

ENVIRONMENTAL SECONDARY STUDY

PROJECT TITLE: Southeastern San Diego Merged Redevelopment Project Area

APPLICANT: Southeastern Economic Development Corporation (SEDC)

PROJECT LOCATION: The property involved in the Proposed Action is located in the City of San Diego, south of State Route 94 (SR-94) and is bisected by Interstates 5 (I-5) and I-805 (See Figure 1). The property lies in the SEDC Area of Influence, as well as portions of the Southeastern San Diego Community Plan (SSDCP) area, Encanto Neighborhoods Community Plan (ENCP) area, and Skyline-Paradise Hills Community Plan (SPHCP) area. The proposed project would involve the following four redevelopment plan areas: Gateway Center West Redevelopment Plan (GCWRP), Mount Hope Redevelopment Plan (MHRP), Central Imperial Redevelopment Plan (CIRP), and Southcrest Redevelopment Plan (SCRP).

PROJECT DESCRIPTION: The Proposed Action primarily consists of the merger of the GCWRP, MHRP, CIRP, and SCRPA into a single Project Area to be known as the Southeastern San Diego Merged Redevelopment Project Area (Merged Project Area). After the merger, the original redevelopment plan areas would be referred to as “Component Redevelopment Plan Areas (CRPA) and the original Project Areas referred to as “Component Project Areas. In addition to the merger, the Proposed Action would also include the following proposed amendments to the Merged Project Area:

- Create a combined tax increment limit and bonded indebtedness limit (“Merged Project Area tax increment cap”) for the Merged Project Area;
- Extend the duration of the redevelopment plan for the Gateway Center Component Redevelopment Plan Area (GCCRPA) of the Merged Project Area and the time limit for the repayment of debt by 10 years;
- Eliminate the time limit for the incurrence of debt for the GCCRPA and Central Imperial Component Project Area (CICRPA) of the Merged Project Area; and
- Change the land use provisions in the Redevelopment Plans for each Component Project Area of the Merged Project Area to incorporate by reference the most recently adopted General Plan, Community Plan, and any Specific Plans, as they may be amended from time to time.

The purpose of the merger is to improve SEDC’s ability to support redevelopment activities by providing greater flexibility in the expenditure of revenues generated within the four project areas. The project does not propose any specific development activities, nor does it include any changes to land use type or intensity associated with the underlying Community Plan. The project would rename each of the four merged areas as “Component Project Areas” of the Merged Project Area.

PROJECT SETTING: In general, the area encompassed by the proposed Merged Project Area is highly urbanized and is characterized by older neighbors. The Merged Project Area is south of State Route 94 and bisected by Interstates 5 and 805. Major roadway corridors within the area include Market Street and Imperial Avenue. Chollas Creek runs through a portion of the Merged Project Area, specifically Central Imperial and Southcrest. Topography of

the Merged Project Area varies, but is relatively flat with some hills and valleys. Some natural vegetation occurs within and along Cholla Creek, but the area is mainly developed.

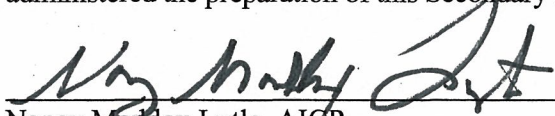
Land uses within each of the four redevelopment plan areas include residential, commercial, industrial and institutional. Land uses within the GCWRP area are predominantly industrial and quasi-public, with a scattering of residential and commercial uses. Land uses within the CIRP area are mostly commercial along the primary streets, with a mix of residential uses on the periphery, as well as some industrial uses. The MHRP area is adjacent to, and surrounds portions of, the Mount Hope and Greenwood cemeteries. The majority of land in Mount Hope is in single- and multi-family residential use, as well as industrial and commercial. Land uses in Southcrest are predominantly residential, although two neighborhood shopping centers (Otto Square and Southcrest Park Plaza) occur in the area as well. The SCRP area also contains a large park (Southcrest Community Park).

ENVIRONMENTAL ANALYSIS: See attached Secondary Study Checklist.

MITIGATION, MONITORING, AND REPORTING PROGRAM: Changes to the mitigation measures contained in the previous, applicable CEQA documents are not required for approval of the Proposed Action.


DETERMINATION: There is no substantial evidence that the proposed activity or any of its aspects may cause a significant effect on the environment. Therefore, a Negative Declaration shall be prepared.

The SEDC, the implementing body for the Redevelopment Agency of the City of San Diego, administered the preparation of this Secondary Study.



Nancy Maddox Lytle, AICP
Vice President of Projects & Development
Southeastern Economic Development Corporation

Oct. 27, 2010
Date



Bruce McIntyre, Senior Project Manager
HELIX Environmental Planning, Inc.

Oct. 27, 2010
Date

ENVIRONMENTAL SECONDARY STUDY

I.0 INTRODUCTION

SEDC is proposing to merge the GCWRP, MHRP, SCRCP, and CIRP Project Areas, referred to herein as the Merged project Area (See Figure 2). After the merger, the original redevelopment plan areas would be referred to as “Component Redevelopment Plan Areas (CRPA) and the original Project Areas would be referred to as “Component Project Areas” (CPA). In addition, SEDC is proposing create a combined tax increment limit and bonded indebtedness limit (“Merged Project Area tax increment cap”) for the Merged Project Area. The Proposed Action would extend the duration of the redevelopment plan for the Gateway Center Component Redevelopment Plan Area (GCCRPA) and the time limit for the repayment of debt by 10 years. The time limit for the incurrence of debt for the GCCRPA and Central Imperial Component Redevelopment Plan Area (CICRPA) of the Merged Project Area would be eliminated. Lastly, the land use provisions in the Redevelopment Plans for each Component Project Area would be updated to incorporate by reference the most recently adopted General Plan, Community Plans, and any applicable Specific Plans.

1.1 Environmental Review

This Secondary Study has been prepared in compliance with the requirements for an Initial Study according to State Guidelines for the implementation of the California Environmental Quality Act (CEQA) (California Administrative Code, Section 15000 et seq.) and the City of San Diego Redevelopment Agency’s Amended Procedures for Implementation of CEQA and the State CEQA Guidelines (adopted July 17, 1990). Specifically, the Proposed Action is subject to an evaluation of the probable environmental effects of its implementation according to the requirements for a secondary study, as stated in Section 502 of the agency’s procedures.

