defined by the IL-3-1 Zone. No deviations are proposed.

3.7 VESTING TENTATIVE MAP

In order to facilitate development of Quarry Falls, a Vesting Tentative Map (VTM) is proposed. The Quarry Falls VTM proposes site grading and necessary infrastructure and has been prepared in accordance with the guidelines and development intensities proposed in the Specific Plan, including 31.8 acres of public parks (includes public parks and private open space with public park easements), civic uses, open space and trails; a maximum of 4,780 residential units; a maximum of 603,000 square feet of retail space; a maximum of 620,000 square feet of office/business park uses; the State Subdivision Map Act; and City requirements. Grading proposed as part of the VTM for the Quarry Falls project is shown in Figure 3-40, *Quarry Falls Vesting Tentative Map Grading*.

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



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 3-40.
Quarry Falls Vesting Tentative Map – Grading

3.8 CUP/RECLAMATION PLAN AMENDMENT

As previously stated, Quarry Falls is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which operates under an approved Conditional Use Permit (CUP No. 5073). As part of those activities, asphalt and concrete plants are in operation in the central portion of the site and function under CUP 5073 and CUP 82-0315. As resources are depleted and mining operations phase out, approved Reclamation Plans would be implemented.

In accordance with Section 3502 of SMARA, the Quarry Falls project would not “*substantially affect the approved end use of the site as established in the [approved] reclamation plan,*” ~~so that an~~ The amended Reclamation Plan is processed solely to retain approximately 2.4 million cubic yards of excess fill material on-site 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 would allow for future urban development as identified in the land use section of the Mission Valley Community Plan. ~~required.~~ CUP 5073 and/or CUP 82-0315 would 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.

As part of the Reclamation Plan, reclaimed mine slopes surrounding development areas in Quarry Falls would be landscaped to fulfill SMARA requirements. Landscaped slopes would be maintained by a property owners association or other maintenance organization. The revegetation/landscaping would consist of native plant species selected to be visually and horticulturally compatible with the surrounding slopes of Mission Valley. Larger native shrubs would 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.

Figure 3-41, *Proposed Adjusted Reclamation Plan*, and Figure 3-42, *Existing and Proposed Batch Plant Locations*, show the proposed modification to the approved Reclamation Plan and the location and site plan for the relocated plants, respectively. Figure 3-43, *Proposed Batch Plant/ Site Plan*, shows the site of the asphalt and concrete plants once they are relocated to the southeast corner of the site.

3.9 OFF-SITE IMPROVEMENTS

The proposed Quarry Falls project would result in a variety of off-site improvements. These improvements are shown in Figure 3-44, *Locations of Proposed Off-Site Improvements*, and listed in Table 3-14, *List of Off-Site Improvements*. As presented in Table 3-14, these improvements either do not have the potential to result in environmental impacts or have been analyzed as part of the overall project impacts.

As discussed in Section 5.2, *Transportation/Traffic Circulation/Parking*, in order to mitigate or reduce traffic impacts associated with Quarry Falls, a variety of off-site traffic improvements would be required, including widening existing roads, installing traffic signals, restriping travel lanes, and lengthening travel lanes. These improvements are shown in Figure 5.2-2, *Locations of Transportation Phasing Plan Improvements*, and presented in Table 5.2-9, *Transportation Phasing Plan*. With the exception of widening existing roads, these improvements would occur within the existing constructed roadway and would not result in environmental impacts. Where mitigation includes widening of existing streets, the widening would occur within the existing right-of-way or require acquisition of privately developed property; however, road widenings may result in the loss of landscaping. The City would require replacement of landscaping as part of road widenings; therefore impacts would not be anticipated.