The GCWRP, MHRP, CIRP, and SCRCP have been addressed by the following CEQA documents that were prepared prior to this Secondary Study, and are hereby incorporated by reference.

- GCWRP Negative Declaration (ND) (formerly “Dells Redevelopment Project”), October 6, 1976, as amended November 18, 1983
- Environmental Impact Report (MHRP EIR), 1982
- CIRP EIR, 1992, as amended through the Fifth Amendment to the CIRP Final EIR, March 2009
- SCRCP EIR, 1985, and Addendums through 1987

In addition, the City of San Diego General Plan Update EIR, dated March 10, 2008, was utilized in the preparation of this document, and is also hereby incorporated by reference. The City's General Plan sets out a long-range, comprehensive framework for how the City could grow and develop, provide public services, and maintain the qualities that define San Diego for the next 20-plus years. The current General Plan is the first General Plan in the City's history that must address most future growth without expansion into undeveloped lands. The General Plan provides policies that focus on how to reinvest in existing communities, and programs that support changes in development patterns to emphasize combining housing, shopping, employment uses, schools, and civic uses, at different scales, in village centers. The General Plan was guided by the City of Villages growth strategy and citywide policy direction contained

within the Strategic Framework Element. The General Plan replaces the Strategic Framework Element (2002) and the Progress Guide and General Plan (1979).

The addendums to the various Redevelopment Plan CEQA documents in essence reflect updates to the Redevelopment Plans, up to and including the most recent, the Fifth Amendment to the CIRP Final EIR (March, 2009). The applicable Community Plan was amended with each addendum for consistency. The General Plan Update referenced above also includes revisions for consistency amongst these documents.

These documents represent the most recent and comprehensive analysis pertaining to the proposed Merged Project Area, and are available for review at the SEDC offices, located in the Imperial Marketplace Plaza at 404 Euclid Avenue, Suite 221, San Diego, CA 92114.

1.2 Purpose

In accordance with Section 502.2 of the Agency's procedures for implementation of CEQA, the purpose of this Secondary Study is to:

1. Provide SEDC with the information to use as the basis for deciding whether an ND, Subsequent EIR, Supplemental EIR, or Addendum to an EIR is required;
2. Enable SEDC to modify an implementing activity, mitigating adverse impacts, thereby enabling the activity to qualify for an ND;
3. Focus on the effects found to be significant, identify effects found not to be significant, and explain the reasons for determining potentially significant effects would not be significant;
4. Provide documentation of the factual basis for the finding in an ND that an implementing activity would not have a significant effect on the environment;
5. Eliminate unnecessary environmental documents; and
6. Determine whether the previously prepared EIR could be used for the implementing activity.

Based on the results of the Secondary Study, one of the following findings must be made by SEDC:

1. There is no substantial evidence that the proposed activity or any of its aspects may cause a significant effect on the environment. Therefore, an ND shall be prepared.
2. The proposed activity will involve significant environmental impacts, but such environmental impacts are clearly mitigated to a point where no significant environmental effects will occur. Therefore, a Mitigated Negative Declaration (MND) shall be prepared.
3. The proposed activity will involve new significant environmental impacts or new information of substantial importance not considered in the previous EIR. Therefore, a Subsequent EIR shall be prepared.
4. The environmental impacts of the proposed activity will involve new significant environmental impacts, or there is new information or data of substantial importance but only minor changes are necessary to make the previous EIR adequate. Therefore, a Supplement to the EIR shall be prepared.
5. The proposed activity will require only minor technical changes or additions to make the previous EIR for the activity adequate, and such changes do not raise important new

issues about the significant effects on the environment. Therefore, an Addendum to the EIR shall be prepared.

6. The environmental effects of the proposed activity are essentially the same as those addressed in the previous EIR, and there is no additional information or data available requiring supplementation of the previous EIR; therefore, the SEDC Board of Directors and/or the City Council shall make the following findings and determinations:
 - (a) No substantial changes are proposed in the Project, or with respect to the circumstances under which the Project is to be undertaken, which will require important revisions in the previous CEQA documentation, and no new information of substantial importance to the Project has become available, due to the involvement of new significant environmental impacts not covered in the previous CEQA documentation;
 - (b) No ND, or additional Subsequent EIR, or Supplement or Addendum to the previous CEQA documentation is necessary or required; and
 - (c) The proposed activity will have no significant effect on the environment, except as identified and considered in the previous CEQA documentation.

2.0 SUMMARY OF FINDINGS

The following findings are derived from the environmental review documented by this Secondary Study and the previous CEQA documentation, with respect to the proposed Southeastern San Diego Merged Redevelopment Project Area:

1. There is no substantial evidence that the proposed activity or any of its aspects may cause a significant effect on the environment. Therefore, an ND shall be prepared.

3.0 PROJECT DESCRIPTION

3.1 Location

The property involved in the Proposed Action is located south of State Route 94 (SR-94) and is bisected by Interstates 5 (I-5) and I-805 (Figure 1). The four affected redevelopment plan areas are illustrated in Figure 2.

3.2 Description of the Proposed Action

The Proposed Action primarily consists of the merger of the GCWRP, MHRP, CIRP, and SCRP into a single Project Area to be known as the Southeastern San Diego Merged Redevelopment Project Area (Merged Project Area). After the merger, the original redevelopment plan areas would be referred to as Component Redevelopment Plan Areas and the project areas referred to as Component Project Areas. In addition to the merger, the Proposed Action would also include the following proposed amendments within the Merged Project Area:

- Create a combined tax increment limit and bonded indebtedness limit (“Merged Project Area tax increment cap”) for the Merged Project Area;
- Extend the duration of the Redevelopment Plan for the Gateway Center Component Redevelopment Plan Area (GCCRPA) of the Merged Project Area and the time limit for the repayment of debt by 10 years;

- Eliminate the time limit for the incurrence of debt for the GCCRPA and Central Imperial Component Redevelopment Plan Area (CICRPA) of the Merged Project Area; and
- Change the land use provisions in the Redevelopment Plans for each Component Project Area of the Merged Project Area to incorporate by reference the most recently adopted General Plan, Community Plan, and any Specific Plans, as they may be amended from time to time.

The merger of the project areas along with the other financial amendments are proposed to significantly improve the tax allocation bond capacity, reduce interest costs, and improve the debt service coverage ratio by creating one large diverse tax base to achieve a financial surplus for community projects and partnerships. The improved ability to invest local tax dollars would attract new investment to neighborhoods and business districts. The project does not propose any specific development activities, nor does it include any changes to land use type or intensity associated with the underlying Community Plan.

4.0 ENVIRONMENTAL SETTING

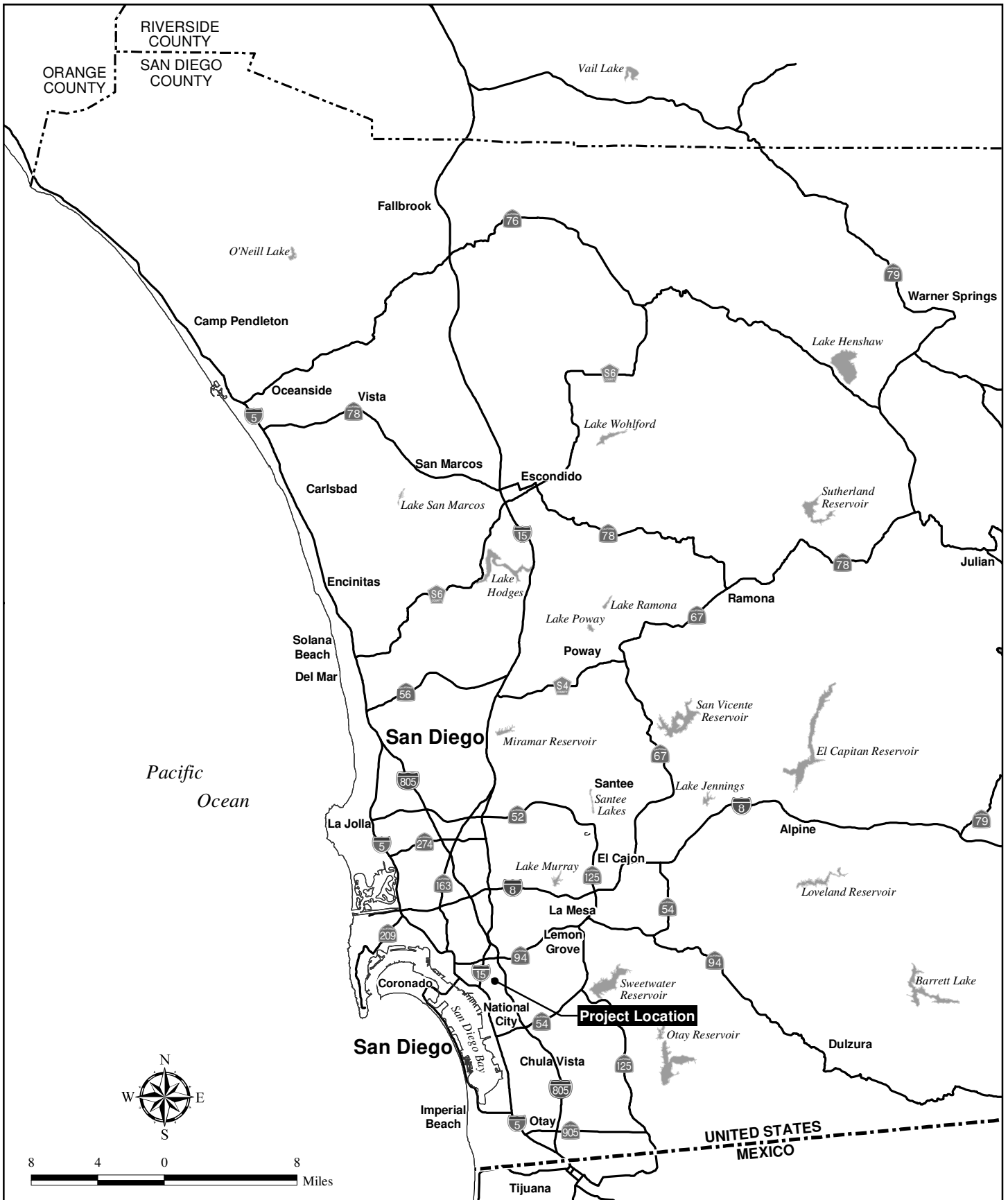
The area encompassed by the Southeastern San Diego Merged Redevelopment Project Area is highly urbanized. Each of the four Project Areas is characterized below.

Gateway Center West: The GCWRP area includes 86 parcels, approximately 59 gross acres and approximately 46 net acres zoned for industrial use. There is one block of the Redevelopment Plan Area south of Market Street between Bancroft Street and 33rd Street. Currently, land uses are predominantly industrial and quasi-public (approximately 34 acres, or 74 percent, of land), with a scattering of residential and commercial uses.

Central Imperial: The CIRP area includes 908 parcels, approximately 580 gross acres, and approximately 445 net acres. The CIRP area includes segments of Market Street, Imperial Avenue, 47th Street and Euclid Avenue, all of which are key commercial corridors through the area. Land uses are mostly commercial along the primary streets, with a mix of residential uses on the periphery. There are also industrial uses on Market Street and Naranja Street, east of Euclid Avenue. The Orange Trolley Line, which runs from downtown San Diego to Gillespie Field, traverses the area, with portions of the trolley right-of-way along Imperial Avenue between 59th Street and Pidgeon Street. The 47th Street, Euclid Avenue and Encanto/62nd Street trolley stations are in or adjacent to the CIRP Project Area.

Mount Hope: The 210-acre MHRP area is adjacent to, and surrounds portions of, the Mount Hope and Greenwood cemeteries. Industrial and commercial uses are located primarily north of Market Street and east of Interstate 15 (I-15). There is also a cluster of commercial uses along Market Street between 41st Street and Interstate 805 (I-805). The majority of land in Mount Hope is in single-family and multi-family residential use.

Southcrest: The SCRPA area includes approximately 301 net acres of land. With the exception of two neighborhood shopping centers (Otto Square on National Avenue at 35th Street and Southcrest Park Plaza at 43rd and Alpha Streets), land uses in Southcrest are predominantly residential. There is also a large park (the Southcrest Community Park) north of the Southcrest Park Plaza shopping center abutting Las Chollas Creek.