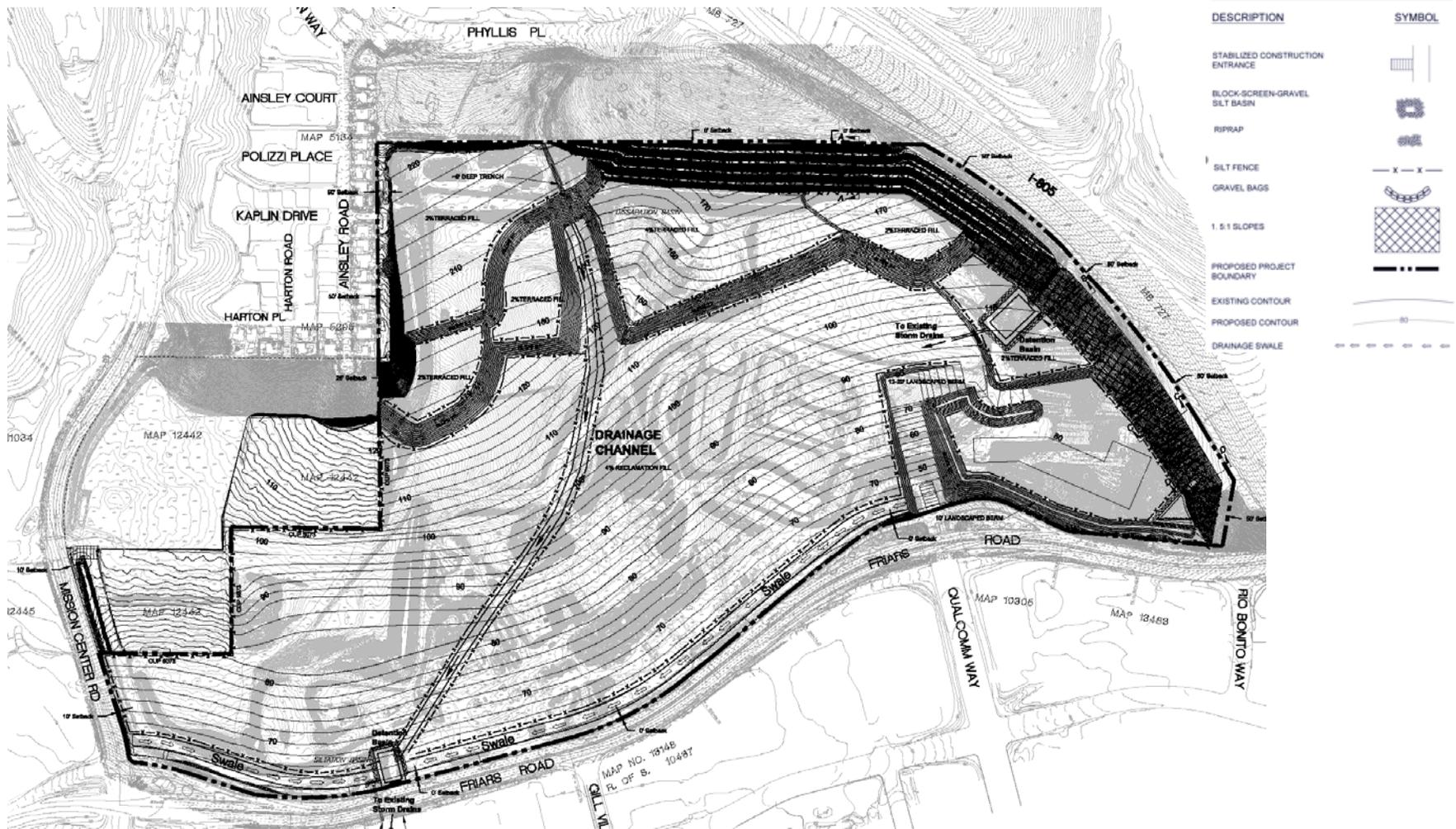


Figure 3-41.
Proposed Adjusted Reclamation Plan

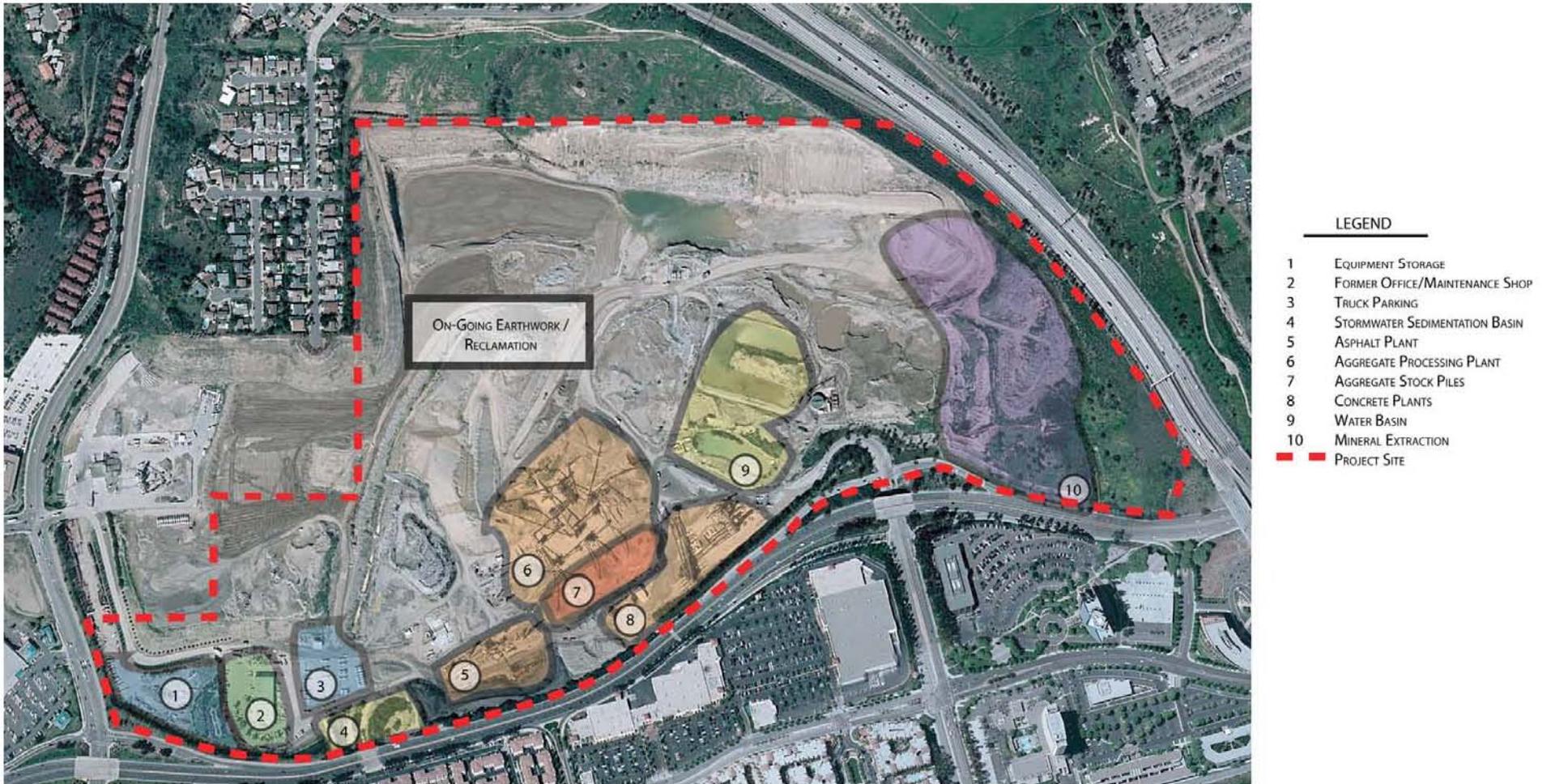


Figure 3-42.
Existing and Proposed Batch Plants Locations

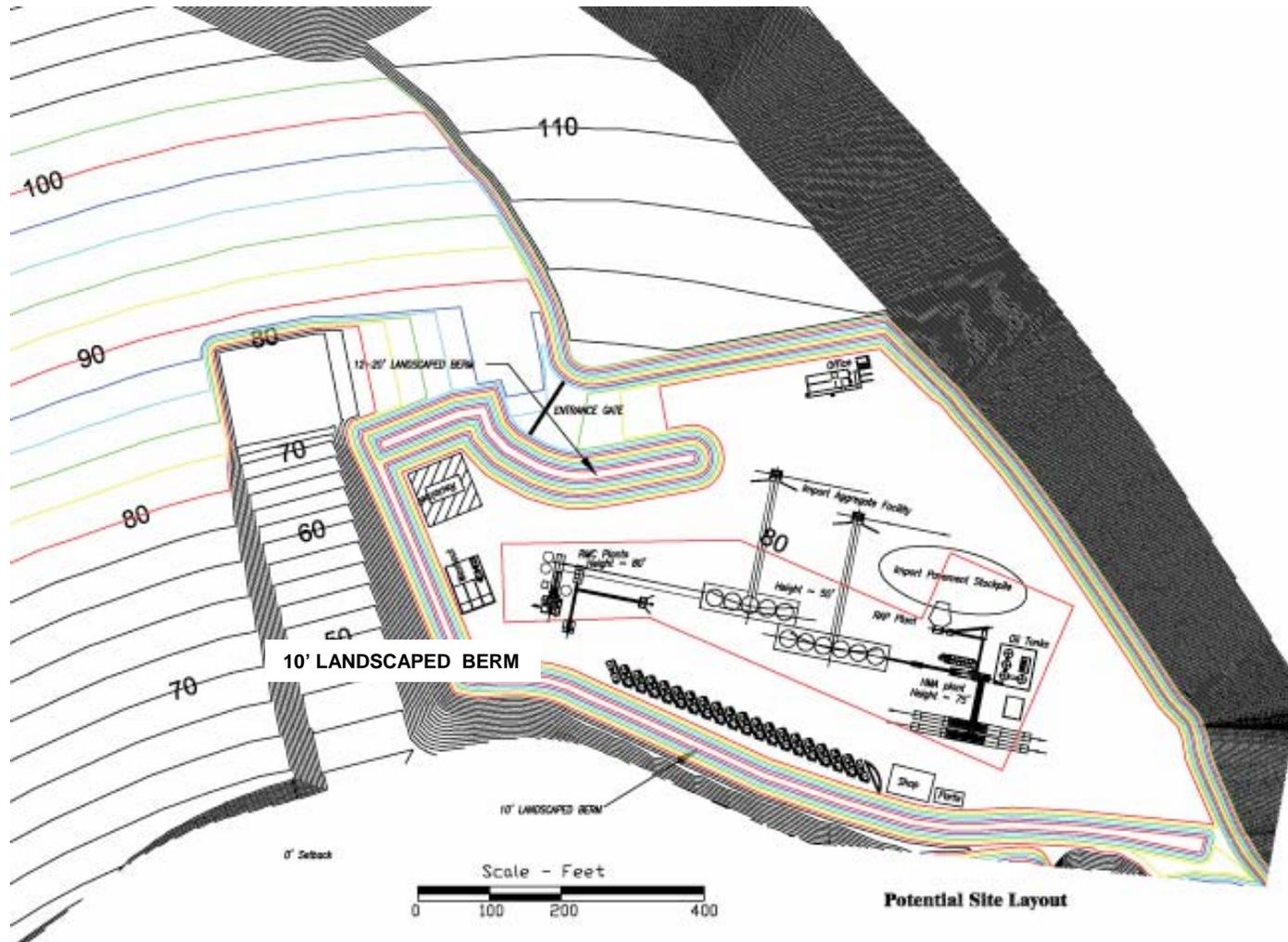


Figure 3-43.
Proposed Batch Plant/Site Plan

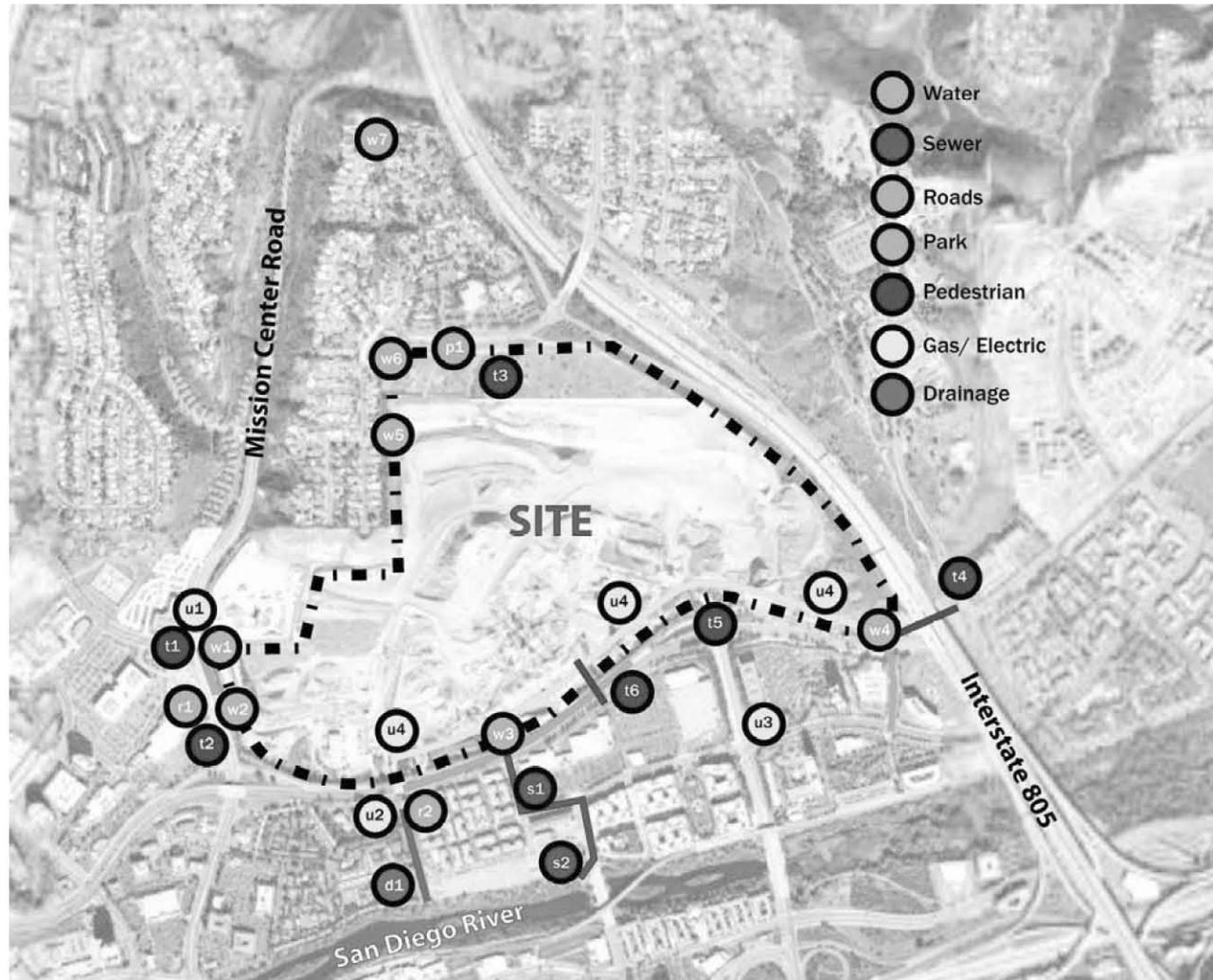


Figure 3-44.
Locations of Proposed Off-Site Improvements

**Table 3-14.
List of Off-Site Improvements**

Off-Site Improvement Category	Off-Site Improvement No. on Figure 3-44	Off-Site Improvement	Potential for Environmental Impacts
Water Improvements	w1	Water Main Connection – Mission Center Road at Quarry Falls Blvd.	All off-site water improvements would be constructed within existing streets. No environmental impacts would be associated with these improvements.
	w2	Water Main Connection – Mission Center Road at Creekside Park Lane	
	w3	Water Main Connection – Friars Road at Russell Park Way	
	w4	New Water Line and Connection –Rio Bonito Drive from Friars Road to Rio San Diego	
	w5	Water Main Connection – Kaplan Drive	