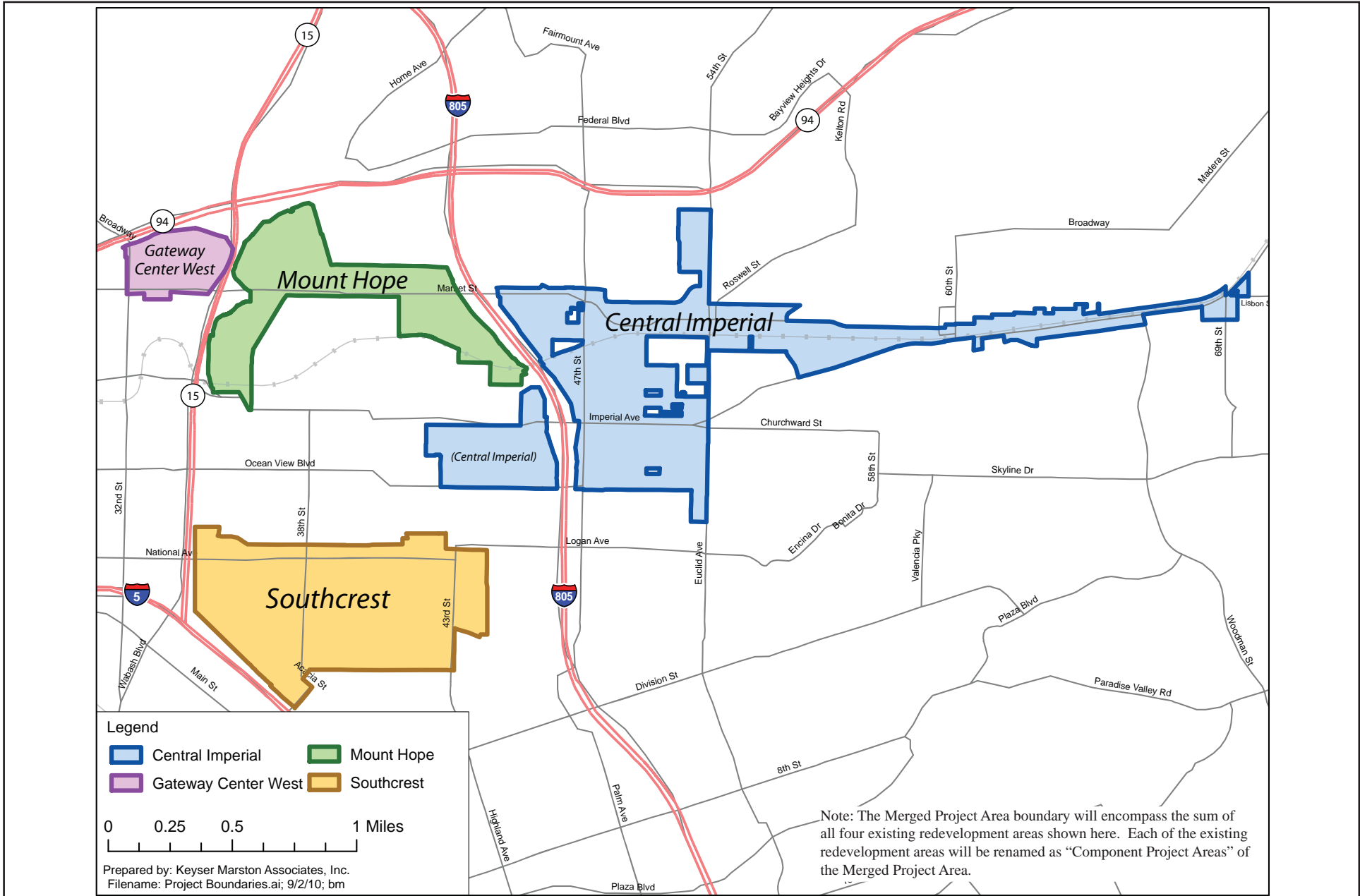


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Project Vicinity Map

SOUTHEASTERN SAN DIEGO MERGED PROJECT AREA

Figure 1



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Project Location Map

SOUTHEASTERN SAN DIEGO MERGED PROJECT AREA



Figure 2

5. EVALUATION OF ENVIRONMENTAL IMPACTS

This section evaluates the potential environmental effects of the proposed activity using the environmental checklist from the CEQA Guidelines, as amended in December 2009.

A “No Impact” response indicates that the impact would not apply to the proposed activity. A “Less Than Significant Impact” response indicates that, although impacts or changes in the environment would occur, the impact would be below a level of significance. A response of “Potentially Significant Unless Mitigation Incorporated” indicates that incorporation of mitigation measures, including those identified in the Mitigation Monitoring and Reporting Plan for the previous CEQA documents, would reduce the impact of the proposed activity to below a level of significance. A response of “Potentially Significant Impact” indicates that the Findings for the previous CEQA documents conclude that the impact of the Merged Project Area and other amendments to individual Redevelopment Plan would remain significant even with implementation of the mitigation.

The following table lists each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed activity.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS - Would the project:				
Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>No formally designated public view corridors exist in the proposed Merged Project Area, nor are there views of public resources. The proposed Merged Project Area is located in an urban setting that is predominantly developed. The existing topography of the proposed Merged Project Area is varied, and consists of canyons, plateaus, and moderate to steep slopes. Development would be required to comply with the City's development standards related to landform, including design, preservation of public views, and compatibility with surrounding land uses.</i>				
<i>The Proposed Action would not have an adverse effect on a scenic vista as no scenic vistas occur within the proposed</i>				

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Merged Project Area, and the Proposed Action would not result in physical changes. Therefore, no impact to scenic vistas would occur as a result of project approval.</i>				
<p>b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <i>The Proposed Action would not result in any change to existing scenic resources. The proposed Merged Project Area is located in an urban setting that is predominantly developed. Although the proposed Merged Project Area contains trees, rock outcroppings, and historic buildings, there are no state scenic highways from which these resources would be visible. Furthermore, no physical changes would occur as a result of the Proposed Action as no development activity is a part of the Proposed Action. Therefore, no impact to scenic highways would occur as a result of project approval.</i></p>	☐	☐	☐	■
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings? <i>The Proposed Action does not include any activities that would result in physical changes to the environment. As such, the Proposed Action would not substantially degrade the visual character or quality of the proposed Merged Project Area. Future development activities within the proposed Merged Project Area would be analyzed pursuant to CEQA, and would be required to comply with the City's development standards related to landforms, including design, preservation of public views, and</i></p>	☐	☐	■	☐

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>compatibility with surrounding land uses. The Urban Design Element of the SESCO sets forth guidelines to direct the quality and form of new development and redevelopment and provides guidelines for residential, commercial, and industrial development, landscaping/open space, and parking. It also provides general guidelines for pedestrian activities, streetscapes, lighting, screening, signage standards, and hillside and slope development (SEDC 2009).</i></p>				
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <i>The Proposed Action would not result in any new development or change existing land uses. As a result, no new sources of light or glare would result from the proposed Merged Project Area and related Redevelopment Plan amendments.</i></p> <p><i>Furthermore, future development proposed to occur within the proposed Merged Project Area would be required to comply with the City's development standards related to light and glare.</i></p>	☐	☐	☐	■
<p>2. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant</p>				

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>Southeast San Diego is an urbanized area and does not contain Prime Farmland, Unique Farmland, farmland of Statewide Importance, or forest land. The project areas to be merged do not contain lands under Williamson Act contracts and are not designated for agricultural use. Therefore, approval of the Proposed Action would not result in a significant impact to agricultural or forestry resources.</i></p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>See 2.a.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? <i>See 2.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? <i>See 2.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? <i>See 2.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? <i>The Proposed Action would not result in any change to land uses or physical development from that contemplated by the existing Southeastern San Diego (SESD) Community Plan upon which the Regional Air Quality Strategy (RAQS) is predicated. Thus, the Proposed Action would not conflict with RAQS, which constitutes the applicable air quality plan for the region.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>or projected air quality violation? <i>The Proposed Action would not directly result in any activities that would produce air emissions. Therefore, no impact would occur.</i></p> <p><i>Future development within the proposed Merged Project Area would be required to comply with the City's development standards related to air quality, and would be subject to compliance with applicable mitigation measures.</i></p>				
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>According to the City's General Plan Update Final EIR (2008), the potential program-level impacts of implementing the General Plan on the ability of San Diego to reach the RAQS standards related to particulate matter from construction and concentrated carbon monoxide (CO) "hot spots" would be significant and unavoidable. A less than significant impact on ambient air quality for other criteria pollutants would occur. Although future development within the proposed Merged Project Area would contribute to these anticipated impacts, the proposed merger and other amendments would not directly result in development that would generate criteria pollutants. Thus, the Proposed Action would not result in a cumulatively considerable impact to criteria pollutants.</i></p>	□	□	□	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations? <i>The Proposed Action would not result in any physical change, or change in land uses that could expose sensitive receptors to substantial pollutant concentrations. Thus, no impact would occur.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? <i>The Proposed Action would not result in a physical change, and not create objectionable odors. Thus, no odor impacts would occur.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. BIOLOGICAL RESOURCES - Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <i>The Proposed Action would not increase the allowed use or intensity of land development in the proposed Merged Project Area. Nor would it result in any physical changes. Therefore, no impacts to sensitive species would occur from the Proposed Action.</i> <i>Future redevelopment activities that have a potential to impact sensitive biological resources are also required to comply with the City of San Diego's Environmental Sensitive Lands Ordinance, Biology Guidelines, and MSCP Subarea Plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <i>As indicated in item 4a), the Proposed Action would not involve development. Thus, no riparian habitat or other sensitive natural communities under the control of the California Department of Fish and Game or the U.S. Fish and Wildlife Service would be affected.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <i>As indicated in item 4.a., the Proposed Action would not involve development. Thus, no riparian habitat under the control of the U.S. Army Corps of Engineers would be affected.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <i>As indicated in item 4.a., the Proposed Action would not involve development. Thus, the movement of wildlife would not be affected.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>As indicated in item 4.a., the Proposed Action would not involve development. Thus, no native trees would be affected.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? <i>Portions of the proposed Merged Project Area are within the Multiple Habitat Preserve Area of the City's Multiple Species Conservation Program (MSCP) Subarea Plan. However, as noted above under 4.a., implementation of the Proposed Action would not result in any physical development, or any changes to land uses than those analyzed in previous applicable CEQA documents. Further, more future redevelopment activities that have a potential to impact sensitive biological resources are also required to comply with the City of San Diego's Environmental Sensitive Lands Ordinance, Biology Guidelines, and MSCP Subarea Plan. Therefore, no impact would occur with respect to applicable plans.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5. CULTURAL RESOURCES - Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? <i>Based on review of the SESD Existing Conditions Maps, there are no formally recognized Existing Historic Districts, Potential Historic Districts, Cultural Districts, or Public Art or Cultural Features in the proposed project area (City of San Diego 2010). The Final EIR for the Fifth Amendment to the CIRP identified several structures within the CIRP</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>portion of the proposed project area that are considered potentially eligible for the City's Historical Register and/or California Register of Historic Resources (CRHR) (SEDC 2009). In addition, there is potential for historical resources to occur in the remainder of the project area.</i></p> <p><i>Implementation of the Proposed Action would not change any programs or projects previously analyzed in the previous CEQA documentation.</i></p> <p><i>Goals, policies, and recommendations enacted by the City, combined with the federal, state and local regulations described above, would provide a framework for developing project-level mitigation measures for future discretionary projects. All future project submittals would be subject to site-specific review in accordance with the City's Historical Resources Regulation and Guidelines. The City's process for the evaluation of discretionary projects includes environmental review and documentation pursuant to CEQA, as well as an analysis of those projects for consistency with the goals, policies, and recommendations of the General Plan.</i></p> <p><i>Implementation of the Proposed Action would not result in physical change, and would not cause a substantial adverse change in the significance of a historical resource. Thus, no impact would occur with respect to historical resources.</i></p>				
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? <i>The</i></p>	□	□	□	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Final EIR for the Fifth Amendment to the CIRP identified several previously known and newly identified archeological resources within the CIRP portion of the proposed project area.</i></p> <p><i>There is potential for archaeological resources to occur in the remainder of the project area. As indicated in 5.a., future development projects within the proposed project area would be required to comply with the City's goals, policies, and recommendations in regard to archeological resources, as well as the City's site-specific review in accordance with the Historical Resources Regulation and Guidelines.</i></p> <p><i>Implementation of the Proposed Action would not result in physical change, and would not cause a substantial adverse change in the significance of a potential impact to archaeological resources. Thus, no impact would occur with respect to archaeological resources.</i></p>				