	w6	Water Main Connection – Ainsley Drive	
	w7	Water Main Interconnection – Encino Avenue	
Sewer Improvements	s1	New and Upgraded Sewer Line – Gill Village/Rio San Diego/Camino Del Este	All off-site sewer improvements would be constructed within existing streets and/or would upgrade already existing lines. Depending on the depth of grading for these improvements, unknown subsurface archaeological and paleontological resources may be encountered. Mitigation measures presented in Sections 5.8 and 5.11 would be required when constructing off-site sewer improvements.
	s2	Upgraded Sewer Line – Camino Del Este to Point Loma Trunk Sewer	
Roadways	r1	Add northbound lane – Mission Center Road from Creekside Park Lane to Quarry Falls Blvd.	The addition of a northbound lane on Mission Center Road would require minimal grading and removal of existing on-site non-native vegetation. The project proposes a landscape plan for public streets, including this portion of Mission Center Road. Therefore, this improvement is addressed as part of the overall impacts of the proposed project.
	r2	Add westbound auxiliary lane – Friars Road from Qualcomm Way to Mission Center Road	The addition of a westbound auxiliary lane on Friars Road would require the removal of on-site existing trees (primarily eucalyptus trees) and non-native vegetation along the north side of the street. The project proposes a landscape plan for public streets, including along the project's frontage of Friars Road. Therefore, this improvement is addressed as part of the overall impacts of the proposed project.

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Off-Site Improvement Category	Off-Site Improvement No. on Figure 3-44	Off-Site Improvement	Potential for Environmental Impacts
Utilities	u1	Gas and Electric Main Connections – Mission Center Road and Quarry Falls Boulevard	Utility connections would occur in areas which would be graded as part of the proposed project. The project also proposes the undergrounding of SDG&E utility lines along a portion of Mission Center Road. These improvements are addressed as part of the overall impacts of the proposed project and would require mitigation as noted in this Program EIR.