<p>c) <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? The proposed project area is underlain by several formations, including Bay Point Formation, Lindavista Formation, San Diego Formation, Sweetwater Formation, and Mission Valley Formation (SEDC 2009). Accordingly, there is potential for paleontological resources to occur in the project area. Future development projects within the proposed project area would be required to comply with the City's goals, policies, and recommendations with regard to paleontological resources.</i></p>	□	□	□	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Implementation of the Proposed Action would not result in physical change, and would not cause a substantial adverse change in the significance of a potential impact to paleontological resources. Thus, no impact would occur with respect to paleontological resources.</i></p>				
<p>d) Disturb any human remains, including those interred outside of formal cemeteries? <i>There is potential for historic and prehistoric resources to occur within the proposed project area, including the possibility if human remains. Future development projects within the proposed project area would be required to comply with the City's goals, policies, and recommendations with regard to human remains, as well as the City's site-specific review in accordance with the Historical Resources Regulation and Guidelines.</i></p>	☐	☐	☐	■
<p><i>Implementation of the Proposed Action would not result in physical change, and would not cause a substantial adverse change in the significance of a potential impact to human remains. Thus, no impact to human remains would occur.</i></p>				
<p>6. GEOLOGY AND SOILS - Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earth-quake</p>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. <i>Previous CEQA documents identified that the proposed Merged Project Area is within an active seismic region subject to major earthquake events with potential seismic hazards that could result in damages to structures. Impacts and mitigation measures as discussed in the previous CEQA documents remain applicable. Implementation of the mitigation measures identified in the previous CEQA documents would reduce potential impacts to a level less than significant.</i></p> <p><i>Implementation of the Proposed Action, however, would not result in physical changes, and would not expose people or structures to potential substantial adverse affects, including the risk of loss, injury, or death, involving rupture of known earthquake faults. Thus, no impacts from known faults would occur.</i></p>				
<p>ii) Strong seismic ground shaking? <i>See 6.a.i.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction? <i>Previous CEQA documents identify that portions of the proposed Merged Project Area could potentially be subject to liquefaction. The discussion and mitigation measures in the previous CEQA documents remain applicable.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Implementation of the mitigation measures identified in the previous CEQA documents would reduce the impacts to a level less than significant.</i></p>				
<p><i>Implementation of the Proposed Action, however, would not result in physical changes and would not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death, involving seismic-related ground failure, including liquefaction. Thus, no impact from liquefaction would occur.</i></p>				
<p>iv) Landslides? <i>Previous CEQA documents identify that portions of the proposed project area are considered to be located on an unfavorable geologic structure with a low to moderate risk of slope failure. The discussion and mitigation measures in the previous CEQA documents remain applicable. Implementation of the mitigation measures identified in the previous CEQA documents would reduce the impacts to a level less than significant.</i></p>	☐	☐	☐	■
<p><i>Implementation of the Proposed Action, however, would not result in physical changes and would not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death, involving landslides. Thus, no impact from landslides would occur.</i></p>				
<p>b) Result in substantial soil erosion or the loss of topsoil? <i>As identified in the General Plan Update Final EIR,</i></p>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>because much of the City of San Diego is characterized as having slopes greater than 25 percent in grade, there are many areas subject to erosion. During site preparation, excavation, and construction for future development in the project area, erosion could occur. Slope instability or erosion problems in the City are primarily regulated through the California Building Code (CBC) and the City's grading ordinance. The CBC requires special foundation engineering and investigation of soils on proposed development sites located in geologic hazard areas (City of San Diego 2008).</i></p> <p><i>The discussion and mitigation measures in the previous CEQA documents remain applicable. Implementation of the mitigation measures identified in the previous CEQA documentation, along with compliance with grading permit requirements, would reduce the impacts to a level less than significant. Implementation of the Proposed Action, however, would not result in physical changes and would not result in substantial soil erosion or the loss of topsoil.</i></p>				
<p>c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? <i>See 6.a.iv.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Due to its size, it must be assumed that there is some potential</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>for expansive soils to occur in the project area. The General Plan Update EIR and other applicable previous CEQA documents incorporated by reference require the preparation of site-specific geotechnical studies for development proposed to occur within the proposed Merged Project Area. The discussion and mitigation measures in the previous CEQA documents remain applicable. In addition, all future development projects would be required to comply with the International Building Code for approval.</i></p> <p><i>Implementation of the Proposed Action, however, would not result in physical changes and would not create substantial expansive soil-related risks to life or property.</i></p>				
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? <i>As noted in the previous CEQA documents, the proposed Merged Project Areas are located in a fully urbanized area in which the sites would be serviced by the municipal wastewater system and not rely on septic tanks or alternative wastewater disposal systems. Furthermore, the Proposed Action would not result in any change to the need for septic tanks or alternative wastewater disposal systems. As such, no impact associated with soils incapable of supporting such uses would occur.</i></p>	□	□	□	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>7. GREENHOUSE GAS EMISSIONS - Would the project:</p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? <i>Future development within the Merged Project Area would contribute greenhouse emissions. GHG emissions from future development in the Merged Project Area as well as the rest of the City of San Diego were recognized and evaluated in the City's General Plan Update EIR (City of San Diego 2008). The General Plan Update EIR concluded that population growth anticipated to occur during the course of General Plan implementation would result in increased emissions of greenhouse gases (GHGs), largely due to increased vehicle miles traveled (VMT), as well as increased energy consumption and waste generation. Increased emissions of GHGs would contribute to global warming and the adverse global environmental effects thereof. Increased GHG emissions could also potentially conflict with the requirement of Assembly Bill 32 (AB 32) to reduce statewide GHG emissions to 1990 levels by 2020. In certifying the General Plan Update EIR, the City made a specific finding that future development in the City would generate GHG emissions that would have a cumulatively significant impact on global warming that may not be able to be reduced to below a level of significance. In addition, the City adopted a Statement of Overriding Considerations that</i></p>	□	□	□	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>documented the reasons for approving the General Plan Update despite significant, unmitigable impacts including GHG emissions.</i></p> <p><i>Further review of cumulative GHG emissions related to subsequent development, consistent with the General Plan, is not subject to review in subsequent environmental documents.</i></p> <p><i>Pursuant to Section 21094(e)(1), “If a lead agency determines, pursuant to this subdivision, that a cumulative effect has been adequately addressed in a prior environmental impact report, that cumulative effect is not required to be examined in a later environmental impact report, mitigated negative declaration or negative declaration for purposes of paragraph (2) of subdivision (a).</i></p> <p><i>Section 21094(a)(2), indicates that further examination of significant effects identified in a previous EIR is not required “If a prior environmental impact report has been prepared and certified for a program, plan, policy or ordinance, and the lead agency makes a finding of overriding consideration pursuant to subdivision (b) of Section 21081, the lead agency for a later project that uses an environmental impact report for that program, plan, policy or ordinance may incorporate by reference that finding of overriding consideration, if all of the following conditions are met:</i></p> <p><i>(A) The lead agency determines that the project’s significant impacts on the environment are not greater than or different from those identified in the prior environmental impact report.</i></p>				