	u2	Gas Main Connection – Gill Village Drive and Friars Road	
	u3	New Gas Line and Main Connection – Qualcomm Way from Rio San Diego to Friars Road	
	u4	Underground overhead utilities and electric main connection – north side of Friars Road	
Pedestrian Trails and Sidewalks	t1	Enhance pedestrian crossing at Mission Center Road and Quarry Falls Boulevard	These improvements would involve signal modification and adding a crosswalk and would occur in areas that have been developed. No environmental impacts would be anticipated.
	t2	Enhance pedestrian crossing at Mission Center Road and Creekside Park Lane	
	t4	Construct sidewalk east along the north side of Friars Road	This improvement would install a sidewalk along a segment of Friars Road where none currently exists, connecting with an existing sidewalk to the east and sidewalk improvements proposed by the project for Friars Road. This improvement would occur in an area that has been graded and disturbed as part of the construction of Friars Road. No environmental impacts would be anticipated.
	t5	Enhance the Qualcomm Way sidewalk under Friars Road	The improvement would involve upgrading the sidewalk on Qualcomm Way and installing a landscaped parkway to separate pedestrians from the travelway. No environmental impacts would be anticipated.
	t6	Construct pedestrian bridge over Friars Road	The project includes constructing a pedestrian bridge over Friars Road, connecting Quarry Falls to Rio Vista West and providing a link to the trolley station in Rio Vista West. The bridge would change the existing visual environment. Visual impacts associated with the pedestrian bridge are addressed in Section 5.3, <i>Visual Effects and Neighborhood Character</i> . Depending on the depth of footings to support the bridge, unknown subsurface archaeological and paleontological resources may be encountered. Mitigation measures presented in Sections 5.8 and 5.11 would be required when constructing the pedestrian bridge.
	Drainage Improvements	d1	Remove invasive vegetation from drainage channel