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(B) <i>The lead agency incorporates into the later project all the applicable mitigation measures identified by the prior environmental impact report.</i></p> <p>(C) <i>The prior finding of overriding considerations was not based on a determination that mitigation measures should be identified and approved in a subsequent environmental review.</i></p> <p>(D) <i>The prior environmental impact report was certified no more than three years before the dated finding are made pursuant to Section 21081 for the later project.</i></p> <p>(E) <i>The lead agency has determined that the mitigation measures or alternatives found to be infeasible in the prior environmental impact report pursuant to paragraph (3) of subdivision (a) of Section 21081 remain infeasible based on the criteria set forth in this section.”</i></p>				
<p><i>The Proposed Action would conform to the criteria stated above. As the Proposed Action would not change the underlying land use designations, the impact of future development would not be different that assumed in the General Plan Update EIR. Policies in the General Plan, measures in the General Plan EIR MMRP, and the measures in the City’s Climate Protection Action Plan would be incorporated into subsequent development within the Merged Project Area. The overriding considerations for the General Plan Update EIR were not predicated on the identification of mitigation as part of future development. The General Plan</i></p>				

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Update EIR was certified in 2008 and, thus, meets the three-year criteria. Lastly, mitigation and alternatives for GHG emission reduction which were determined infeasible in the overriding considerations for the General Plan Update EIR remain infeasible.</i></p> <p><i>Section 15152 of the CEQA Guidelines is also relevant to this issue. Section 15152(f)(1) states: Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later EIR or Negative Declaration, and need not be discussed in detail.</i></p> <p><i>Lastly, the Proposed Action would not directly result in development which would contribute GHG emissions. Thus, no significant impact related to GHG or global warming would occur with the Proposed Action.</i></p>				
<p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? <i>See 7.a.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? <i>The Proposed Action would not involve routine transport, use, or disposal of hazardous materials. Future development within the Merged Project Area, as with any projects that transport, use, or dispose of hazardous materials would be required to comply with all state and federal laws and</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>regulations regarding hazardous materials. No impact would occur.</i>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>See 8.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>See 8.a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>As noted in the previous CEQA documents, the proposed project area contains known areas of potential hazardous materials due to previous development and activities on various sites. Future development within the Merged Project Area, as with any projects on sites with potential occurrence of hazardous materials, would be required to comply with all state and federal laws and regulations regarding hazardous materials to protect construction workers, as well as future residents/occupants from health risks. Implementation of the Proposed Action, however, would not result in physical changes that would result public exposure to hazardous materials.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>The San Diego International Airport (Lindbergh Field) is located approximately eight miles northwest of the Project Area. Portions of the Project Area are located within the boundaries of the airport's Comprehensive Land Use Plan (CLUP). However, the Proposed Action would not increase the intensity of land development or change land uses. Thus, implementation of the Proposed Action would not result in physical changes that would result in a significant airport safety-related hazard.</i></p>				
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>No private airstrips are located near the site.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>As no development or change in land use would occur with the Proposed Action, it would not impair the implementation of, or result in physical interference with, an adopted emergency response plan or emergency evacuation plan.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>The</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Proposed Action would affect land located within an urbanized area of the City of San Diego. While patches of native vegetation are located adjacent to some parcels within the project area, the risk of wildfire originating in these areas is not considered significant. Furthermore, no development would be associated with the Proposed Action. Therefore, a less than significant impact related to wildland fires is anticipated.</i></p>				
<p>9. HYDROLOGY AND WATER QUALITY - Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements? <i>The Project Area is located in the Chollas Hydrologic Subarea (HSA) of the San Diego Mesa Hydrologic Area (HA), within the Pueblo San Diego Hydrologic Unit (HU). There are two drainages that traverse portions of the project area, including Encanto Creek and Chollas Creek. Approval of the Proposed Action would not result in development and, thus, would not result in any generation of pollutants that would violate water quality standards or waste discharge standards. In addition, future development would be required to implement stormwater runoff control measures (both structural and nonstructural) in compliance with City, state, and federal regulations.</i></p>	☐	☐	■	☐
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local</p>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). <i>The Proposed Action does not propose any change to land uses, and therefore would not interfere with groundwater supplies or recharge, or result in any change to groundwater recharge.</i>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site? <i>The Proposed Action does not propose any change to land uses, and therefore would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion, siltation, or flooding on or off site. Future development would be required to implement stormwater runoff control measures (both structural and nonstructural) in compliance with City regulations to control erosion and sedimentation.</i>	☐	☐	☐	■
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site? <i>As the Proposed Action would not result in any changes to existing or proposed land uses, the project would not result in a substantial change to</i>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>the drainage pattern or rate or amount of surface runoff.</i>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? <i>The lower end of Chollas Creek is identified on the Section 303(d) List of Impaired Water Bodies. However, the Proposed Action would not contribute to these poor water quality conditions because it would not result in any new sources of water pollutants due to the fact that no development would occur. In addition, the existing and planned land uses in the project area would be unchanged by the Proposed Action.</i>	☐	☐	☐	■
f) Otherwise substantially degrade water quality? <i>See 9.a. and 9.e.</i>	☐	☐	☐	■
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <i>Portions of the Project Area are located within the 100-year floodplain and floodway. However, as the Proposed Action would not result in any changes to existing or proposed land uses, the project would not place housing or other structures within 100-year flood hazard area.</i>	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <i>See 9.g.</i>	☐	☐	☐	■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <i>See 9.g.</i>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? The project site is not located near any water body that where a seiche would occur, and is located several miles from the Pacific Ocean where a tsunami may occur. <i>As the Proposed Action would not result in any changes to existing or proposed land uses, it would not result in any change to the risk of inundation by seiche, tsunami, or mudflow.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? <i>The Proposed Action would not result in any physical changes to existing or proposed land uses, and therefore, would not disrupt or divide the community.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation or an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>As the Proposed Action would not involve any new development or changes in the underlying land use designations, it would not conflict with applicable land use plans, policies, or regulations.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>As discussed in items 4.e. and 4.f., the Proposed Action would not conflict with the City's MSCP.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The Merged Project Area contains areas which are classified as Mineral Resource Zone-3 (MRZ-3). The MRZ-3 area is defined as an area containing mineral deposits. However, the Merged Project Area is characterized as an urbanized environment and is not currently being mined. Since the Merged Project Area is surrounded by existing urbanized development and canyons, it is unlikely that the sites could support economically feasible mining operations. Further, the Proposed Action would not result in changes to any existing or propose land uses. Therefore, no mineral resources would be affected as a result of this project, and no impact would occur.</i>	☐	☐	☐	■
c) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? <i>The Project Area does not contain any locally important mineral resources, and the community plan does not establish any important mineral designations over the project area.</i>	☐	☐	☐	■
12. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies?	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>The project area is located in an urbanized area of the City of San Diego. The primary sources of noise within the project area are vehicular traffic on the roadways within and adjacent to the project area, day-to-day operations of existing uses including commercial and industrial operations, and operations of the San Diego Trolley. The project area also experiences noise events as a result of periodic overflight of aircraft landing at Lindbergh Field. The Proposed Action would not increase intensity of land use or change land use. Furthermore, the Proposed Action would not result in development. Therefore, the Proposed Action would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies.</i></p>				
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>The Proposed Action would not increase intensity of land uses or result in a change in land uses. Therefore, the Proposed Action would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.</i></p>	☐	☐	☐	■
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>As discussed in item 12.a., no noise generating uses would result from approval of the Proposed Action.</i></p>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>As discussed in item 12.a., no noise generating uses would result from approval of the Proposed Action.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>Although a portion of the project area would experience aircraft noise, the Proposed Action would not result in an increase in the number of persons exposed to aircraft noise. Thus, no impact would occur.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>As discussed in item 8.f., no private airstrips occur within the project area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. POPULATION AND HOUSING- Would the project:				
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>The Proposed Action would not increase intensity of land uses or change land use designations within the project area. Therefore, approval of the Proposed Action would</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>not induce substantial population growth in an area either directly or indirectly.</i>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>As no development would occur as a result of the Proposed Action, no housing would be displaced.</i>	☐	☐	☐	■
14. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection? <i>The Proposed Action does not include any physical development or change in land use that would result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities; the need for new or physically altered fire facilities; or adversely affect service ratios, response times or other performance objectives for fire services.</i>	☐	☐	☐	■
ii) Police protection? <i>The Proposed Action does not include any physical development or change in land use that would result in</i>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>substantial adverse physical impacts associated with the provision of new or physically altered police facilities; the need for new or physically altered police facilities; or adversely affect service ratios, response times or other performance objectives for police services.</i>				
iv) Schools? <i>The Proposed Action does not include any physical development or change in land use that would result in substantial adverse physical impacts associated with the provision of new or physically altered schools or the need for new schools.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks? <i>As no development or change in land use designations would occur as a result of approval of the Proposed Action, the demand on existing and future parks in the Project Area would not increase.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities? <i>In general, as no development or change in land use designations would occur as a result of approval of the Proposed Action, the demand on other public facilities would not increase.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>As no development or change in land use designations would occur as a result of approval of the Proposed Action, the</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>demand on existing and future parks in the Project Area would not increase.</i>				
c) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i>No recreational facilities would be associated with approval of the Proposed Action and, as discussed in item 16.a., no new demand for recreational facilities would result.</i>	☐	☐	☐	■
16. TRANSPORTATION/TRAFFIC - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? <i>The proposed project area currently contains intersections street segments that experience congestion during peak hours. However, approval of the Proposed Action would have no effect on this congestion as no development activity would occur, and no change to land uses would occur.</i>	☐	☐	☐	■
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? <i>The</i>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Proposed Action would not result in any physical development, increase intensity or type of land use. Therefore, the approval of the Proposed Action would have no impact to congestion management programs, level of service standards, or other travel demand measures applicable to the project area.</i>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <i>The Proposed Action would not affect air traffic patterns, or result in any land use changes that could affect air traffic patterns.</i>	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>The Proposed Action would not include any development or changes in the land use type or intensity within the project area.</i>	☐	☐	☐	■
e) Result in inadequate emergency access? <i>The Proposed Action would not include any development or land use changes that could result in inadequate emergency access.</i>	☐	☐	☐	■
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>The Proposed Action does not include any development or land use changes and, thus, would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian</i>	☐	☐	☐	■

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation.</i>				
17. UTILITIES AND SERVICES SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>As no increased demand for wastewater treatment would result from approval of the Proposed Action, no impact to wastewater treatment requirements would occur.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>The Proposed Action would not include any development or change in land use type or intensity that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>The Proposed Action would not include any development or change in land use that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
needed? <i>The Proposed Action would not include any development or change in land use that would require the use of water.</i>				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? <i>See 17.b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <i>The Proposed Action would not include any development or change in land use that would result in solid waste or require the use of a landfill.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <i>See 17.f.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <i>As indicated in discussion 4.a. and 5.a-5.d. above, the Proposed Action would not increase the intensity or type of land development. Future redevelopment activities that</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>may have a potential to impact sensitive biological resources would be required to comply with the City of San Diego’s Environmental Sensitive Lands Ordinance, Biology Guidelines, and MSCP Subarea Plan. Future land use potentially affecting historic resources would undergo review in accordance with the City’s Historical Resources Regulation and Guidelines.</i></p> <p><i>Therefore, no impact to sensitive species (or their habitats) or important examples of the major periods of California history or prehistory would occur.</i></p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? <i>Because the Proposed Action would not increase the intensity or type of land use, no cumulatively considerable impacts would occur as a result of project implementation.</i></p>	☐	☐	☐	■
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? <i>Because the Proposed Action would not increase the intensity or type of land use in the Project Area, it would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.</i></p>	☐	☐	☐	■

DISCUSSION OF ENVIRONMENTAL EVALUATION

No Potentially Significant Environmental Impacts were identified in the preceding environmental evaluation that were not considered in the previous CEQA documents.

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