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Off-Site Improvement Category	Off-Site Improvement No. on Figure 3-44	Off-Site Improvement	Potential for Environmental Impacts
			plant material is addressed in Section 5.6, <i>Biological Resources</i> . <u>Biological impacts associated with the project are addressed in Section 5.6, <i>Biological Resources</i>. Environmental impacts.</u>
<i>The following two improvements would occur as part of the VTM and would be off-site to the Quarry Falls Specific Plan.</i>			
Park Improvements	p1	Construct Phyllis Place Park	As discussed in Section 3.3.5, <i>Vesting Tentative Map</i> , the project would involve the construction of a 1.3-acre passive park within the Serra Mesa community, north of the Quarry Falls Specific Plan and adjacent to Phyllis Place. Construction of a park in this location has the potential to impact sensitive biological habitat. Biological impacts associated with the project are addressed in Section 5.6, <i>Biological Resources</i> . Environmental impacts.
Trail Improvement	t3	Extend trail connection to Phyllis Place	A public trail would be constructed from the northern portion of the Quarry Falls Specific Plan to Phyllis Place. The trail would meander through the proposed Phyllis Place park and an SDG&E easement. No environmental impacts beyond those associated with the Phyllis Place Park would be anticipated. Unknown subsurface archaeological resources may be encountered. Mitigation measures presented in Sections 5.8 would be required when constructing the trail connection. <u>Any biological impacts would be mitigated as described in Section 5.6, <i>Biological Resources</i>.</u>

3.10 DISCRETIONARY ACTIONS

A discretionary action is an action taken by an agency that calls for the exercise of judgment in deciding whether to approve or how to carry out a project. For the Quarry Falls project, the following discretionary actions would be considered by the San Diego City Council:

- Mission Valley Community Plan Amendment/General Plan Amendment;
- Amendment to the Mission Valley PFFP;
- Specific Plan;
- Vesting Tentative Map;
- Rezones;
- Master Planned Development Permit;
- Site Development Permit; and
- Amendment to CUP/Reclamation Plan No. 5073 and/or CUP/Reclamation Plan 82-0315.

These discretionary actions are described below.

3.10.1 Community Plan Amendment/General Plan Amendment

The majority of the 230.5-acre project site is located within the Mission Valley Community Plan area. The site is designated for Multiple Use and Residential Use in the Mission Valley Community Plan. While the land uses established by this Specific Plan would be consistent with the community plan land use designation, the project requires an amendment to the Mission Valley Community Plan, because areas of 10 acres or more identified within the Mission Valley Community Plan for Multiple Use require preparation of a Specific Plan. Adoption of the Specific Plan would functionally amend the community plan. Because the community plan would be amended, this would result in an amendment to the City's Progress Guide and General Plan as the community plan functions as the land use plan for the Mission Valley area of the City.

3.10.2 Public Facilities Financing Plan Amendment

An Amendment to the Mission Valley Public Facilities Financing Plan (PFFP) would be processed concurrently with the Community Plan Amendment, resulting in a revision to the base dollar amount per-unit Development Impact Fee (DIF).

3.10.3 Specific Plan

Adoption of the Quarry Falls Specific Plan is a discretionary action and is subject to City Council approval. When adopted by City legislative action, the Specific Plan document would serve both planning and policy functions. The Quarry Falls Specific Plan contains the standards, procedures and guidelines necessary to accomplish the ordered development of Quarry Falls.

Development in Mission Valley is subject to the Planned District Ordinance (PDO) (LDC Section 103-2100), unless development occurs under an approved Specific Plan. With adoption of this Specific Plan, the Mission Valley PDO would no longer apply to Quarry Falls. Instead, this Specific Plan, in concert with the City's Land Development Code, would govern development within Quarry Falls.

3.10.4 Rezones

In conjunction with the Specific Plan, and concurrent with approval of the VTM, areas within the Specific Plan boundary would be rezoned to implement land uses adopted as part of the plan. Zones identified in the City's Land Development Code would be applied to Quarry Falls as described in the Specific Plan. Once a specific zone has been applied to a development area, site development for that area must be in conformance with the selected zone or as modified through the Master PDP and cannot exceed the development intensity established by the Specific Plan.

3.10.5 Vesting Tentative Map (VTM)

In order to facilitate development of Quarry Falls, a VTM is proposed. The Quarry Falls VTM details actual land development and grading, as well as necessary infrastructure, and has been prepared in accordance with the guidelines and development intensities presented in this Specific Plan, the State Subdivision Map Act, and City of San Diego requirements.

3.10.6 Master Planned Development Permit

In concert with the Specific Plan, a Master PDP is proposed. The Master PDP, once approved, establishes the design guidelines contained in the Specific Plan and allows for minor variations to the selected zones, as necessary, to implement the design guidelines.

3.10.7 Site Development Permit

While the Quarry Falls project site is not located within a MHPA as identified by the City of San Diego MSCP, the site does contain areas identified as Sensitive Lands in the City's Environmentally Sensitive Lands (ESL) ordinance (LDC Section 143.0100). Specifically, a small area (0.06 acres) of on-site disturbed wetlands, and 0.12 acre of off-site disturbed wetlands as well as upland habitat (coastal sage, scrub, mixed chaparral and annual grasslands) regarded as sensitive by the City of San Diego, would be affected by implementation of the Quarry Falls Specific Plan. Additionally, the project would also affect a very small area of steep slopes (approximately 0.02 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.

3.10.8 Conditional Use Permit/Reclamation Plan Amendment

The project includes an amendment to CUP 5073 and/or CUP 82-0315 to allow adjustment to the Reclamation Plans and provide for the relocation of the asphalt and concrete plants to the southeast corner of the site. The CUP/Reclamation Plan amendment would also add a termination date for mining activities.

3.10.9 State and Federal Permits and Other Agency Coordination

As described in Section 1.4, *Responsible and Trustee Agencies*, of this Program EIR, approval the following state and federal permits would be required for the proposed project:

- **Section 1602 Streambed Alteration Agreement (CDFG)** - Because the project would affect State jurisdictional area (0.18 acre of disturbed wetlands), an application for a Streambed Alteration Agreement would be submitted following certification of the EIR. (Biological

3.0 PROJECT DESCRIPTION

impacts, including impacts to wetland habitat, are addressed in Section 5.6, *Biological Resources*, of this Program EIR.)

- **NPDES Permit** – The project would comply with NPDES requirements for discharge of storm water runoff associated with construction activity. Compliance also requires conformance with applicable BMPs and development of a SWPPP and monitoring program plan. (Water Quality is addressed in Section 5.14, *Water Quality*, of this Program EIR.)
- **Encroachment Permit (Caltrans)** - Project features which necessitate encroachment into freeway easements and access rights for improvements within Caltrans' rights-of-way would require coordination with Caltrans for those improvements.
- **California Department of Conservation** - Because the project proposes an amendment to existing Conditional Use Permits (CUPs) involving resource mining and extraction, the project is subject to SMARA, requiring that the amended Reclamation Plan be sent to the Office of Mine Reclamation at least 90 days before the decision date for the project. The SMARA review has been conducted coincident to the public review period of this Program EIR and prior to action on the project by the City Council.
- **Obstruction Evaluation/Airport Airspace Analysis, Part 77 Determination (Federal Aviation Administration)** – The project's proximity to San Diego International Airport (SDIA) requires notification to the Federal Aviation Administration (FAA) in order to conduct an Obstruction/Evaluation/Airport Airspace analysis under Title 14 code of Federal Regulations, Part 77. The project has completed an initial request for the aeronautical study and has received Determinations of No Hazard to Air Navigation for the project (see Appendix O). Individual structures will be required to file subsequent notification to the FAA at least 30 days before the earlier of a) the date proposed construction or alteration is to begin, or b) the date the application for a construction permit will be filed.

4.0 HISTORY OF PROJECT CHANGES

This section chronicles the physical changes that have been made to the project in response to environmental concerns raised during the City's review of the project. The project was modified from its original submittal to incorporate sustainable design features, including construction of a bioswale as a storm water quality feature, as well as an option for a school site.

Both of these modifications are relevant to environmental issue areas addressed in this Program EIR. Section 5.13, *Water Quality*, of this Program EIR addresses the bioswale and other Best Management Practices directed at minimizing impacts associated with storm water runoff. Section 3.0, *Project Description*, describes the option for a school site within Quarry Falls. Additionally, Sections 5.2, *Transportation, Traffic Circulation and Parking*; 5.4, *Air Quality*; and 5.5, *Noise*, address potential impacts associated with locating a school within Quarry Falls.

